

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

<u>District Office · Riverview, Florida · (813) 533-2950</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa,</u> 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

·	indersigned, the fee	e simple owner of the lands
described herein, hereby constitutes and appoints		
behalf of the undersigned, to vote as proxy at the meeting	g of the landowners	s of the District to be held at
Villa Amenity Center at Sweetwater in Lakewood Ranch, 1	8195 Cherished Loo _l	ρ Lakewood Ranch, FL 34211
on November 7, 2023 at 10:00 a.m. and at any adjournn	nents thereof, accor	ding to the number of acres
of unplatted land and/or platted lots owned by the under	ersigned landowner	that the undersigned would
be entitled to vote if then personally present, upon any of	juestion, propositio	n, or resolution or any other
matter or thing that may be considered at said meetin	O	•
members of the Board of Supervisors. Said Proxy Holder r	•	
on all matters not known or determined at the time of	solicitation of this p	proxy, which may legally be
considered at said meeting.		
Any proxy heretofore given by the undersigned f	•	
to continue in full force and effect from the date hereof		_
and any adjournment or adjournments thereof, but may	•	•
revocation presented at the landowners' meeting prior t conferred herein.	o the Proxy Holder's	s exercising the voting rights
conterred nerein.		
M/I HOMES OF SARASOTA, LLC		
MIT HOMES OF SANASOTA, LLC		
Ву:	Date	
lts:		
Parcel Description	Acreage	Authorized Votes
Parcel Description	<u>Acreage</u>	Authorized Votes
Parcel Description See attached	<u>Acreage</u> 137.412 ACI	
		
See attached [Insert above the street address of each parcel, the	137.412 ACI	RES 138 VOTES of each parcel, or the tax
See attached [Insert above the street address of each parcel, the identification number of each parcel. If more space is r	137.412 ACI	RES 138 VOTES of each parcel, or the tax
See attached [Insert above the street address of each parcel, the	137.412 ACI	RES 138 VOTES of each parcel, or the tax

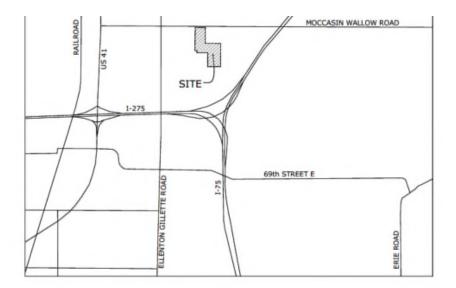
NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for 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.).

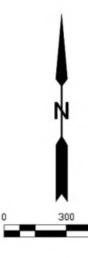
OFFICIAL BALLOT SOUTHPOINTE AT MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

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

	in the District and described as follows:
<u>Description</u> See attached	<u>Acreage</u> 137.412
[Insert above the street address	of each parcel, the legal description of each parcel, or the tax cel.] [If more space is needed, identification of parcels owned may be
or	
Attach Proxy.	
	n authorized representative of M/I HOMES OF SARASOTA, LLC der of Landowner pursuant to the Landowner's Proxy attached hereto,
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 THENCE 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 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 LITE OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 2609.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAY LINE OF MAY LINE OF SAID SECTION 20, A DISTANCE OF 1309.31 FEET TO A FOUND THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1309.32.16 FEET; THENCE S 00 DEGREES 66'54" W, AND PARALLEL WITH THE RORTH LINE OF SAID SECTION 20, A DISTANCE OF 1669.26. FEET TO THE ROLTH FROM THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1669.26. 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 Amiong 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 Amiong 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.