

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

---

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

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

**BOARD OF SUPERVISORS' MEETING  
OCTOBER 7, 2015**

**SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
OCTOBER 7, 2015 at 9:00 a.m.**

To be held at the office of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

<b>District Board of Supervisors</b>	Mike Harryman Douglas Dieck John Tipton Brian Devlin Paul Segreto	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sandy Oram	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Tonja Stewart	Stantec WilsonMiller

**All Cellular phones and pagers must be turned off while in the meeting room.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **9:00 a.m.** with the first section, which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT IS MAINTENANCE RELATED ITEM, THESE ITEMS WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Administrator's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to address items that are not on this agenda must be submitted in writing with an explanation to the District Administrator at least fourteen (14) days prior to the date of the meeting and will be heard under "Public Comments". The fourth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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 (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

**SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614**

---

September 29, 2015

**Board of Supervisors  
South Shore Corporate Park Industrial  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Wednesday, October 7, 2015 at 9:00 a.m.** at the offices of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Special Meeting held on August 5, 2015.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July and August 2015.....Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Third Promissory Payment Extension Agreement between the District and South Shore Corporate Park, LLC.....Tab 3
  - B. Consideration of Promissory Payment Extension Agreement between the District and South Shore Corporate Park, LLC.....Tab 4
  - C. Ratification of Public Facilities Report.....Tab 5
  - D. Ratification of Aquatic Maintenance Services Agreement with Remson Aquatics, LLC.....Tab 6
  - E. Ratification of Mitigation Maintenance and Monitoring Agreement with Finn Outdoor, LLC.....Tab 7
  - F. Consideration of Audit Committee Selection
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 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) 994-1001.

Sincerely,

*Sandy Oram*  
Sandy Oram  
District Manager

## **Tab 1**

**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 the 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 South Shore Corporate Park Industrial Community Development District was held on **Wednesday, August 5, 2015 at 9:00 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present and constituting a quorum:

Mike Harryman	<b>Board Supervisor, Chairman</b>
Brian Devlin	<b>Board Supervisor, Assistant Secretary</b>
John Tipton	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Sandy Oram	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, HGS (via phone)</b>
David Kemper	<b>District Engineer, Stantec (via phone)</b>
Mark Straley	<b>Straley &amp; Robin (via phone)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Oram called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisor's meeting held on April 11,  
2015**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on April 11, 2015 for the South Shore Corporate Park Industrial Community Development District.
---

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures for May – June  
2015**

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2015 totaling (\$10,030.20) and for June 2015 (\$5,617.74) for the South Shore Corporate Park Industrial Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Public Facilities Report**

Mr. Kemper with Stantec stated that the report gives an updated status on what public facilities have been constructed by the District and indicates which have been dedicated over to other public entities, and the report also identifies improvements that remain to be constructed in future phases of the project.

Ms. Mackie stated that the Board approved the preparation of this report at the last BOS meeting. She further stated that this report is required under Chapter 189.

Statements regarding the requirements relating to timing and capacities need to be touched on in the report. After Ms. Mackie and Mr. Kemper discuss, the report will be brought back before the board, for ratification at the next meeting, Ms. Mackie stated that this way Staff can go ahead and transmit to Hillsborough County - as required by Chapter 189.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved in substantial form, the Public Facilities Report for the South Shore Corporate Park Industrial Community Development District.

**SIXTH ORDER OF BUSINESS**

**Open Public Hearings for Fiscal Year  
2015-2016 Final Budget and 2015-2016  
Operation Maintenance Assessments**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors opened the public hearings for the Fiscal Year 2015-2016 Final Budget and 2015-2016 Operation and Maintenance Assessments for the South Shore Corporate Park Industrial Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Change in Date and Time  
of Public Hearings**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors Ratified the change in date and time of the Public Hearings for the South Shore Corporate Park Industrial Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Final Budget for FY  
2015/2016**

Motion was made to allow Mike Harryman to approve and execute agreement for mitigation services for up to an amount not-to-exceed \$12,000.00

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors authorized Mike Harryman to approve and execute the agreement for mitigation services for an amount not-to-exceed \$12,000.00 for the South Shore Corporate Park Industrial Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-05,  
Approving Final Budget for FY 2015/2016**

A brief discussion regarding the Final Budget ensued. No comments or questions from the audience on the Final Budget were received.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-05 approving the Final Budget for Fiscal Year 2015/2016 for the South Shore Corporate Park Industrial Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-06,  
Imposing Special Assessments**

Ms. Mackie reviewed Resolution 2015-06, with the Board.

No comments or questions from the audience on the FY 2015-2016 Operations and Maintenance Assessments were received.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-06, Imposing Special Assessments for the South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors closed the Public Hearings for the South Shore Corporate Park Industrial Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-07,  
Appointing Assistant Secretary**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-07, Appointing Sandy Oram as Assistant Secretary for the South Shore Corporate Park Industrial Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08,  
Annual Meeting Schedule**

On a Motion by Mr. Tipton, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-08, Annual Meeting Schedule for the South Shore Corporate Park Industrial Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Audit for Year Ending  
September 30, 2014**

Ms. Oram reviewed the Audit for Year ending September 30, 2014 and presented the findings of the District's auditor. She stated that the FY 2014 Audit was a clean audit.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved and ratified the Audit for Year Ending September 30, 2014 for the South Shore Corporate Park Industrial Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
- B. District Engineer  
No Report.
- C. District Manager  
The next regular meeting of the Board of Supervisors' is Wednesday, September 2, 2015 at 9:00 a.m. at the office of Ryan Companies, located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602.



---

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On a Motion by Mr. Tipton, seconded by Mr. Devlin, with all in favor the Board adjourned the meeting at 9:45 a.m. for South Shore Corporate Park Industrial Community Development District.</p>
--

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## **Tab 2**

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

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

## **Operation and Maintenance Expenditures July 2015 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2015 through July 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,821.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

**South Shore Community Development District**  
**Paid Operation & Maintenance Expenditures**  
**July 1, 2015 Through July 31, 2015**

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000390	2578	Monthly Lawn Maintenance Service 06/15	\$ 4,839.00
Commercial Cuts of SaraBay	000398	2608	Monthly Lawn Maintenance Service 07/15	\$ 4,839.00
Grau & Associates	000391	12887	Audit for FYE 09/30/14	\$ 500.00
Grau & Associates	000391	13240	Audit for FYE 09/30/14	\$ 2,000.00
Grau & Associates	000394	13373	Audit for FYE 09/30/14	\$ 3,400.00
Hopping Green & Sams	000392	82348	General/Monthly Legal Services 05/15	\$ 286.53
Hopping Green & Sams	000399	82960	General/Monthly Legal Services 06/15	\$ 1,103.98
Irrigation Technical Services, Inc.	000395	20413	Irrigation Services 06/15	\$ 533.05
Rizzetta & Company, Inc.	000393	1796	District Management Fees 07/15	\$ 1,500.00
Stantec Consulting Services Inc.	000396	924359	Ph 2 Inspection	\$ 300.00
Teco	000397	0176 0305771 06/15	351 30 ST NE PMP 06/15	\$ 210.99
Teco	000397	0176 0310341 06/15	351 30 ST NE 06/15	\$ 626.64
Teco	000397	1800 0042805 06/15	351 30 ST NE 06/15	<u>\$ 2,682.17</u>
<b>Report Total</b>				<b><u>\$ 22,821.36</u></b>

Commercial Cuts of SaraBay

PO Box 209  
Parrish FL 34219  
941-953-9735  
standperkins@aol.com

# Invoice

Date	Invoice #
6/1/2015	2578

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	i - Monthly Lawn Maintenance Service--South Shore	2,800.00	2,800.00
	roadway mowing	640.00	640.00
	extension mowing	1,399.00	1,399.00
<p style="text-align: center;"><b>RECEIVED</b> <b>MAY 31 2015</b></p> <p>Date Rec'd Hizzella &amp; Co., Inc. _____</p> <p>O/M approval <u>[Signature]</u> Date <u>6.8.15</u></p> <p>Date entered <u>JUN 04 2015</u></p> <p>Fund <u>001</u> <u>GL53900004604</u></p> <p>Check # _____</p>			
It's been a pleasure working with you!			<b>Total</b> \$4,839.00

Commercial Cuts of SaraBay

# Invoice

PO Box 209  
Parrish FL 34219  
941-953-9735  
standperkins@aol.com

Date	Invoice #
7/1/2015	2608

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lawn Maintenance Service----South Shore roadway mowing extension mowing	2,800.00 640.00 1,399.00	2,800.00 640.00 1,399.00
<div>RECEIVED JUN 30 2015 Date Rec'd Hizzetta &amp; Co., Inc. _____ D/M approval <u>SP</u> Date <u>7-6-15</u> Date entered <u>JUL 01 2015</u> Fund <u>001</u> <u>GL539.00</u> <u>OC 4604</u> Check # _____</div>			
It's been a pleasure working with you!		Total	\$4,839.00 ✓

# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice #: 12887

Date: 4/6/2015

Client ID: South Shore Corporate Park Industrial  
CDD

## For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$500.00

Outstanding Balance: \$0.00

New Balance: \$500.00

*This invoice is due upon receipt*

RECEIVED  
APR 08 2015  
Date Rec'd Hizzetta & Co., Inc. 4/15/15  
M approval CP Date 4/15/15  
Date entered APR 09 2015  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_

# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice #: 13240

Date: 6/2/2015

Client ID: South Shore Corporate Park Industrial  
CDD

## For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$2,000.00

Outstanding Balance: \$500.00

New Balance: \$2,500.00

*This invoice is due upon receipt*

RECEIVED

JUN 05 2015

Receivables Rizzetta & Co., Inc.

Approval

SO

Date

6-15-15

Entered

JUN 12 2015

Ind

001

G51300 OC 3202



# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice #: 13373

Date: 7/1/2015

Client ID: South Shore Corporate Park Industrial  
CDD

## For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$3,400.00

Outstanding Balance: \$2,500.00

New Balance: \$5,900.00 ✓

*This invoice is due upon receipt*

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval [Signature]

Date 7-13-15

Date entered JUL 09 2015

Fund 001 GL 51300 OC 3202

Check # \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

June 12, 2015

South Shore Community Development District  
c/o District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

RECEIVED Bill Number 82348  
Billed through 05/31/2015

JUN 18 2015

Date Rec'd Hizzetta & Co., Inc.

O/M approval SV Date 6-29-15

Date entered JUN 23 2015

Fund 001 GL 51406 OC 3107

### General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

05/12/15	TFM	Confer with Barreto and Perkins regarding assessment notices.	0.20 hrs
05/13/15	TFM	Confer with Barreto regarding assessment roll; review correspondence from Langan regarding notice publication and confer with Perkins regarding same.	0.80 hrs
05/22/15	RVW	Review proposed Florida Department of Revenue rules and provide comments.	0.10 hrs
05/27/15	TFM	Confer with Perkins regarding status of mailed and published notices.	0.20 hrs
Total fees for this matter			\$283.00

### DISBURSEMENTS

Copying Charges	3.50
Long Distance	0.03
Total disbursements for this matter	\$3.53

### MATTER SUMMARY

Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES	\$283.00
TOTAL DISBURSEMENTS	\$3.53

**TOTAL CHARGES FOR THIS MATTER** **\$286.53**

### BILLING SUMMARY

Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES	\$283.00
TOTAL DISBURSEMENTS	\$3.53

=====

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$286.53</b>
------------------------------------	-----------------

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

July 17, 2015

South Shore Community Development District  
c/o District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Bill Number 82960  
Billed through 06/30/2015

## General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

06/08/15	TFM	Review mailed and published notices and provide comments.	0.50 hrs
06/08/15	DGW	Review draft notices regarding budget hearing and confer with Mackie regarding same.	0.20 hrs
06/10/15	TFM	Follow-up with District manager regarding FY 2014 audit.	0.40 hrs
06/11/15	TFM	Confer with Kennedy regarding 2014 audit.	0.30 hrs
06/17/15	JSA	Review response to auditor letter.	0.40 hrs
06/17/15	JLG	Prepare and coordinate response to auditor letter; forward same to auditor.	0.70 hrs
06/18/15	TFM	Confer with district management regarding meeting cancellation.	0.30 hrs
06/22/15	TFM	Review files for quarterly monitoring report and confer with Dowell regarding same.	0.50 hrs
06/26/15	TFM	Review FY 2014 audit and confer with Dowell regarding same.	1.10 hrs
06/29/15	TFM	Confer with Dowell regarding FY 2014 audit comments.	0.80 hrs
06/30/15	HFB	Monitor Florida Department of Revenue tax collector rules workshop and provide comments.	0.10 hrs

Total fees for this matter \$1,101.50

### DISBURSEMENTS

Copying Charges	2.00
Postage	0.48
Total disbursements for this matter	\$2.48

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
-----------------------------	----------	---------	---------

Brown, H. French	0.10 hrs	220 /hr	\$22.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Mackie, A.Tucker Frazee	3.90 hrs	215 /hr	\$838.50

TOTAL FEES	\$1,101.50
TOTAL DISBURSEMENTS	\$2.48

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,103.98</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
Brown, H. French	0.10 hrs	220 /hr	\$22.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Mackie, A.Tucker Frazee	3.90 hrs	215 /hr	\$838.50

TOTAL FEES	\$1,101.50
TOTAL DISBURSEMENTS	\$2.48

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,103.98</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

RECORDED

JUL 20 2015

Date Rec'd Hizzetta &amp; Co., Inc.

Y/M approval 80 Date 7-28-15rate entered JUL 24 2015Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_



Irrigation Technical Services,  
3330 36th Avenue North  
St Petersburg FL 33713  
727-521-3320

## Service Invoice

Invoice#: 20413

Date: 07/06/2015

Record#: 17518

**Billed To:** South Shore Corp. Park-Common  
c/o Rizzetta & Company  
3434 Colwell Ave. #200  
Tampa FL 33614

**Project:** South Shore Corporate Park-Com  
June 2015- Common Area  
Planned Maintenance

**Due Date:** 08/06/2015

**Employee:**

**Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	6069	Hunter; PGP-ADJ; Pgp,4" P	1.0000	19.000000	19.00	N
	6102	RainBird; 1806; 6 RAINBIR	1.0000	7.800000	7.80	N
	9901	Pump Technician (06-08-1	3.5000			N
	9903	Alex Long (07-01-15)	1.7500			N
	9999	June 2015 Planned Mainte	1.0000	506.250000	506.25	N

**Notes:**

South Shore Corporate Park  
Common Area  
June 2015  
Planned Maintenance  
Zones 22-35

Zone 22-Replaced (1) broken rotor (driven over).  
Zone 26- Replaced (1) broken pop up (driven over).

RECEIVED  
JUL 09 2015

Date needed Rizzetta & Co., Inc. \_\_\_\_\_  
M approval SD Date 7-13-15  
Date entered JUL 10 2015  
Fund 001 GR 5396000C 4609

For your convenience, Master Card and Visa are accepted for most payments.  
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	533.05
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>533.05</b>

# Irrigation Technical Services

## Maintenance Zone Check Sheet

Technician: AL

Property: SOUTH SHORE

Date: 7/1/15

Clock: RAIN MASTER

Program	Start Time	Watering Days
A	9:00 P.M.	M + F
B	12:00 A.M.	SU + W
C		
D		

Zone	Program	Minutes	Comments
22	1	60	R/ REPLACED (1) ROTOR (DRIVEN OVER)
25	1	20	S/ ADJ. (2) NOZZLES
26	1	20	S/ REPLACED (1) SPRAY (DRIVEN OVER)
28	1	20	S/ OK
29	1	20	S/ OK
30	1	20	S/ OK
33	1	20	S/ ADJ. (2) NOZZLES
34	2	30	D/ OK
35	2	30	B/ SF
			* ZONES 23, 24, 27, 31 & 32 OFF



## Planned Maintenance/Pump Station PM Report

Property South Shore Corporate Park Manager Tave Close  
 Station Manufacturer Hoover Site ID 6361 Technician Larry Sargent  
 Date Wednesday, May 6, 2015 Flow Reading: 7204990

### ROUTINE CHECKS

### PUMP/MOTOR

#### PUMPS

	1	2	3	4
Adjust packing				
Change packing				
Lube stuffing box				
Check slinger ring				
Check shaft play				
Adjust head shaft				
Clean bleed lines				
Check mechanical seal				
Check for unusual noise	none	none	none	
Check vibration	none	none	none	
Test shutoff head	yes	yes	yes	

#### MOTORS

	1	2	3	4
Horse power	40	40	10	
Change oil				
Grease lube bearings				
Check vibration	none	none	none	
Check for unusual noise	none	none	none	
Test amps at shutoff	0	0	0	
Test amps at design PSI	35/36/35	36/35/34	12/10/10	
Megger motor leads				
Record elapsed hours				
Check junction box terminals	good	good	good	

Pump Hours 181 171 1039

#### ISOLATION AND CHECK VALVES

All valves exercised and operates

	1	2	3	4
Exercise suction BFV				
Exercise discharge BFV				
Exercise pump BFV				
Check victroluc coupling				
Check SCV for leaks				
Inspect vict couple gaskets				
Check vict BFV sealing				
Clean SCV seats				



# ROUTINE CHECKS

MAINLINE/CLA VALVES	COMMENTS
Clean strainers	Flushed Tubing, ops checks good
Check stem O-ring	
Clean stem indicator	
Test ball valves	
Test check feature	
Tighten leaky fittings	
Check pressure gauges	
Lube micro switch rollers	
Blow out hydraulic tubing	
Test valve operation	
Blow out tubing	
Flush bonnet	
Rebuild pilots	
Clean Hytrol ports	
Disassemble micro switch	
Replace stem O-ring	
Calibrate pilots	
Calibrate micro switches	

PRESSURE RELIEF VALVE	COMMENTS
Clean strainer	ops checks good
Clean stem indicator	
Tighten leaky fittings	
Test ball valves	
Test valve operation	
Blow out tubing	
Flush bonnet	
Rebuild pilots	
Clean Hytrol ports	
Calibrate pilots	

HYDRO PNEUMATIC TANK	COMMENTS
Test air relief valve	Checks good
Check bladder	
Clean recycle probes	
Test compressor controls	
Tighten belts	
Lube compressor	
Test compressor	
Rebuild air relief valve	
Recharge tank	
Inspect solenoid valve	
Clean compressor	
Check valves	
Flush tank	

# ROUTINE CHECKS

STRAINER/FILTER	COMMENTS
Check flush timer	Cleaned flush filters, no leaks, ops checks good
Test flush operation	
Check motor amps(separator)	
Rebuild flush valve	
Clean strainer basket	
Check oil	
Grease Chain	

SKID	COMMENTS
Check for corrosion	Quick visual, skid is serviceable
Wire brush loose rust	
Touch up paint	

## ELECTRICAL

### MAIN ELECTRICAL DISCONNECT

### COMMENTS

Electrical visual checks good

Exercise disconnect				
Check CB trip adjustment				
Lubricate mechanical devices				
Temperature of cables				
Tighten lugs				
<b>CONTROLS</b>		<b>PHASE ONE</b>	<b>PHASE TWO</b>	<b>PHASE THREE</b>
Test line voltage (no load)		494	493	490
Test line voltage (full load)	491	490	491	492
Line to ground (no load)		283	280	282
Line to ground (full load)	282.00	283	282	281
Calculate max variance		line to gr 1.00	ph to ph 1.00	
Calculate voltage imbalance		line to gr 0.35	ph to ph 0.20	
Test control voltage		line to gr BALANCE OKAY	ph to ph BALANCE OKAY	
Voltage balance notes				
Temperature of cables				
Examine components				
Lubricate mechanical devices				
Clean LW probe				
Check door switch				
Test safety features				
Test lake level controls				
Test auto alternators				
Test hour meters				
Test light bulbs				
Test control operation				
Test digital readout				
Set timers and LTR's				
Set pressure switches				
Tighten terminals				
Calibrate all controls				

### VFD CONTROL

### COMMENTS

VFD's ops checks good, no corrosion noted

Dust components		
Temperature of cables		
Test VFD operation		
Calibrate thermostat		
Clean A\C filter		
Check panel corrosion		
Check insulation		
Test A\C operation		
Tighten cable lugs		

### FLOW METER

### COMMENTS

Flow meter ops checks good

Clean sensor paddle wheel		
Check meter operation		
Rebuild sensor		
Lube sensor O-ring		
Check pipe calibration		

### AUX POWER SUPPLY

### COMMENTS

Exercise all CB's		
Check wires for heat		
Test output voltage		
Check GFI operation		
Tighten lugs		

### HYDRAULIC SUPPLY

### COMMENTS

Cleaned Filters

Replace filter element		
Check pressure gages		
Test ball & check valves		

Check full load amps	
Check bladder tank	
Rebuild pilot	
Calibrate pressure switch	
Recharge tank	
<b>SPECIAL CHECK</b>	<b>COMMENTS</b>
Clean flush screen	Flush system cleand and ops checks good, no leaks
Check flush operation	
Check rotating screen	
Rebuild solenoid valves	
<b>NOTES</b>	

Tampa, FL 33624

<b>Total</b>	<b>\$1,500.00</b>
--------------	-------------------



## INVOICE

Page 1 of 2

Invoice Number 924359  
Invoice Date June 19, 2015  
Customer Number 83545  
Project Number 215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Matt Huber  
c/o Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID 11-2167170

**Project Description:** SSCP - CDD Ph 2 Inspection

<b>Stantec Project Manager:</b>	Kemper, David A
<b>Stantec Office Location:</b>	Tampa FL
<b>Authorization Amount:</b>	\$144,902.79
<b>Authorization Previously Billed:</b>	\$143,180.57
<b>Authorization Billed to Date:</b>	\$143,480.57
<b>Current Invoice Due:</b>	\$300.00
<b>For Period Ending:</b>	June 5, 2015

**Include:** Billing Summary

RECEIVED

JUL 07 2015

Date Rec'd Rizzetta &amp; Co., Inc.

AM approval

Date

Date entered

JUL 09 2015

Fund

300 GL 53900.00 6301 ✓

Check #

Due on Receipt

# INVOICE

Page 2 of 2

Invoice Number

924359

Project Number

215611917

## Top Task 723 2015 WUP Monitoring

### Progress Charge

Total Invoiced

Previously  
Invoiced

Current Amount

1,200.00 X 25.00 % Complete

300.00

0.00

300.00

Progress Charge Subtotal

300.00

**Top Task 723 Total**

**300.00**

Total Fees & Disbursements

\$300.00

**INVOICE TOTAL (USD)**

**\$300.00**

## Project Billing Summary

**For Period Ending:** June 05, 2015  
**Task Detail:** Top Task  
**Project:** 215611917 SSCP - CDD Ph 2 Inspection  
**Client:** South Shore Corporate Park Ind CDD  
**Invoice #:** 924359

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00		300.00	300.00	900.00	25.00%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,045.00		1,045.00	455.00	69.67%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	<b>Total for Project# 215611917</b>	<b>144,902.79</b>	<b>143,180.57</b>	<b>300.00</b>	<b>143,480.57</b>	<b>1,422.22</b>	<b>99.02%</b>

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
522B-00134

## Conservation Info.

This Month:  
63 / kWh/Day  
19 kW  
Year Ago:  
69 kWh/Day  
19 kW

## July Billing Information:

200200

SOUTH SHORE CORP PK CDD  
351 30 ST NE PMP  
RUSKIN FL 33570-0000

Account Number  
0176 0305771

Statement Date  
Jul 02, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	48926	46984	1942	1	

Next Read Date On Or About Jul 30, 2015 Total kWh Purchased 1,942

Account Activity	Explanation	Charge	Total
Previous Balance		359.63	
Payments Received - Thank You	As of Jul 02, 2015	-359.63	
			\$0.00

## New Charges Due by Jul 26, 2015 Service from May 25 to Jun 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,942 kWh @ \$.05793/kWh	112.49
Fuel Charge	1,942 kWh @ \$.03874/kWh	75.23
<b>Electric Service Cost</b>		<b>\$205.72</b>
Florida Gross Receipts Tax	Based on \$205.72	5.27
<b>This Month's Charges</b>		<b>\$210.99</b>

Amount not paid by due date may be assessed a late payment charge.

**Total Due** **\$210.99**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

## Committed to serving you and Tampa Bay

Tampa Electric is committed to providing you with reliable and affordable electrical service as well as valuable energy efficiency solutions and support for the community.  
Visit [TampaElectric.com/MorePowerToYou](http://TampaElectric.com/MorePowerToYou) to learn more.

RECEIVED  
JUL 09 2015  
Date Rec'd Rizzetta & Co., Inc.  
VM approval 78 Date 7-13-15  
Date entered JUL 10 2015  
and 001 GL 531002.00 4307  
Book #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200200



Account No.  
0176 0305771

New Charges  
\$210.99  
Payable by Jul 26

Total Bill Amount  
\$210.99

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

522B-00134 00133-1C44



SOUTH SHORE CORP PK CDD  
c/o RIZZETTA/ASSOCIATES  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



1 1910 08 0176 0305771 0000210.99



# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
521B-00143

## July Billing Information:

100372

SOUTH SHORE CORP PK CDD  
351 30 ST NE  
RUSKIN FL 33570-0000

Account Number  
0176 0310341

Statement Date  
Jul 02, 2015

			Prorated
Account Activity	Explanation	Charge	Total
Previous Balance		272.04	
Payments Received - Thank You	As of Jul 02, 2015	-272.04	
			<b>\$0.00</b>
<b>New Charges Due by Jul 26, 2015</b>		<b>Service for 60 days from May 01 to Jun 30</b>	
Lighting Service Items LS-1	10 Lights, 10 Poles	482.54	
Energy Flat Charge		61.68	
Fuel Charge	2,058 kWh @ \$.03830/kWh	78.82	
Florida Gross Receipts Tax	Based on \$140.50	3.60	
<b>This Month's Charges</b>			<b>\$626.64</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$626.64</b>

**JUL 10 2015**

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

O/M approval So

Date 728-15

Date entered JUL 15 2015

Fund 001

GL 53100

OC 4307

Check # \_\_\_\_\_

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
488M-00079

## June Billing Information:

800090

SOUTH SHORE CORP PK CDD  
351 30 ST NE  
RUSKIN FL 33570-0000

Account Number  
1800 0042805

Statement Date  
Jun 26, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,682.17	
Payments Received - Thank You	As of June 26, 2015	-2,682.17	
			<b>\$0.00</b>
<b>New Charges Due by Jul 20, 2015</b>		<b>Service for 29 days from May 26 to Jun 24</b>	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		252.00	
Fuel Charge	8,400 kWh @ \$.03830/kWh	321.60	
Florida Gross Receipts Tax	Based on \$573.60	14.40	
<b>This Month's Charges</b>			<b>\$2,682.17</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$2,682.17</b>

RECEIVED  
JUL 16 2015

Date Rec'd Rizzetta & Co., Inc.

O/M approval [Signature] Date 7-13-15

Date entered JUL 08 2015

Fund 001 GL 53100 00 4307

Check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800090



Account No.  
1800 0042805

New Charges  
\$2,682.17  
Payable by Jul 20

Total Bill Amount  
\$2,682.17

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

488M-00079 00079-1049



SOUTH SHORE CORP PK CDD  
c/o RIZZETTA ASSOCIATES  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



2 1130 00 1800 0042805 0002682.17

**Blank Tab**

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

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

## **Operation and Maintenance Expenditures August 2015 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2015 through August 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,370.02**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

**South Shore Community Development District**  
**Paid Operation & Maintenance Expenditures**  
August 1, 2015 Through August 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000405	2630	Monthly Lawn Maintenance Service 08/15	\$ 4,839.00
Hopping Green & Sams	000406	83439	General/Monthly Legal Services 07/15	\$ 107.50
John Tipton	000404	JT080515	Board of Supervisors Meeting 08/05/15	\$ 200.00
Rizzetta & Company, Inc.	000400	1909	District Management Fees 08/15	\$ 1,500.00
Stantec Consulting Services Inc.	000407	940928	Ph 2 Inspection	\$ 396.00
Tampa Bay Times	000401	107030 07/10/15	Acct #107030 Legal Advertising 07/10/15	\$ 395.13
Tampa Bay Times	000401	107030 07/17/15	Acct #107030 Legal Advertising 07/17/15	\$ 391.12
Teco	000402	1800 0042805 07/15	351 30 ST NE 07/15	\$ 2,722.40
Teco	000403	0176 0305771 07/15	351 30 ST NE PMP 07/15	\$ 369.55
Teco	000403	0176 0310341 07/15	351 30 ST NE 07/15	<u>\$ 449.32</u>
<b>Report Total</b>				<b><u>\$ 11,370.02</u></b>

Commercial Cuts of SaraBay

# Invoice

PO Box 209  
Parrish FL 34219  
941-953-9735  
standperkins@aol.com

Date	Invoice #
8/2/2015	2630

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service--South Shore	2,800.00	2,800.00
	roadway mowing	640.00	640.00
	extension mowing	1,399.00	1,399.00
<div>RECEIVED JUL 31 2015 Date Rec'd RIZZELLA &amp; CO., INC. _____ D/M approval <u>[Signature]</u> Date <u>8-11-15</u> Date entered <u>AUG 10 2015</u> Fund <u>001</u> <u>GL539000C</u> <u>4604</u> Check # _____</div>			

It's been a pleasure working with you!

**Total**

\$4,839.00 ✓

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 14, 2015

South Shore Community Development District  
c/o District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Bill Number 83439  
Billed through 07/31/2015

## General Counsel

SSCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

07/08/15	TFM	Confer with Barreto regarding assessment collection.	0.30 hrs
07/28/15	TFM	Confer with Oram regarding project close-out.	0.20 hrs
Total fees for this matter			\$107.50

### MATTER SUMMARY

Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
-------------------------	----------	---------	----------

TOTAL FEES	\$107.50
------------	----------

TOTAL CHARGES FOR THIS MATTER	<b>\$107.50</b>
-------------------------------	-----------------

### BILLING SUMMARY

Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
-------------------------	----------	---------	----------

TOTAL FEES	\$107.50
------------	----------

TOTAL CHARGES FOR THIS BILL	<b>\$107.50</b> ✓
-----------------------------	-------------------

**Please include the bill number on your check.**

AUG 19 2015

Date Rec'd Rizzetta & Co., Inc.

W/M approval SO Date 8-25-15

Date entered AUG 21 2015

Fund 001 GL 5140000 3107

# SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR PAY REQUEST

MEETING DATE: August 5, 2015


Name of Board Supervisor	Check if present	Check if to be paid
Doug Dieck		
Brian Devlin	✓	
Paul Segreto		
John Tipton*	✓	✓
Mike Harryman	✓	

\*supervisors who are paid

  
DM Signature

MARK - STRA  
Dore Kemper

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. AUG 05 2015  
D/M approval  Date 8-11-15  
Date entered AUG 10 2015  
Fund 001 GL 51100 OC 1101  
Check # \_\_\_\_\_



RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2015	1909

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

			TERMS	PROJECT
			Due Upon Rec't	857 - CDD
ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p><b>PROFESSIONAL FEES:</b></p> <p>District Management Services</p> <p>Services for the period August 1, 2015 through August 31, 2015</p> <p>RECEIVED JUL 23 2015</p> <p>ate Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>/M approval <u>SO</u> Date <u>7-28-15</u></p> <p>ate entered <u>JUL 24 2015</u></p> <p>und <u>001</u> GL5 1300 OC 3101</p> <p>heck # _____</p>		1,500.00	1,500.00

## Total

**\$1,500.00**

**INVOICE**

Page 1 of 2

**Invoice Number** 940928  
**Invoice Date** August 7, 2015  
**Customer Number** 83545  
**Project Number** 215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Matt Huber  
c/o Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID 11-2167170

---

**Project Description:** SSCP - CDD Ph 2 Inspection

<b>Stantec Project Manager:</b>	Kemper, David A
<b>Stantec Office Location:</b>	Tampa FL
<b>Authorization Amount:</b>	\$144,902.79
<b>Authorization Previously Billed:</b>	\$143,480.57
<b>Authorization Billed to Date:</b>	\$143,876.57
<b>Current Invoice Due:</b>	\$396.00 ✓
<b>For Period Ending:</b>	July 31, 2015

---

**Include:** Billing Summary  
**email invoice to:** SOram@rizzetta.com

**RECEIVED**

AUG 14 2015

Date Rec'd Rizzetta &amp; Co., Inc.

D/M approval

Date

Date entered

Fund 001 GL51300OC3103 ✓

Check #

**Due on Receipt**

**INVOICE**

Page 2 of 2

**Invoice Number**

940928

**Project Number**

215611917

---

**Top Task 723      2015 WUP Monitoring****Progress Charge****Total Invoiced****Previously  
Invoiced****Current Amount**

1,200.00 X 58.00 % Complete

696.00

300.00

396.00

**Progress Charge Subtotal**

---

**396.00**

---

---

**Top Task 723 Total****396.00**

---

Total Fees &amp; Disbursements

\$396.00

**INVOICE TOTAL (USD)****\$396.00**

---

---

## Project Billing Summary

**For Period Ending:** July 31, 2015  
**Task Detail:** Top Task  
**Project:** 215611917 SSCP - CDD Ph 2 Inspection  
**Client:** South Shore Corporate Park Ind CDD  
**Invoice #:** 940928

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00	300.00	396.00	696.00	504.00	58.00%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,045.00		1,045.00	455.00	69.67%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	<b>Total for Project# 215611917</b>	<b>144,902.79</b>	<b>143,480.57</b>	<b>396.00</b>	<b>143,876.57</b>	<b>1,026.22</b>	<b>99.29%</b>





### AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

### CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00



1001070300000000001440551707000039112000

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
698M-00078

## July Billing Information:

800110

SOUTH SHORE CORP PK CDD  
351 30 ST NE  
RUSKIN FL 33570-0000

Account Number  
1800 0042805

Statement Date  
Jul 28, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,682.17	
Payments Received - Thank You	As of Jul 28, 2015	-2,682.17	
			<b>\$0.00</b>
<b>New Charges Due by Aug 18, 2015</b>		<b>Service for 30 days from Jun 24 to Jul 24</b>	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		252.00	
Fuel Charge	8,400 kWh @ \$.03830/kWh	321.60	
Florida Gross Receipts Tax	Based on \$573.60	14.40	
<b>This Month's Charges</b>			<b>\$2,682.17</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 07/21/15	@ 1.5% On \$2,682.17	40.23	
<b>Total Miscellaneous Charges</b>			<b>\$40.23</b>
<b>Total Due</b>			<b>\$2,722.40</b>

RECEIVED  
JUL 31 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

JUL 31 2015

und 001 GL 53100 OC 4307 ✓

Amount

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800110



Account No.  
1800 0042805

**New Charges**  
**\$2,722.40**  
**Payable by Aug 18**

**Total Bill Amount**  
**\$2,722.40**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

698M-00078 00078-1048



**SOUTH SHORE CORP PK CDD**  
**c/o RIZZETTA ASSOCIATES**  
**3434 COLWELL AVE STE 200**  
**TAMPA FL 33614-8390**



2 1120 07 1800 0042805 0002722.40

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
732B-00134

## Conservation Info.

This Month:  
118 / kWh/Day  
17 kW  
Year Ago:  
91 kWh/Day  
16 kW

## Fuel sources we use to serve you

For the 12-month period  
ending June 2015, the  
percentage of fuel type used  
by Tampa Electric to provide  
electricity to its customers was:

Natural gas and oil\*...41%  
Coal.....54%  
Purchased Power.....5%

\*Oil makes up less than 1%

Tampa Electric provides this  
information to our customers  
on a quarterly basis.

## August Billing Information:

200207

SOUTH SHORE CORP PK CDD  
351 30 ST NE PMP  
RUSKIN FL 33570-0000

Account Number  
0176 0305771

Statement Date  
Aug 03, 2015

07/15

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	52467	48926	3541	1	

Next Read Date On Or About	Aug 28, 2015	Total kWh Purchased	3,541
Account Activity	Explanation	Charge	Total
Previous Balance		210.99	
Payments Received - Thank You	As of August 03, 2015	-210.99	
			\$0.00

New Charges Due by Aug 24, 2015		Service from Jun 25 to Jul 25	
Basic Service Charge	General Service 200 Rate		18.00
Energy Charge	3,541 kWh @ \$.05793/kWh		205.13
Fuel Charge	3,541 kWh @ \$.03874/kWh		137.18
Electric Service Cost			\$360.31
Florida Gross Receipts Tax	Based on \$360.31		9.24
This Month's Charges			\$369.55

Amount not paid by due date may be assessed a late payment charge.

**Total Due** **\$369.55**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

## Join us at the Drive Electric Tampa Bay event

Tampa Bay and Tampa Electric are celebrating electric vehicles with Drive Electric Tampa Bay, an exciting and free one-day event being held on Saturday, Sept. 12, 2015 at the Oldsmar Public Library, located at 400 St. Petersburg Drive East, Oldsmar, FL, 33647. Visit **DriveElecTB.com** to learn more about this event, and **TampaElectric.com/EV** to learn more about electric vehicles.

Date Rec'd Rizzetta & Co., Inc. **AUG 08 2015**  
Date approval **8-11-15**  
Date entered **AUG 10 2015**  
Fund **001** GL **53100** OC **4307**  
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200207



Account No.  
0176 0305771

New Charges  
\$369.55  
Payable by Aug 24

Total Bill Amount  
\$369.55

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

732B-00134 00131-1844



SOUTH SHORE CORP PK CDD  
c/o RIZZETTA/ASSOCIATES  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



1 1910 05 0176 0305771 0000369.55



# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
7371-11456

## August Billing Information:

715611

SOUTH SHORE CORP PK CDD  
351 30 ST NE  
RUSKIN FL 33570-0000

Account Number  
0176 0310341

Statement Date  
Aug 03, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		626.64	
Payments Received - Thank You	As of August 03, 2015	-626.64	
			<b>\$0.00</b>
<b>New Charges Due by Aug 24, 2015</b>		<b>Service for 30 days from Jun 30 to Jul 30</b>	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
<b>This Month's Charges</b>			<b>\$449.32</b>
Amount not paid by due date may be assessed a late payment charge.			
<b>Total Due</b>			<b>\$449.32</b>

07/15

AUG 06 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

AUG 10 2015

Fund

001

GL 53100

OC 4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.



Account No.  
0176 0310341

New Charges  
\$449.32  
**Payable by Aug 24**

**Total Bill Amount**  
**\$449.32**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

7371-11456 11456-1046



**SOUTH SHORE CORP PK CDD**  
**c/o RIZZETTA/ASSOCIATES**  
**3434 COLWELL AVE STE 200**  
**TAMPA FL 33614-8390**



2

1110

08 0176 0310341 0000449.32

## **Tab 3**

### **THIRD PROMISSORY PAYMENT EXTENSION AGREEMENT**

THIS THIRD PROMISSORY PAYMENT EXTENSION AGREEMENT (the "Agreement") dated October 7, 2015, is by and between the SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (the "District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as amended and supplemented, and SOUTH SHORE CORPORATE PARK, LLC (the "Developer"), a Minnesota limited liability company.

#### **RECITALS:**

**WHEREAS**, the District and the Developer entered into that certain Promissory Payment Agreement dated January 28, 2009 (the "Initial Agreement") in which the District was obligated to pay the Developer the principal sum of Twenty-One Million Eight Hundred Fifty Seven Thousand Eight Hundred Forty-Two and No/100 Dollars (\$21,857,842.00) as consideration for certain public infrastructure improvements made by the Developer with respect to the lands within the District; and

**WHEREAS**, on October 25, 2011, the District and the Developer entered into that certain Amended and Restated Promissory Agreement (the "Promissory Agreement") which, in effect, amended and restated the Initial Agreement; and

**WHEREAS**, the Promissory Agreement anticipated that the District would issue its special assessment bonds (the "Bonds") within five years from the date of the Initial Agreement, i.e., not later than January 28, 2014 (the "Maturity Date"); and

**WHEREAS**, the District and the Developer agreed to extend the Maturity Date of the Promissory Agreement from January 28, 2014 until May 1, 2014 by that certain Promissory Payment Extension Agreement, dated as of January 28, 2014; and

**WHEREAS**, the District and the Developer agreed to extend the Maturity Date of the Promissory Agreement from May 1, 2014 until August 31, 2015 by that certain Second Promissory Payment Extension Agreement, dated as of April 30, 2014; and

**WHEREAS**, the District and the Developer have now agreed to further extend the Maturity Date of the Promissory Agreement (as previously amended) from August 31, 2015, to August 31, 2017.

#### **AGREEMENT:**

**NOW, THEREFORE**, for consideration of the sum often and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the District agree as follows:

**Section 1: Amendment to Section 3 of the Promissory Agreement.** Section 3 of the Promissory Agreement is hereby amended in its entirety to read as follows:

3. **Repayment Terms.** Though there are no immediate plans by the District to issue Bonds to generate proceeds to repay the obligations contained herein, the Developer and the District hereby agree that the obligations described herein need not be repaid until such time as the Bonds are actually issued. In the event that the District issues Bonds on or before August 31, 2017, the District shall repay the obligations described in Section 1 and Section 2 (subject to the conditions described therein) of this Agreement within two (2) business days of receipt of proceeds from the issuance of Bonds pursuant to Section 190.016 of the Florida Statutes. Any funds paid to the Developer or Inland (as defined in Section 4) with proceeds generated from the Bonds shall reduce the amounts owed to the Developer under this Agreement. Notwithstanding the foregoing, the amounts owed under this Agreement shall be due and payable only if the District issues the Bonds on or before August 31, 2017. If the District does not issue the Bonds on or before August 31, 2017, then the District shall have no obligation to make any payments to the Developer under this Agreement.

**Section 2: Ratification.** Except as expressly modified herein, the terms and conditions of the Promissory Agreement, as previously amended, including (without limitation) the rights of Inland American Real Estate Trust, Inc., as an express third party beneficiary thereunder, are hereby ratified and confirmed.

**Section 3: Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

**Section 4: Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. To facilitate execution and delivery of this Agreement, the District and the Developer may execute and exchange executed counterparts by facsimile or e-mail in a PDF file to the other party or to the other party's counsel. Facsimile or signature in a PDF file shall have the same legal effect as original signatures.

*[signatures contained on following page]*

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**SOUTH SHORE CORPORATE PARK,  
LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## **Tab 4**

## **PROMISSORY PAYMENT EXTENSION AGREEMENT**

(Second Promissory Payment Agreement)

THIS PROMISSORY PAYMENT EXTENSION AGREEMENT (the "Agreement") dated October 7, 2015, is by and between the SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (the "District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as amended and supplemented, and SOUTH SHORE CORPORATE PARK, LLC (the "Developer"), a Minnesota limited liability company.

### **RECITALS:**

**WHEREAS**, the District and the Developer entered into that certain Second Promissory Payment Agreement dated August 13, 2014 (the "Promissory Agreement") in which the District was obligated to pay the Developer the principal sum of Five Million Ten Thousand One Hundred Twenty-Two and 08/100 Dollars (\$5,010,122.08) as consideration for certain public infrastructure improvements made by the Developer with respect to the lands within the District; and

**WHEREAS**, the District and the Developer have now agreed to further extend the Maturity Date of the Promissory Agreement from August 31, 2015, to August 31, 2017.

### **AGREEMENT:**

**NOW, THEREFORE**, for consideration of the sum often and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the District agree as follows:

**Section 1: Amendment to Section 3 of the Promissory Agreement.** Section 3 of the Promissory Agreement is hereby amended in its entirety to read as follows:

3. Repayment Terms. Though there are no current plans by the District to issue Bonds that would generate proceeds to repay the obligations contained herein, the Developer and the District hereby agree that the obligations described herein need not be repaid until such time as the Bonds are actually issued. In the event that the District issues Bonds to a bona fide third party purchaser not affiliated with the Developer on or before August 31, 2017, (the "Maturity Date") the District shall repay the obligations described in Section 1 and Section 2 (subject to the conditions described therein) of this Second Note within two (2) business days of receipt of Bond proceeds from the issuance of any bonds pursuant to Section 190.016 of the Florida Statutes. Any funds paid to Inland (as defined in Section 5) with proceeds generated from the Bonds shall reduce the amounts owed to the Developer

under this Second Note; provided however that Inland shall have no obligation under this Second Note with respect to such application of funds received under this Second Note. Notwithstanding the foregoing, the amounts owed under this Second Note shall be due and payable only if the District issues the Bonds on or before the Maturity Date. If the District does not issue the Bonds on or before the Maturity Date, then the District shall have no obligation to make any payments to either the Developer or Inland under this Second Note.

**Section 2: Ratification.** Except as expressly modified herein, the terms and conditions of the Promissory Agreement, including (without limitation) the rights of Inland American Real Estate Trust, Inc., as an express third party beneficiary thereunder, are hereby ratified and confirmed.

**Section 3: Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

**Section 4: Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. To facilitate execution and delivery of this Agreement, the District and the Developer may execute and exchange executed counterparts by facsimile or e-mail in a PDF file to the other party or to the other party's counsel. Facsimile or signature in a PDF file shall have the same legal effect as original signatures.

*[signatures contained on following page]*

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.



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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**SOUTH SHORE CORPORATE PARK,  
LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## **Tab 5**

**South Shore Corporate Park  
Industrial Community  
Development District**

Public Facilities Report



Prepared for:  
South Shore Corporate Park  
Industrial Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.

May 6, 2015

## Table of Contents

1.0	PURPOSE AND SCOPE .....	1
2.0	GENERAL INFORMATION .....	1
3.0	EXISTING PUBLIC FACILITIES.....	1
4.0	CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS.....	2
5.0	REPLACEMENT OF FACILITIES.....	3

## LIST OF APPENDICES

APPENDIX A	VICINITY MAP .....	A.1
APPENDIX B	SITE PLAN.....	B.2

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

Purpose and Scope  
May 6, 2015

### **1.0 PURPOSE AND SCOPE**

This report has been prepared at the request of the South Shore Corporate Park Industrial Community Development District (the "District") to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides a general description of the public facilities that are currently owned and maintained by the District, as well as, the District's future development plans and service needs.

The District is partially developed, as described in this report. Future development plans are conceptual and are subject to change based on future real estate market conditions.

### **2.0 GENERAL INFORMATION**

The District was established by an ordinance adopted by the Hillsborough County Board of County Commissioners on March 11, 2008 (CDD07-1339) for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The District encompasses approximately 456 acres of land in southern Hillsborough County, Florida within Sections 3 and 10, Township 32 South, Range 19 East, south of 19<sup>th</sup> Avenue N.E., west of I-75.

A vicinity map of the District is contained in Appendix A.

### **3.0 EXISTING PUBLIC FACILITIES**

Phases 1A and 1B have been constructed and platted and cover a portion of the District's property.

A Site Plan of Phases 1A and 1B is included in Appendix B.

The completed public facilities include:

#### **Drainage**

The District currently owns the community stormwater management facilities which provide stormwater treatment and storage for the South Shore Corporate Park development, as permitted by Hillsborough County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



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

Currently Proposed Expansion in the Next Seven Years  
May 6, 2015

### **Landscaping and Irrigation**

Key points along the community perimeter, as well as internal to the project, have been and will be irrigated and landscaped/hardscaped. These areas are, and will be, maintained by the District.

### **Street Lights**

The District has an agreement with Tampa Electric Company to provide street lights and their electrical service throughout the developed portion of the District.

### **Roadways**

The District has designed and constructed several roadways within the Project. These roadways were subsequently dedicated to Hillsborough County. Hillsborough County is responsible for maintenance of these roadways.

### **Sanitary Sewer**

The District had designed and constructed the sanitary sewer facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

### **Potable Water**

The District also designed and constructed the potable water facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

## **4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS**

The land within the District is owned by several land owners, and the District build-out is currently planned in multiple phases over many years. The future public facilities within the District include District roads, water management and control, water supply, sewer and wastewater management, landscaping/hardscaping/irrigation and undergrounding of electrical service. The master public facilities within the major Hillsborough County collector road rights of way, i.e. 30<sup>th</sup> Street, have been and will be designed to service the ultimate build out of the District. Funding of the design, permitting, and construction of the future public facilities will be provided by the District, land owners, and/or developers or any combination thereof.



## **5.0 REPLACEMENT OF FACILITIES**

The District does not currently anticipate replacing any facilities within the next ten (10) years.

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

Appendix A Vicinity Map  
May 6, 2015

### **Appendix A VICINITY MAP**



## **Appendix B SITE PLAN**

## **Tab 6**

**AGREEMENT BETWEEN THE SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT AND REMSON AQUATICS, LLC  
REGARDING THE PROVISION OF AQUATIC MAINTENANCE SERVICES**

September This Agreement ("Agreement") is made and entered into this 28 day of September, 2015, by and between:

**South Shore Corporate Park Industrial Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

**Remson Aquatics, LLC**, a Florida limited liability company, with a mailing address of 11207 Remson Lane, Riverview, Florida 33579 ("Contractor," together with District the "Parties").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by Hillsborough County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to provide aquatic maintenance services for two (2) ponds located within the boundaries of the District, as identified in **Exhibit A**, attached hereto (the "Ponds"); and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide aquatic maintenance services and has agreed to provide to the District those services identified in **Exhibit B**, attached hereto and incorporated by reference herein (the "Services"); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional aquatic

maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit B**.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF AQUATIC MAINTENANCE SERVICES.** The Contractor will provide aquatic maintenance services for the two (2) ponds identified in **Exhibit A**. The Contractor shall provide the Services to the Ponds a total of four (4) times per year. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services identified in Exhibit B. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit B, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### **SECTION 5. COMPENSATION; TERM.**

**A.** As compensation for completion of the Services, the District agrees to pay the Contractor an amount of Seven Hundred Ninety-Five Dollars (\$795.00) per maintenance event, for an amount not-to-exceed Three Thousand One Hundred Eighty Dollars (\$3,180.00) annually. The Contractor shall invoice the District upon completion of each maintenance event, and the District shall provide payment within thirty (30) days of receipt of such an invoice. The original term of this Agreement shall be from October 1, 2015, through September 30, 2016. Thereafter, this Agreement shall renew automatically for successive one year terms unless terminated earlier by either party in accordance with the provisions of this Agreement.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice

date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

#### **SECTION 6. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
  - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$500,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
    - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
  - (3)** Employer's Liability Coverage with limits of at least \$500,000 (one million dollars) per accident or disease.
  - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$500,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required



insurance.

**SECTION 7. INDEMNIFICATION.**

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

**SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 10. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in

addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 12. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 13. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 14. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 15. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 16. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor



nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 20. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of Exhibit B shall apply to this Agreement and Exhibit B shall not be incorporated herein, except that Exhibit B is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 21. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 23. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

<b>A. If to District:</b>	South Shore Corporate Park Industrial Community Development District 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
---------------------------	---

<b>With a copy to:</b>	Hopping Green & Sams, P.A.
------------------------	----------------------------

119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:**

Remson Aquatics, LLC  
11207 Remson Lane  
Riverview, Florida 33579  
Attn: Keith A. Remson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 24. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 25. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

**SECTION 26. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

**SECTION 27. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or

unenforceable.

**SECTION 28. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 29. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**[Remainder of this page intentionally left blank]**

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

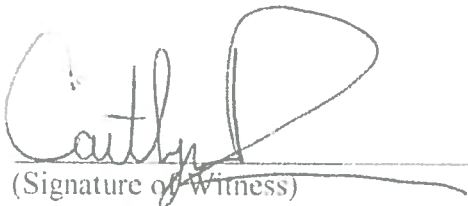
Attest:

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

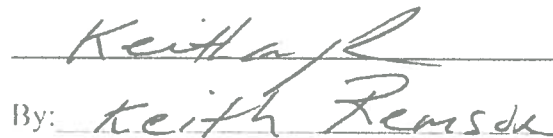

  
Secretary/Assistant Secretary

  
Chairman, Board of Supervisors

**REMSON AQUATICS, LLC,  
a Florida limited liability company**

  
(Signature of Witness)

  
(Print Name of Witness)

  
By: 

Its: 

Date: 

- Exhibit A:** Maintenance Area Map  
**Exhibit B:** Schedule of Services

**Exhibit A:** Maintenance Area Map





## Exhibit B: Schedule of Services

<b><u>Services:</u></b>	<b><u>Cost:</u></b>
1) <i>Pond Maintenance 4 events per year.</i>	795.00
2) <i>Algae Control, and Bank Grasses</i>	Included
3) <i>All ponds kept clean of trash</i>	Included
4) <i>All non-native vegetation will be controlled and kept controlled</i> <i>Non-native not to exceed 5%</i>	As Needed
5) <i>Waterbody Control Structure Maintenance</i>	As Needed
6) <i>Regular Monthly Management Consulting and Reporting</i>	Included
<b>4 PAYMENTS TOTALING \$3180.00</b>	

## **Tab 7**