

THE DISTRICT

**COMMUNITY DEVELOPMENT
DISTRICT**

November 18, 2024

**LANDOWNERS'
MEETING AGENDA**

The District 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

November 11, 2024

ATTENDEES:

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

Landowners

The District Community Development District

Dear Landowners:

A Landowners' Meeting of the District Community Development District will be held on November 18, 2024 at 1:30 P.M., at Kimley-Horn Offices, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258. The agenda is as follows:

1. Call to Order
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors **[SEATS 1, 3 & 4]**
 - A. Nominations
 - B. Casting of Ballots
 - I. Determine Number of Voting Units Represented
 - II. 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 vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

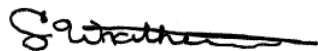
At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or 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 that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one 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 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 you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 413 553 5047

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors

in the matter of The District Community Development District

in the Court, was published in said newspaper by print in the issues of 10/24/24, 10/31/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 31st day of October, 2024 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

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

Notice is hereby given to the public and all landowners within District Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 32.21 acres, located east of Broadcast Place, north of Interstate 95 and south of the St. Johns River, in Duval County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 18, 2024

TIME: 1:30 PM

PLACE: Kimley-Horn Offices
12740 Gran Bay Parkway West
Suite 2350
Jacksonville, Florida 32258

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("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 is asked to contact the District Manager's Office, at least 48 hours before the meeting. 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 any 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.

Craig Wrathell
District Manager
Oct. 24/31 00 (24-06755D)

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
DISTRICT COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 18, 2024**

TIME: **1:30 PM**

LOCATION: **Kimley-Horn Offices
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

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 vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or 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 that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one 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 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.

LANDOWNER PROXY

**DISTRICT COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 18, 2024**

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 Community Development District to be held at the Kimley-Horn Offices, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258, on November 18th, 2024, at 1:30 p.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.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[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:

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. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. 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
DISTRICT COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 18, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will 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 District Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[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 Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
4		

Date: _____

Signed: _____

Printed Name: _____

Parcel Number	Owner	Address	City	State	ZIP Code	Acres	Votes
R-080096-0435	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	0.26	
R-080096-0480	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	0.15	
R-080096-0495	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	0.3	
R-080096-0510	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	0.15	
R-080096-0555	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	2.25	
R-080096-0570	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	0.15	
R-080096-0585	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	1.02	
R-080096-0640	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	4.1	
R-080096-0660	CITY OF JACKSONVILLE	117 W DUVAL ST STE 400	JACKSONVILLE	FL	32202	3.17	
						11.55	12
R-080096-0680	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.16	
R-080096-0740	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.35	
R-080096-0760	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.27	
R-080096-0780	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.03	
R-080096-0800	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.01	
R-080096-0820	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.05	
R-080096-0840	DISTRICT COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.26	
						1.13	2
R-080096-0710	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.01	
R-080096-0720	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.01	
R-080096-0860	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	2.93	
R-080096-0880	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	2.23	
R-080096-0920	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	3.64	
R-080096-0940	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.49	
R-080096-0960	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	1.29	
R-080096-0980	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.61	
R-080096-1000	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	1.62	
R-080096-1020	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	1.77	
R-080096-1040	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.09	
R-080096-1060	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.39	
R-080096-1100	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	1717 MAIN ST SUITE 3900	DALLAS	TX	75201	0.4	
R-080096-1150	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	2538 RIVER RD	JACKSONVILLE	FL	32207	0.14	
R-080096-1160	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	2538 RIVER RD	JACKSONVILLE	FL	32207	0.14	
R-080096-1170	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	2538 RIVER RD	JACKSONVILLE	FL	32207	0.1	
R-080096-1180	ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC	2538 RIVER RD	JACKSONVILLE	FL	32207	0.34	
						16.2	17
R-080096-0900	TOLL SOUTHEAST LP COMPANY INC	1140 VIRGINIA DR	FOR WASHINGTON	PA	10934	1.41	
R-080096-1040	TOLL SOUTHEAST LP COMPANY INC	1140 VIRGINIA DR	FOR WASHINGTON	PA	10934	1.35	
						2.76	3
R-080096-0415	SCHOOL BOARD OF DUVAL COUNTY	1701 PRUDENTIAL DR	JACKSONVILLE	FL	32207	1.72	
						1.72	2
Total							36