



Rizzetta & Company

South Pointe Community Development District

Board of Supervisors' Landowner Meeting November 7, 2023

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813-533-2950**

SOUTH POINTE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Villa Amenity Center at Sweetwater in Lakewood Ranch, located at 18195 Cherished Loop,
Lakewood Ranch, FL 34211

Board of Supervisors	Vacant	Chair
	Vacant	Vice Chair
	Vacant	Assistant Secretary
	Vacant	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Jere Earlywine	Kutak Rock
District Engineer	Vacant	Vacant

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

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

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

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

SOUTHPOINTE COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa,
FL 33614

October 31, 2023

**Board of Supervisors
Southpointe
Community Development District**

FINAL AGENDA

Dear Board Members:

The Landowner Election Meeting of the Board of Supervisors of the Southpointe Community Development District will be held on **Tuesday, November 7, 2023, at 10:00 a.m.** at the Villa Amenity Center at Sweetwater in Lakewood Ranch, located at 18195 Cherished Loop, Lakewood Ranch, FL 34211. The following is the agenda for the meeting:

MEETING:

- 1. CALL TO ORDER**
- 2. ELECTION OF CHAIRPERSON TO CONDUCT LANDOWNER ELECTION**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. ADJOURNMENT**

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

Sincerely,
Matthew Huber
Matthew Huber
Regional District Manager

LANDOWNER PROXY

SOUTHPOINTE AT MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at Villa Amenity Center at Sweetwater in Lakewood Ranch, 18195 Cherished Loop Lakewood Ranch, FL 34211 on **November 7, 2023 at 10:00 a.m.** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

M/I HOMES OF SARASOTA, LLC

By: _____
Its: _____

Date

Parcel Description

Acreage

Authorized Votes

<u>See attached</u>	137.412 ACRES	138 VOTES
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[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

138

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SOUTHPOINTE AT MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

<u>Description</u>	<u>Acreage</u>
See attached	137.412

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as an authorized representative of **M/I HOMES OF SARASOTA, LLC** ("**Landowner**"), or as the proxy holder of Landowner pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	138
2. _____	138
3. _____	137
4. _____	137
5. _____	137

Date: _____

Signed: _____

Printed Name: _____



DESCRIPTION:

THE NE 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, ALSO THE NE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NE CORNER OF SAID SECTION 20: THENCE S 00 DEGREES 01'07" W, ALONG THE EAST LINE OF SAID SECTION 20, 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD, FOR A POINT OF BEGINNING; THENCE CONTINUE S 00 DEGREES 01'07" W, ALONG THE EAST LINE OF SAID SECTION 20, 1616.69 FEET, THENCE N 89 DEGREES 30' 53" W, 1569.26 FEET; THENCE N 00 DEGREES 01'07" E, 1616.69 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD; THENCE S 89 DEGREES 30'53" E, ALONG SAID RIGHT-OF-WAY LINE, 1569.26 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; RUN S 00 DEGREES 06'54" W, ALONG THE EAST LINE OF SAID SECTION 20, 1646.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00 DEGREES 06'54" W, A DISTANCE OF 980.81 FEET TO A FOUND CONCRETE MONUMENT AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 20; THENCE S 00 DEGREES 07'54" W, A DISTANCE OF 1386.58 FEET TO A FOUND CONCRETE MONUMENT AT THE SE CORNER OF THE SAID NE 1/4 OF THE SE 1/4 THENCE N 89 DEGREES 57' 51" W A DISTANCE OF 1327.93 FEET TO THE S.W. CORNER OF THE SAID N.E. 1/4 OF THE S.E. 1/4; THENCE N 00 DEGREES 31' 02" E, A DISTANCE OF 1389.93 FEET TO A FOUND IRON ROD AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 20, THENCE N 89 DEGREES 49' 15" W, A DISTANCE OF 1318.58 FEET TO A FOUND IRON PIPE AT THE S.W. CORNER OF THE SAID SW 1/4 OF THE N.E. 1/4; THENCE N 00 DEGREES 54'03" E, ALONG THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 2609.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE S 89 DEGREES 33'49" E, ALONG SAID RIGHT OF WAY LINE AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1032.16 FEET; THENCE S 00 DEGREES 06'54" W, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 1616.69 FEET; THENCE S 89 DEGREES 33'49" E, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1569.26 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

Less:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 South, Range 18 East, Manatee County, Florida being more particularly described as follows:

Commence at the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence N 00° 40' 30" E, along the West line of said Southwest 1/4 of the Northeast 1/4, a distance of 30.00 feet to a point on the North monumented right-of-way line of Amlong Road (89th Street East), said point being the Point of Beginning; thence continue N 00° 40' 30"E, along said West line, a distance of 210.00 feet; thence S 89° 55' 03"E, parallel to the South line of Said Southwest 1/4 of the Northeast 1/4, a distance of 210.00 feet; thence S 00° 40' 30" W, 210.00 feet to a point on the aforementioned North right-of-way line of Amlong Road; thence N 89° 55' 03"W, along said North right-of-way line, a distance of 210.00 feet to the point of beginning.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO MANATEE COUNTY IN WARRANTY DEED RECORDED IN O.R. INSTRUMENT NO. 202141163303, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.