

PADDOCKS

**COMMUNITY DEVELOPMENT
DISTRICT**

June 28, 2024

**LANDOWNERS'
MEETING AGENDA**

Paddocks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 21, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Landowner(s)
Paddocks Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Paddocks Community Development District will be held on June 28, 2024 at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

Serial Number
24-00863M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Landowners' Meeting

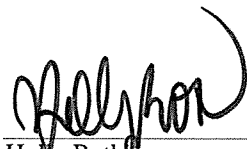
in the matter of Meeting on June 28, 2024 at 11:00am

in the Court, was published in said newspaper by print in the

issues of 6/7/2024, 6/14/2024

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

14th day of June, 2024 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm. #HH015747
Expires: June 29, 2024
Bonded Thru Aaron Notary

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Paddock Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 85.92 acres, generally located south of 37th St East, west of 36th Ave East, north of 29th St East and east of 24th Ave East, entirely within Manatee County Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: June 28, 2024
TIME: 11:00 AM
PLACE: ZNS Engineering
1023 Manatee Avenue West, 7th Floor
Bradenton, FL 34205

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings should be asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to a matter considered at the meeting is advised that such 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.

District Manager
June 7, 14, 2024

24-0086

**LANDOWNER PROXY
PADDOCKS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – JUNE 28, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Michael Dady ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Paddocks Community Development District to be held at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, at 11:00 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.

KB HOMES TAMPA LLC

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
748200059	58.6783	
772500104	6.68	
772500209	6.583	
772700109	<u>16.6779</u>	
	88.6192	89
Total Number of Authorized Votes:		<u>89</u>

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2023), 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
PADDOCKS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – JUNE 28, 2024

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 the successful candidates 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 Paddocks Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
748200059	58.6783
772500104	6.68
772500209	6.583
772700109	<u>16.6779</u>
	88.6192

or

Attach Proxy.

I, Michael Dady, as Landowner, or as the **proxy holder** of **KB HOMES TAMPA LLC**,
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Attachment A Landowner Roll & Legal Description

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
748200059	KB HOMES TAMPA LLC	4105 CRESCENT PARK DRIVE	RIVERVIEW, FL 33578	58.6783	
772500104	KB HOMES TAMPA LLC	4105 CRESCENT PARK DRIVE	RIVERVIEW, FL 33578	6.68	
772500209	KB HOMES TAMPA LLC	4105 CRESCENT PARK DRIVE	RIVERVIEW, FL 33578	6.583	
772700109	KB HOMES TAMPA LLC	4105 CRESCENT PARK DRIVE	RIVERVIEW, FL 33578	16.6779	
				88.6192	
Total			Total Acres as per Petition:	88.62	89

EXHIBIT "A"

A parcel of lying in Sections 5, 6, 7, and 8, Township 34 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the common corner of Sections 5, 6, 7, & 8, Township 34 South Range 18 East Manatee County Florida; thence N.89°39'46"W., along the North line of said Section 7 to the intersection with the West line of a 105 foot wide Landing Strip as recorded in Official Records Book 1527, Page 7943 of the Public Records of Manatee County, Florida, 188.35 feet to the POINT OF BEGINNING; thence, N.19°42'14"E., along said West line of 105 foot wide Landing Strip to a point on the South right-of-way line of Mendoza Road, 1349.78 feet; thence S.89°20'30"E. along said South right-of-way line to the Northeast corner of the aforementioned Landing Strip, 111.08 feet, same being a point on the South right-of-way line of Mendoza Road per Right-of-Way Dedication recorded in Official Records Book 2434, Page 2468 of the Public Records of Manatee County, Florida; thence along said South right-of-way line the following three (3) courses: (1) S.19°42'14"W., 12.71, (2) S.89°20'36"E., 486.82 feet, (3) N.01°24'46"E., to the aforementioned South right-of-way line of Mendoza Road, 12.05 feet; thence S.89°20'10"E., along said South right-of-way line to its intersection with the West right-of-way line Ellenton Gillette Road (36th Avenue E), 300.04 feet; thence S.01°05'49"W., along said West right-of-way line to a point on the West right-of-way line of Ellenton Gillette Road per Right of Way Dedication recorded in Official Records Book 2434, Page 2468, of the aforementioned Public Records, 299.85 feet; thence along said West right-of-way line per Official Records Book 2434, Page 2468 the following two (2) courses: (1) N.89°21'52"W., 29.93 feet; (2) S.01°05'02"W., to a point on the North line of the aforementioned Section 8, 975.59; thence along said North line, N.89°23'16"W., 290.28 feet; thence S.20°46'09"E., 344.52 feet; thence S.89°50'16"E., 79.51 feet; thence S.00°14'04"E., 382.03 feet; thence N.89°28'34"W., 286.36 feet; thence N.00°12'18"E., 150.06 feet; thence N.89°28'19"W., 171.53 feet; thence S.00°05'16"W., to a point on the North right-of-way of 29th Street East per Right-of-Way Dedication recorded in Official Records Book 2434, Page 2468 of the aforementioned Public Records, 631.03 feet; thence along said North right-of-way line the following four (4) courses: (1) S.88°43'10"W., 555.91 feet; (2) S.46°18'10"W., 138.61 feet; (3) N.89°22'14"W., to a point on the East line of the aforementioned 105 foot wide Landing Strip, 446.08 feet; (4) S.19°42'14"W., along said East line to a point on the North right-of-way line of 29th Street East, 25.39 feet; thence N.89°59'31"W., along the South line of the aforementioned 105 foot wide landing strip, said line also being the North right-of-way line of 29th Street East to a point on the North right-of-way line of 29th Street East per Right-of-Way Dedication recorded in Official Records Book 2434, Page 2468 of the aforementioned Public Records, 111.54 feet; thence along said North right-of-way line the following three (3) courses: (1) N.19°42'14"E., 26.97 feet; (2) thence N.89°23'17"W., 533.70 feet; (3) N.44°48'57"W., to a point on the East right-of-way line of the abandoned Seaboard Coastline Railroad, 40.49 feet; thence along said East right-of-way line the following four (4) courses: (1) N.00°09'23"W., 606.34 feet; (2) N.89°49'47"W., 22.49 feet; (3) thence N.00°09'21"W., 243.85 feet to the point of curvature of a curve to the right, having a radius of 1875.03 feet, a central angle of 12°47'59", and whose chord bears N.06°17'54"E.; (4) along the arc of said curve to the North line of the aforementioned Section 7, 418.88 feet; thence S.89°39'46"E., along said North line, 1004.68 feet to the POINT OF BEGINNING.

Parcel contains 3,884,036 Square Feet, or 89.17 Acres more or less.

LESS:

(LANDING STRIP NORTH)

A parcel of land being a portion of a 105 foot wide Landing Strip recorded in Official Records Book 1527, Page 7943 of the Public Records of Manatee County, Florida, lying in Sections 5 & 6, Township 34 South, Range 18 East, Manatee County, Florida more particularly described as follows:

COMMENCE at the common corner of Sections 5, 6, 7, & 8, Township 34 South, Range 18 East, Manatee County, Florida; thence N.89°39'46"W., along the North line of said Section 7 to a point on the East line of a 105 foot wide Landing Strip recorded in Official Records Book 1527, Page 7943 of the Public Records of Manatee County, Florida, 77.06 feet for the POINT OF BEGINNING; thence continue along said North line of Section 7, N.89°39'46"W., to a point on the West line of the aforementioned 105 foot wide Landing Strip, 111.30 feet; thence along the boundary lines of said 105 foot wide Landing Strip the following three (3) courses: (1) N.19°42'14"E., to a point on the North line of said Landing Strip, same being the South right-of-way line of Mendoza Road, 1349.78 feet; (2) S.89°20'30"E., along said South right-of-way line to a point on the East line of the aforementioned Landing Strip, 111.08; (3) S.19°42'14"W., along said East line, 1349.12 feet to the POINT OF BEGINNING.

Parcel contains 141,692 Square Feet, or 3.25 Acres more or less.

OVERALL TOTAL AREA CONTAINS 3,742.334 SQUARE FEET, OR 85.92 ACRES, MORE OR LESS