

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
AUGUST 3, 2016**

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT AGENDA

August 3, 2016 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.

District Board of Supervisors	Mike Harryman Douglas Dieck John Tipton Brian Devlin John Carnesale	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sandy Oram	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	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
www.southshorecdd.org**

July 28, 2016

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

REVISED AGENDA

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, August 3, 2016 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’ Meeting held on July 6, 2016.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for June 2016.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2016/2017 Final Budget.....Tab 3
 1. Consideration of Resolution 2016-02, Adopting Fiscal Year 2016/2017 Final Budget.....Tab 4
 2. Consideration of Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 5
 - B. Consideration of Resolution 2016-04, Setting the Meeting Schedule for Fiscal Year 2016/2017.....Tab 6
 - C. Consideration of Access and Encroachment Easement Agreement.....Tab 7**
- 5. STAFF REPORTS**
 - A. Aquatic Maintenance Services
 1. Presentation of Monthly Pond Report.....Tab 8
 - B. Finn Outdoor
 - C. District Counsel
 - D. District Engineer
 - E. 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

cc: Mike Harryman, Chairman
Tucker Mackie, District Counsel

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 regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, July 6, 2016 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
Brian Devlin
John Tipton

Board Supervisor, Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram
Tucker Mackie

District Manager, Rizzetta & Company, Inc.
District Counsel, HGS (via conference call)

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 members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on June 1,
2016**

On a Motion by Mr. Tipton, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 1, 2016 as presented for the South Shore Corporate Park Industrial Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for April and
May 2016**

Ms. Oram presented the Operation and Maintenance Expenditures for April and May 2016.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April (\$19,898.13) and May 2016 (\$5,926.87) as presented for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement for Seat #1

Ms. Oram stated that Paul Segreto was appointed to the Board at the landowner election on November 4, 2014. He is a resident of Texas so he can't sit on the Board and asked the Board if they would like to appoint someone to the vacant seat.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors appointed John Carnesale to Seat #1 for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

Administer Oath of Office to Newly Appointed Supervisor

Mr. Carnesale was not present at the meeting and Ms. Oram stated that he could be sworn in at the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Aquatic Maintenance Services
Not present. Ms. Oram presented and reviewed the Monthly Pond Report.
- B. Finn Outdoor
No report.
- C. District Counsel
No report.
- D. District Engineer
Not present.
- E. District Manager
Ms. Oram stated that the next meeting is scheduled for August 3, 2016 at 9:00 a.m. and the Board would be holding their public hearing to adopt the fiscal year 2016/2017 final budget.

Ms. Oram presented the audit for year ended September 30, 2015.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors accepted the audit for the year ended September 30, 2015 and ratified sending it to the Auditor General of the State of Florida for the South Shore Corporate Park Industrial Community Development District.

Ms. Oram also reported that she had the structures around the pumps repaired and the combination locks installed to keep out the homeless people who were living in the enclosures and were probably the ones causing some of the damage to the pumps.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. There were none.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Devlin, seconded by Mr. Tipton, with all in favor the Board of Supervisors adjourned the meeting at 9:13 a.m. for South Shore Corporate Park Industrial Community Development District.

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 June 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2016 through June 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,087.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2016 Through June 30, 2016

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Cuts of SaraBay	000488	2818	Monthly Lawn Maintenance Service 05/16	\$ 4,839.00
Finn Outdoor, LLC	000489	1796	2nd Bi-Monthly Maintenance	\$ 625.00
Grau & Associates	000497	14497	Audit for FYE 09/30/15	\$ 3,500.00
Hopping Green & Sams	000498	88057	General Monthly Legal Services 04/16	\$ 1,760.04
Irrigation Technical Services, Inc.	000490	21273	Planned Maintenance 05/16 and Replace Station Decoders	\$ 1,666.25
John Tipton	000496	JT060116	Board of Supervisors Meeting 06/01/16	\$ 200.00
Rizzetta & Company, Inc.	000491	3250	District Management Fees 06/16	\$ 1,500.00
Rizzetta Technology Services	000492	INV0000001381	Website Hosting Services 06/16	\$ 100.00
Stantec Consulting Services Inc.	000493	1053524	Engineering Services 05/16	\$ 660.00
TECO	000495	1800 0042805 05/16	351 30 ST NE 05/16	\$ 3,525.90
TECO	000499	0176 0305771 05/16	351 30 ST NE PMP 05/16	\$ 220.03
TECO	000499	0176 0310341 05/16	351 30 ST NE 05/16	\$ 452.71
Times Publishing Company	000494	299402	Acct #107030 Legal Advertising 05/16	\$ 38.68
Report Total				<u>\$ 19,087.61</u>

Commercial Cuts of SaraBay

Invoice

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

Date	Invoice #
5/2/2016	2818

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 blvd	2,800.00	2,800.00
	additional	640.00	640.00
	summer mowing	1,399.00	1,399.00
<p> Date Rec'd Dist Office <u>5-10-16</u> DM Approval <u>[Signature]</u> Date <u>5-10-16</u> Date Entered <u>MAY 06 2016</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____ </p>			
It's been a pleasure working with you!		Total	\$4,839.00

Finn Outdoor
1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO
Southshore Corporate Park
CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1796
DATE 05/24/2016
DUE DATE 05/24/2016
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal 2nd bi-monthly maintenance event.	1	625.00	625.00

BALANCE DUE **\$625.00**

Date Rec'd Dist Office
Dist Approval 20 Date 5-31-16
Date Entered MAY 27 2016
Fund 001 GL 53800 00 4607
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 No. 14497
Date 06/02/2016

SERVICE

AMOUNT

Audit FYE 09/30/2015

\$ 3,500.00

Current Amount Due

\$ 3,500.00

RECEIVED
JUN 06 2016

Date received 06/06/16
By/Approval SO Date 6-14-16
Date entered
Fund 001 GLS 1300 OC 3202
Check #

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 31, 2016

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

Bill Number 88057
Billed through 04/30/2016

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

04/06/16	TFM	Review correspondence with Dieck; confer with Valley and Oram regarding.	1.10 hrs
04/07/16	TFM	Confer with Dieck regarding wetland mitigation; confer with Barreto.	0.50 hrs
04/11/16	TFM	Review estoppel and provide comments; confer with Dieck and Barreto regarding estoppels.	1.50 hrs
04/12/16	TFM	Review draft estoppels and provide comments regarding same.	1.40 hrs
04/13/16	TFM	Review revised estoppel certificate and confer with Dieck; review pledge agreement.	1.80 hrs
04/13/16	JEM	Review issues regarding collateral assignment of note.	0.30 hrs
04/15/16	TFM	Confer with Oram regarding promissory note; confer with Harryman.	0.60 hrs
04/21/16	TFM	Confer with Oram regarding auditor selection.	0.40 hrs
04/22/16	TFM	Confer with Oram regarding auditing services.	0.50 hrs
Total fees for this matter			\$1,759.50

DISBURSEMENTS

Long Distance	0.54
Total disbursements for this matter	\$0.54

MATTER SUMMARY

Merritt, Jason E.	0.30 hrs	275 /hr	\$82.50
Mackie, A.Tucker Frazee	7.80 hrs	215 /hr	\$1,677.00

TOTAL FEES	\$1,759.50
TOTAL DISBURSEMENTS	\$0.54

TOTAL CHARGES FOR THIS MATTER	<u>\$1,760.04</u>
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BILLING SUMMARY

Merritt, Jason E.	0.30 hrs	275 /hr	\$82.50
Mackie, A.Tucker Frazee	7.80 hrs	215 /hr	\$1,677.00
TOTAL FEES			\$1,759.50
TOTAL DISBURSEMENTS			\$0.54
TOTAL CHARGES FOR THIS BILL			\$1,760.04

Please include the bill number on your check.

Date RECEIVED

JUN 05 2016

Date RECEIVED

20

Date

6-14-16

Date entered

JUN 10 2016

Fund 001

GL 51400 OC 3107

Check #

**Irrigation Technical Services,**

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 21273

Date: 05/18/2016

Record#: 18419

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

Project:

c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 06/18/2016**Employee:****Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	9903	Irrigation Lead Tech	4.0000	65.000000	260.00	N
		Rainmaster 2 station d	2.0000	255.000000	510.00	N
		Rainmaster 1 station d	2.0000	195.000000	390.00	N
		May PM	1.0000	506.250000	506.25	N

Notes:

This billing for South Shore Corporate Park-Common Area Planned Maintenance

Monthly PM is split 90/10 with Ryan (Bldg)

Pump PM is every month

Irrigation is half every month.

*Technician discovered four (4) two-wire decoders in a failed state. Technician replaced two 2-station decoders and two single station decoders. Additional costs described above.

Technician then performed May, 2016 preventative maintenance.

RECEIVED
MAY 23 2016
MAY 27 2016
53900 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:	1,666.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,666.25

**SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD
SUPERVISOR PAY REQUEST**

Meeting Date: June 1, 2016

Name of Board Supervisor	Check if present	Check if paid
Doug Dieck		
Brian Devlin (TBD)		
John Tipton		x
Mike Harryman		
Paul Segreto		

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00am
Meeting End Time:	9:38am
Total Meeting Time:	38 min.

Time Over X () Hours:	
-----------------------------------	--

Total at \$175 per Hour:	
--------------------------	--

Bill Client for above?	NO	yes
Accumulate for future billing?		yes

DM Signature: _____

Please forward completed timecard to Marcia Eannetta and copy

19200
5000
↓

Date Rec'd Dist Office _____
 DM Approval SO Date 6-6-16
 Date Entered JUN 03 2016
 Fund 001 GL51100 OC 1101
 Check # _____

RIZZETTA & COMPANY, INC.
 5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
6/1/2016	3250

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

TERMS	PROJECT
Due Upon Rec't	857 - CDD
RATE	AMOUNT

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services - 3101		833.33	833.33
	Accounting Services - 3201		366.67	366.67
	Financial & Revenue Collections - 3111		300.00	300.00
	Services for the period June 1, 2016 through June 30, 2016			
	Date Rec'd Dist Office			
	DM Approval <u>SO</u> Date <u>5-31-16</u>			
	Date Entered <u>MAY 27 2016</u>			
	Fund <u>001</u> GL <u>51300</u> 00 <u>see above</u>			
	Check # _____			

Total	\$1,500.00
--------------	-------------------

Rizzetta Technology Services
 5020 W Linebaugh Ave.
 Suite 200
 Tampa FL 33624

Invoice

Date	Invoice #
6/1/2016	INV0000001381

Bill To:

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

Services for the month of	Terms	Client Number
June		00857

Description	Qty	Rate	Amount
EMail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
		Subtotal	\$100.00
		Total	\$100.00

Date Rec'd Dist Office

DMA Approval

80

Date

53412

Date Entered

MAY 27 2016

Fund

001

GL 51300

00 5103

Check #



INVOICE

Page 1 of 2

Invoice Number	1053524
Invoice Date	May 26, 2016
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

Stantec Project Manager:	Kemper, David A
Stantec Office Location:	Tampa FL
Current Invoice Due:	\$660.00
For Period Ending:	May 20, 2016

email invoice to: SOram@rizzetta.com

Date Rec'd Dist Office

DM Approval

Date

Date Entered

Fund

GL

OC

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

1053524

Project Number

215611917

Top Task 732 2016 WUP Monitoring**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 41.67 % Complete	500.00	200.00	300.00
Progress Charge Subtotal			300.00

Top Task 732 Total	300.00
---------------------------	---------------

Top Task 740 CDD Public Facility Report 2014**Professional Services**

Billing Level	Hours	Rate	Current Amount
Level 05			
Nurse, Vanessa M	4.00	90.00	360.00
	4.00		360.00
Professional Services Subtotal	4.00		360.00

Top Task 740 Total	360.00
---------------------------	---------------

Total Fees & Disbursements	\$660.00
----------------------------	----------

INVOICE TOTAL (USD)	\$660.00
----------------------------	-----------------

Your Electric Bill

We appreciate the opportunity to serve you.

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TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
818M-00076

May Billing Information:

800109

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

Account Number
1800 0042805

Statement Date
May 26, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,525.90	
Payments Received - Thank You	As of May 26, 2016	-3,525.90	
			\$0.00
New Charges Due by Jun 19, 2016		Service for 31 days from Apr 22 to May 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		328.52	
Fuel Charge	10,986 kWh @ \$.03627/kWh	398.63	
Florida Gross Receipts Tax	Based on \$727.15	18.83	
This Month's Charges			\$3,525.90
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$3,525.90

MAILED
MAY 31 2016
RECEIVED
DATE 6-6-16
JUN 03 2016
NO. 001 GLS 3100 004307

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

800109



Account No.
1800 0042805

New Charges
\$3,525.90
Payable by Jun 19

Total Bill Amount
\$3,525.90

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

818M-00076 00076-1046



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



2 1100 07 1800 0042805 0003525.90

Your Electric Bill

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TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
858M-00204

Conservation Info.

This Month:
68 / kWh/Day
16 kW
Year Ago:
115 kWh/Day
21 kW

Report a malfunctioning streetlight:

Tampa Electric's
"Lights Out?" form at
tampaelectric.com makes it
easy to report a
malfunctioning light. Simply
answer a few questions, and
provide the ID number located
on the light pole, or provide
the nearest address or
landmark. If you prefer to
reach us by phone, please
call: (813) 223-0800 in
Hillsborough, (863) 299-0800
in Polk, or 1-888-223-0800 all
other counties.

June Billing Information:

800353

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

Account Number
0176 0305771

Statement Date
Jun 02, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	73474	71449	2025	1	

Next Read Date On Or About	Total kWh Purchased
Jun 28, 2016	2,025

Account Activity	Explanation	Charge	Total
Previous Balance		182.95	
Payments Received - Thank You	As of June 02, 2016	-182.95	
			\$0.00

New Charges Due by Jun 23, 2016	Service from Apr 25 to May 25		
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	2,025 kWh @ \$.05788/kWh	117.21	
Fuel Charge	2,025 kWh @ \$.03676/kWh	74.44	
Electric Service Cost		\$209.65	
Florida Gross Receipts Tax	Based on \$209.65	5.38	
This Month's Charges			\$215.03

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

Late charge as of 05/25/16	On \$182.95	5.00
Total Miscellaneous Charges		\$5.00
Total Due		\$220.03

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

Stay in the know while you're on the go
Our Power Updates keep you informed about your electric service. Sign up at
TampaElectric.com/PowerUpdates and let us know how you'd like us to contact you.
Receive texts, emails and phone calls right to your mobile device.

late new unizella & co., inc.

Approval SO Date 6-14-16

late entered

fund 001 GL 53100 OC 4307

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

800353



Account No.
0176 0305771

New Charges
\$220.03
Payable by Jun 23

Total Bill Amount
\$220.03

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

858M-00204 00204-1044



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



1 1400 09 0176 0305771 0000220.03

Your Electric Bill

We appreciate the opportunity to serve you.

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TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
8571-11217

June Billing Information:

715660

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

Account Number
0176 0310341

Statement Date
Jun 02, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		446.02	
Payments Received - Thank You	As of June 02, 2016	-446.02	
			\$0.00
New Charges Due by Jun 23, 2016		Service for 29 days from Apr 28 to May 27	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/25/16	@ 1.5% On \$446.02	6.69	
Total Miscellaneous Charges			\$6.69
Total Due			\$452.71

RECEIVED
JUN 06 2016

ate MECO RIZZETTA & CO., INC.

M approval Date 6-14-16

ate entered JUN 10 2016

und 001 GL 53100 004307

Foot #

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

715660



Account No.
0176 0310341

New Charges
\$452.71
Payable by Jun 23

Total Bill Amount
\$452.71

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

8571-11217 11217-1047



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



2 1100 01 0176 0310341 0000452.71

[illegible]

Tab 3



Rizzetta & Company

South Shore Community Development District

Approved Proposed Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

**Tampa Office
3434 Colwell Ave.; Suite 200
Tampa, Florida 33614
813.933.5571**

www.rizzetta.com

Approved Proposed Budget
South Shore Community Development District
General Fund
Fiscal Year 2016/2017

Chart of Accounts Classification	Budget for 2016/2017
REVENUES	
Special Assessments	
Tax Roll*	\$ -
Street Light Assessment	\$ -
Off Roll*	\$ 192,075
TOTAL REVENUES	\$ 192,075
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 192,075
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 1,000
Financial & Administrative	
Administrative Services	\$ -
District Management	\$ 10,000
District Engineer	\$ 3,000
Assessment Roll	\$ 5,000
Financial Consulting Services	\$ 3,600
Accounting Services	\$ 4,400
Auditing Services	\$ 3,600
Arbitrage Rebate Calculation	\$ -
Public Officials Liability Insurance	\$ 1,500
Legal Advertising	\$ 1,000
Bank Fees	\$ -
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 1,200
Legal Counsel	
District Counsel	\$ 10,000
Administrative Subtotal	\$ 44,475
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ -
Street Lights	\$ 50,000
Stormwater Control	
Stormwater Assessment	\$ -
Aquatic Maintenance	\$ 3,180
Fountain Service Repairs & Maintenance	\$ -
Lake/Pond Bank Maintenance	\$ 2,000
Wetland Monitoring & Maintenance	\$ 4,150
Mitigation Area Monitoring & Maintenance	\$ -
Aquatic Plant Replacement	\$ -
Stormwater System Maintenance	\$ -
Dry Retention Pond Maintenance	\$ -
Dry Retention Pond Repair	\$ -
Other Physical Environment	
General Liability Insurance	\$ 500
Rust Prevention	\$ -
Entry & Walls and Monuments Maintenance	\$ 2,500
Landscape Maintenance	\$ 60,000
Ornamental Lighting & Maintenance	\$ -
Well Maintenance	\$ -
Irrigation Maintenance	\$ 15,000
Irrigation Repairs	\$ 5,520
Landscape - Mulch	\$ -
Landscape Miscellaneous	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ -
Annual Mulching	\$ -
Miscellaneous Expense	\$ -
Fire Ant Treatment	\$ -
Contingency	
Miscellaneous Contingency	\$ 4,750
Field Operations Subtotal	\$ 147,600
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 192,075

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$192,075.00
2016/2017 O&M Budget	\$192,075.00

Total Difference:	<u><u>\$0.00</u></u>
-------------------	----------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2015/2016</u>	<u>2016/2017</u>	<u>\$</u>	<u>%</u>
Debt Service - Warehouse (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Phase 1)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Phase 1)	\$54.82	\$54.82	\$0.00	0.00%
Total	\$164.41	\$164.41	\$0.00	0.00%
Debt Service - Office (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Phase 1)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Office (Phase 1)	\$54.82	\$54.82	\$0.00	0.00%
Total	\$164.41	\$164.41	\$0.00	0.00%
Debt Service - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Future Phases)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Total	\$109.59	\$109.59	\$0.00	0.00%
Debt Service - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Future Phases)	\$109.59	\$109.59	\$0.00	0.00%
Operations/Maintenance Field - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Total	\$109.59	\$109.59	\$0.00	0.00%

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

FISCAL YEAR 2016/2017 O&M ASSESSMENT SCHEDULE

TOTAL O&M ADMIN BUDGET

\$44,375.00

TOTAL O&M FIELD BUDGET

\$147,700.00

LOT SIZE

Phase 1

PLANNED UNITS ⁽¹⁾

Warehouse	2644.216
Office	50
Total Phase 1	2694.216

Future Phases

PLANNED UNITS ⁽¹⁾

Warehouse	988.1
Office	706
Total Future Phases	1694.1
Total District	4388.316

ALLOCATION OF ADMIN O&M ASSESSMENT

ADMIN ACRES	% TOTAL ACRES	TOTAL O&M BUDGET	ADMIN PER ACRE
186.529	46.06%	\$20,440.92	\$109.59
186.529	46.06%	\$20,440.92	
218.405	53.94%	\$23,934.08	\$109.59
218.405	53.94%	\$23,934.08	
404.934	100.00%	\$44,375.00	

ALLOCATION OF FIELD O&M ASSESSMENT

FIELD SQ. FT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER 1K sq ft
2644.216	2644.216	98.14%	\$144,958.94	\$54.82
50	50.000	1.86%	\$2,741.06	\$54.82
2694.216	2694.216	100.00%	\$147,700.00	
0	0.000	0.00%	\$0.00	\$0.00
0	0.000	0.00%	\$0.00	\$0.00
0	0.000	0.00%	\$0.00	
2694.216	2694.216	100.00%	\$147,700.00	

ANNUAL ASSESSMENT

<u>O&M ADMIN PER ACRE</u>	<u>O&M FIELD PER 1K SQ FT</u>	<u>DEBT SERVICE ⁽²⁾</u>
\$109.59	\$54.82	\$0.00
\$109.59	\$0.00	

⁽¹⁾ One Unit = 1,000 square feet

⁽²⁾ Bonds have not been issued yet.

Tab 4

RESOLUTION 2016-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2016, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the South Shore Corporate Park Industrial Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 3, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the South Shore Corporate Park Industrial Community Development District for the Fiscal Year Ending September 30, 2017," as adopted by the Board of Supervisors on August 3, 2016.

- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the South Shore Corporate Park Industrial Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

TOTAL ALL FUNDS \$_____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 3rd day of August, 2016.

ATTEST:

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

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A

Tab 5

RESOLUTION 2016-03

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

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2016-2017 (“Budget”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the South Shore Corporate Park Industrial Community Development District (the “Assessment Roll”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll for collection directly by the District; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs

of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Direct Bill Assessments. The annual operations and maintenance assessments will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full on December 1, 2016; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2016, and 50% due no later than March 1, 2017. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2016-2017, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified for collection directly by the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District.

PASSED AND ADOPTED this 3rd day of August, 2016.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Direct Collect)

Exhibit A

Exhibit B

**SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD
2016 ASSESSMENT ROLL**

Folio	Mail_Name	Legal_2	ADMIN O&M	FIELD O&M	TOTAL O&M
0549550000	DICKMAN INVESTMENTS LLC	LOTS 383 AND 384 AND VACATED STREETS ABUTTING	\$986.84	\$0.00	\$986.84
0549570000	DICKMAN INVESTMENTS LLC	LOTS 385 AND 386 AND VACATED R/W ABUTTING THEREOF	\$1,670.63	\$0.00	\$1,670.63
0549580000	ARTESIAN FARMS INC	LOT 388 AND VACATED STREETS ABUTTING THEREOF	\$12.21	\$0.00	\$12.21
0549550100	ARTESIAN FARMS INC	LOTS 387 389 390 393 403 404 406 408 409 410 417	\$6,091.43	\$0.00	\$6,091.43
0549620000	ARTESIAN FARMS INC	LOT 394 AND VACATED STREETS ABUTTING THEREOF	\$752.62	\$0.00	\$752.62
0549620100	HILLSBOROUGH COUNTY	TRACTS 394 AND 403 OF 1ST EXTENSION OF RUSKIN	\$0.00	\$0.00	\$0.00
0549630000	DICKMAN INVESTMENTS LLC	LOTS 395 396 AND 398 AND VACATED STREET ABUTTING	\$648.27	\$0.00	\$648.27
0549640000	DICKMAN INVESTMENTS LLC	LOT 397 AND VACATED STREET ABUTTING THEREOF	\$264.19	\$0.00	\$264.19
0549710000	SOUTH SHORE CORPORATE PARK LLC	THAT PT OF TRACTS 398 399 400 401 412 413 414 415	\$0.00	\$0.00	\$0.00
0549650000	ARTESIAN FARMS INC	S 480 FT OF TRACTS 395 396 397 AND 398 AND	\$4,090.55	\$0.00	\$4,090.55
0549660000	ARTESIAN FARMS INC	LOTS 401 AND 402 AND VACATED STREETS ABUTTING	\$1,915.95	\$0.00	\$1,915.95
0549710010	HILLSBOROUGH COUNTY	PART OF LOTS 417 418 427 428 AND 438 DESC	\$0.00	\$0.00	\$0.00
0549740000	ARTESIAN FARMS INC	LOTS 425 426 435 438 440 441 442 455 AND	\$608.31	\$0.00	\$608.31
0549750000	ARTESIAN FARMS INC	LOT 427 AND LOT 428 AND VACATED STREETS ABUTTING	\$731.53	\$0.00	\$731.53
0549780000	ARTESIAN FARMS INC	LOT 434 AND VACATED STREET ABUTTING THEREOF	\$225.34	\$0.00	\$225.34
0556261702	SOUTH SHORE CORPORATE PARK LLC	LOT 1	\$647.16	\$5,005.07	\$5,652.23
0556261704	SOUTH SHORE CORPORATE PARK LLC	LOT 2 LESS FOLLOWING DESCRIBED PARCEL:	\$2,082.46	\$21,982.82	\$24,065.28
0556261705	HILLSBOROUGH COUNTY	THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:	\$0.00	\$0.00	\$0.00
0556261706	SOUTH SHORE CORPORATE PARK LLC	LOT 3	\$358.55	\$2,395.81	\$2,754.36
0556261708	SOUTH SHORE CORPORATE PARK LLC	LOT 4 LESS THAT PART DESC AS:	\$53.28	\$356.03	\$409.31
0556261709	RAILROAD INDUSTRIAL FEDERAL CREDIT UNION	THAT PART OF LOT 4 DESC AS: COM AT SE COR OF LOT 4	\$124.33	\$148.01	\$272.34
0556261720	HILLSBOROUGH COUNTY	TRACT A	\$0.00	\$0.00	\$0.00
0556261722	SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD	TRACT B, DRAINAGE TRACT C, DRAINAGE	\$0.00	\$0.00	\$0.00
0556261721	SOUTH SHORE CORPORATE PARK LLC	TRACT H ROAD	\$0.00	\$0.00	\$0.00
0556261719	HILLSBOROUGH COUNTY	TRACT E DRAINAGE	\$0.00	\$0.00	\$0.00
0556261723	HILLSBOROUGH COUNTY	TRACT J, DRAINAGE TRACT D ROAD TRACT G ROAD AND	\$0.00	\$0.00	\$0.00
0556261732	SOUTH SHORE CORPORATE PARK LLC	LOT 5	\$762.61	\$5,095.74	\$5,858.35
0556261734	SOUTH SHORE CORPORATE PARK LLC	LOT 6	\$718.21	\$4,799.05	\$5,517.26
0556261736	SOUTH SHORE CORPORATE PARK LLC	LOT 7	\$769.27	\$5,140.25	\$5,909.52
0556261738	SOUTH SHORE CORPORATE PARK LLC	LOT 8	\$777.04	\$5,192.17	\$5,969.21
0556261740	REL P TAMPA LLC	LOT 9	\$8,828.27	\$63,865.63	\$72,693.90
0556261742	SOUTH SHORE CORPORATE PARK LLC	LOT 10	\$5,046.31	\$33,719.42	\$38,765.73
0556261744	HILLSBOROUGH COUNTY	TRACTS A AND B	\$0.00	\$0.00	\$0.00
0549840000	ARTESIAN FARMS INC	LOT 457 AND 458 AND VACATED STREET ABUTTING	\$1,491.91	\$0.00	\$1,491.91
0549840050	HILLSBOROUGH COUNTY	W 74 FT OF E 94 FT OF TRACT 458 TOG	\$0.00	\$0.00	\$0.00
0549860000	DICKMAN INVESTMENTS LLC	LOT 459 LESS W 6 FT FOR RD R/W	\$1,039.01	\$0.00	\$1,039.01
0549870000	ARTESIAN FARMS INC	LOT 460	\$1,057.88	\$0.00	\$1,057.88
0549880000	PEOPLES GAS SYSTEM	TRACT 461	\$1,035.68	\$0.00	\$1,035.68
0549950000	DICKMAN INVESTMENTS LLC	LOT 467 AND VACATED STREET ABUTTING THEREOF	\$919.13	\$0.00	\$919.13
0549950050	HILLSBOROUGH COUNTY	PORTION OF LOT 467 TOG WITH S 1/2 VACATED STREET	\$0.00	\$0.00	\$0.00
0550130000	DICKMAN INVESTMENTS LLC	LOT 474 LESS I-75 BY-PASS & LESS E 26 FT FOR R/W	\$666.03	\$0.00	\$666.03
0550130030	HILLSBOROUGH COUNTY	THAT PORTION OF LOT 474 DESC AS FOLLOWS:	\$0.00	\$0.00	\$0.00
			\$44,375.00	\$147,700.00	\$192,075.00

Tab 6

RESOLUTION 2016-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2016/2017 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Shore Corporate Park Industrial Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2016.

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

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2016/2017

October 5, 2016
November 2, 2016
December 7, 2016
January 4, 2017
February 1, 2017
March 1, 2017
April 5, 2017
May 3, 2017
June 7, 2017
July 5, 2017
August 2, 2017
September 6, 2017

All meetings will convene at 9:00 a.m. at the office of Ryan Companies, located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Tab 7

ACCESS AND ENCROACHMENT EASEMENT AGREEMENT

THIS ACCESS AND ENCROACHMENT EASEMENT AGREEMENT (this "Agreement") dated as of _____, 2016, is by and between the South Shore Corporate Park Industrial Community Development District, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes ("Grantor"), and South Shore Corporate Park, LLC, a Minnesota limited liability company, its successors and assigns, whose address is 50 South Tenth Street, Suite 300, Minneapolis, MN 55403 ("Grantee").

RECITALS:

- A. Grantor owns certain land located in the County of Hillsborough, State of Florida, which land is more particularly shown and described on Exhibit A attached hereto ("Burdened Property").
- B. Grantee owns certain land located in the County of Hillsborough, State of Florida, legally described on Exhibit B attached hereto and made a part hereof ("Benefited Property").
- C. Grantee is requesting, and Grantor is willing to grant, certain easements over the Burdened Property for ingress and egress purposes and to maintain an encroachment thereon, on the terms and conditions set forth in this Agreement.

AGREEMENTS:

For good and valuable consideration, Grantor and Grantee agree as follows:

1. Grant of Easements. Grantor conveys to Grantee for the benefit of the Benefited Property a non-exclusive, perpetual easement ("Access and Encroachment Easement") for (A) ingress and egress purposes, (B) use, maintenance, repair and replacement of certain light poles, and (C) use, maintenance, repair and replacement of the curb and parking area over that portion of the Burdened Property, as more particularly described on Exhibit C attached hereto and incorporated herein by reference ("Easement Area"). The easements herein granted are individually referred to as the "Access Easement" or the "Encroachment Easement".

2. Use of Access and Encroachment Easement. The Access and Encroachment Easement will be used exclusively for the purposes granted in Section 1 above. In no event shall the exercise of any right hereunder unreasonably interfere with the use, access to, or occupancy of the Burdened Property by Grantor, its tenants, successors and assigns. Similarly, Grantor will not interfere with the use, access across or enjoyment by Grantee, its tenants, successors and assigns of the Easement Area for the purposes contemplated by the Access and Encroachment Easement.

3. Maintenance of Encroachment Easement Area. The Encroachment Easement Area shall be maintained by Grantee.

4. Indemnification. Grantee will indemnify and hold harmless Grantor from and against all claims or judgments arising from the use of the Easement Area by Grantee or its customers, invitees, tenants, employees or agents, except that Grantee shall have no obligation to indemnify Grantor to the extent that such claims or judgments occur as a result of Grantor's negligence. Grantee will name Grantor as an additional insured on its liability insurance policy in furtherance of the foregoing indemnity, but such insurance limits shall not limit Grantee's indemnification obligations hereunder.

5. Representations and Warranties. Grantor represents and warrants that it is the owner of a fee simple interest in the Burdened Property and has full power and authority to enter into this Agreement. Grantee represents and warrants that it is the owner of a fee simple interest in the Benefited Property and has full power and authority to enter into this Agreement.

6. Benefits Run. All provisions of this Agreement run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

7. Counterparts. This Agreement may be executed in any number of counterparts, each when considered together shall be deemed one document.

8. Miscellaneous. All provisions of this Agreement are severable and the invalidity or unenforceability of any provision of this Agreement will not affect the validity or unenforceability of any other provision. This Agreement will be governed by and construed in accordance with the laws of the State of Florida. This Agreement may only be amended by a written agreement signed by both fee owners of the Burdened Property and the Benefited Property.

EXECUTION:

Grantor and Grantee have executed and delivered this Agreement as of the date stated above.

GRANTOR:
SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Its: _____

STATE OF _____)
_____) ss.
COUNTY OF _____)

On this _____ day of _____, 2016, before me personally appeared _____, the _____ of South Shore Corporate Park Industrial Community Development District, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, on behalf of said unit. S/He was personally known to me or produced _____ as identification.

Notary Public

GRANTEE:
SOUTH SHORE CORPORATE PARK, LLC

By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this _____ day of _____, 2016, before me personally appeared Tim Gray, the President of South Shore Corporate Park, LLC, a Minnesota limited liability company, on behalf of said limited liability company.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Ryan Companies US, Inc. (AEW)
50 South Tenth Street, Suite 300
Minneapolis, MN 55403

EXHIBIT A

BURDENED PROPERTY

Tracts C, K, and L of South Shore Corporate Park, Phase 1A, as shown on said plat recorded in Plat Book 115, Page 277, in the public records of Hillsborough County, Florida.

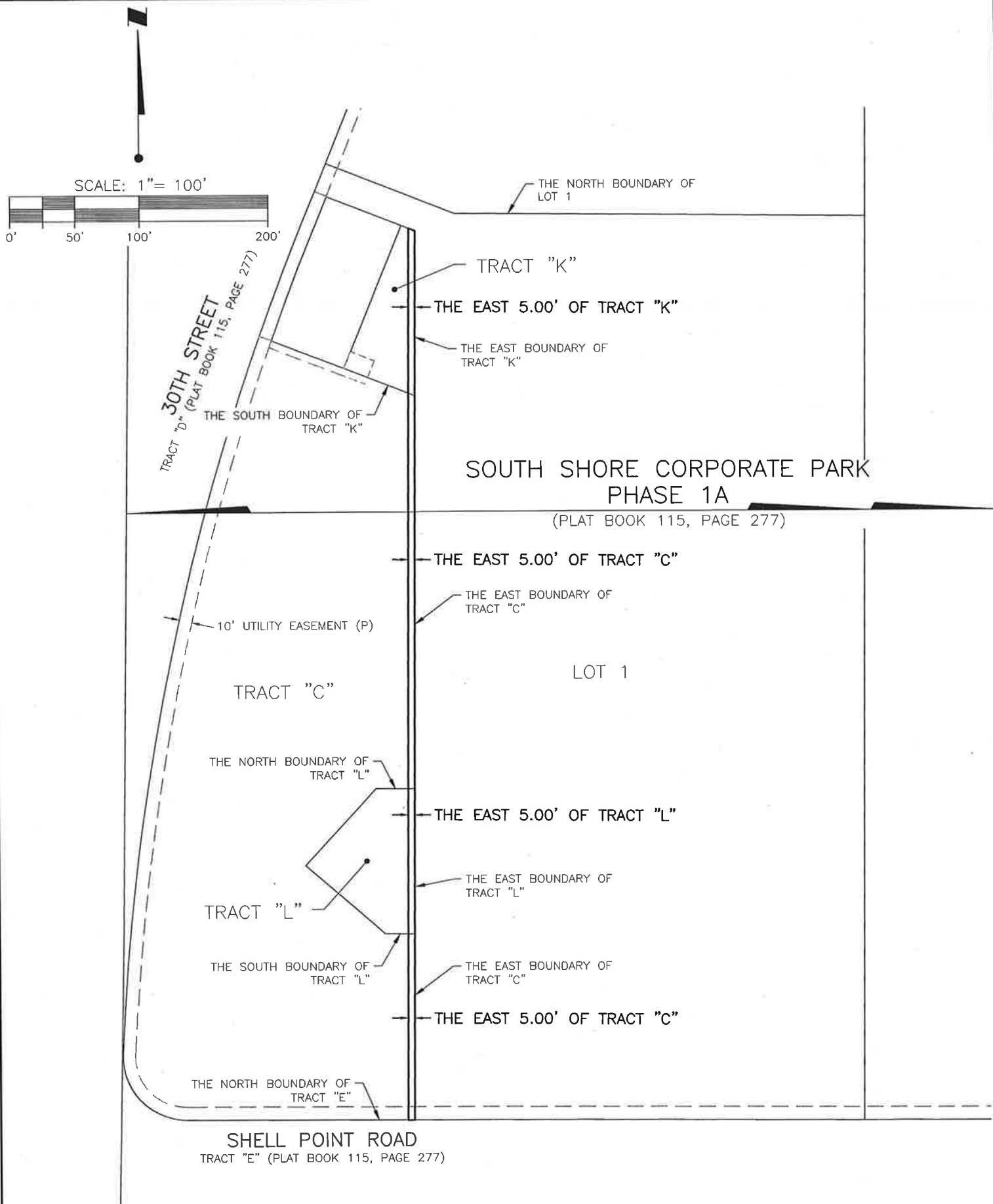
EXHIBIT B

BENEFITED PROPERTY

Lot 1 of South Shore Corporate Park, Phase 1A, as shown on said plat recorded in Plat Book 115, Page 277, in the public records of Hillsborough County, Florida.

EXHIBIT C
EASEMENT AREA

Saved: 7/26/2016 9:49:56 AM DMDONALDSON | Plotted: 7/26/2016 10:12:07 AM DMDONALDSON | V:\215613395\active\215613395\survey\drawing\215613395_esmts_lot1_curb.dwg\layout1



SCALE: 1"=100'		 Stantec One Team, Infinite Solutions 2205 North 20th Street, Tampa, FL 33605 800.643.4336 • 813-223-9500 • F813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE EASEMENT FOR UTILITIES AND CURB		PROJECT NO. 215613395	
LEAD TECH. DMD			PROJ: SOUTH SHORE CORPORATE PARK PH. 1A		INDEX NO: 215613395_esmts_lot1_curb.dwg	
SEC-TWP-RGE 3-T32S-R19E			CLIENT: RYAN COMPANIES, U.S., INC.		DATE: 7/26/16	
ΔREV NO. DATE					SHEET NO: 1 of 2	

LEGAL DESCRIPTION

The East 5.00 feet of that portion of Tract C lying between the North boundary of Tract E (Shell Point Road) and the South boundary of Tract L, of South Shore Corporate Park Phase 1A, per map or plat thereof as recorded in Plat Book 115, Page 277, of the Public Records of Hillsborough County, Florida;

Together with:

The East 5.00 feet of that portion of Tract C lying between the North boundary of Tract L and the South boundary of Tract K, of South Shore Corporate Park Phase 1A, per map or plat thereof as recorded in Plat Book 115, Page 277, of the Public Records of Hillsborough County, Florida;

Together with:

The East 5.00 feet of Tract K, of South Shore Corporate Park Phase 1A, per map or plat thereof as recorded in Plat Book 115, Page 277, of the Public Records of Hillsborough County, Florida;

Together with:

The East 5.00 feet of Tract L, of South Shore Corporate Park Phase 1A, per map or plat thereof as recorded in Plat Book 115, Page 277, of the Public Records of Hillsborough County, Florida.

Containing 0.081 acre (3,537 square feet), more or less.

NOTES:


1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.

2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SOUTH SHORE CORPORATE PARK PHASE 1A PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 277 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

STANTEC CONSULTING SERVICES INC.
CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK W. FOSTER, PSM
FLORIDA LICENSE No.L.S.5535

SCALE: 1"=100'		 One Team, Infinite Solutions 2205 North 20th Street, Tampa, FL 33605 800.643.4338 • 813-223-9500 • F813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866	TITLE EASEMENT FOR UTILITIES AND CURB	PROJECT NO. 215613395
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SEC-TWP-RGE 3-T32S-R19E			CLIENT: RYAN COMPANIES, U.S., INC.	DATE: 7/26/16
ΔREV NO. DATE				SHEET NO: 2 of 2

Tab 8



Waterways Report

Remson Aquatics, LLC

Service with Science!

11207 Remson Lane, Riverview, FL 33579
Phone 813-671-2851 Fax 813-671-0386
Kar@remsonaquatics.com

TODAY'S DATE: 07/25/2016

MAINTENANCE EVENT DATE 07/25/2016

TO: South Shore CDD

Description

Remson Aquatics, LLC conducted a routine Maintenance Event in your community on 07/25/2016. The herbicides applied to the pond's edge were as follows; Aquaneat, Reward, and Hydrotholl. For the control of shoreline vegetation an additional application of Algaecide was applied with pond dye to help the prevention of future aquatic weed recruitment. Below is a list of potential problems that may occur and/or are noticed during the Maintenance Event. You will see that the bullets are bolded and highlighted according to the occurrences observed during this dated event.

- Excessive Amounts of Litter
- Algae Blooms
- Shoreline Vegetation (I.e. Cattails, Primrose, Willow, and Torpedo Grass, Etc.)
- Emerged, Floating Vegetation (I.e. Duckweed, Giant Duckweed, and Water Millet, Etc.)
- Submerged Vegetation (I.e. Hydrilla, Common Water weed, Hornwort, Etc.)
- Water Quality Analysis, PH Levels, Dissolved Oxygen Levels Etc.
- Excessive Erosion, Proper Functioning Inlets and Outlets

Comments: July is one of the hottest months in the summer season, with daily average temperatures of 90 degrees and a heat index in the triple digits. We should expect some heavy rainfall in the evenings; algae and storm water run-off will be present and treated accordingly.

Remson Aquatics, LLC is a licensed aquatic herbicide applicator in good standings with the State of Florida. Remson Aquatics, LLC will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Thank You for Your Business!