

KD52

COMMUNITY DEVELOPMENT

DISTRICT No. 1

March 4, 2025

LANDOWNERS'

MEETING AGENDA

KD52 Community Development District No. 1
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

February 27, 2025

Landowner(s)
KD52 Community Development District No. 1

Dear Landowner(s):

A Landowners' Meeting of the KD52 Community Development District No. 1 will be held on March 4, 2025 at 9:00 a.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544. 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.

ATTENDEES:

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

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 (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

Serial Number
25-00255P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Landowners' Meeting

in the matter of KD52 No. 1: Meeting on Various Dates in March, 2025; Electing five (5) persons/people to the District's Board of Supervisors

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

issues of 2/7/2025, 2/14/2025

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.

Lindsey Padgett
Lindsey Padgett

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

14th day of February, 2025 A.D.

by Lindsey Padgett who is personally known to me.

Kimberly S. Martin
Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given to the public and all landowners within KD52 Community Development District No. 1 ("District"), the location of which is generally described as comprising a parcel or parcels of land entirely within Pasco County, Florida containing approximately 441.984 acres of land generally located north of State Road 52 and west of Interstate 95, 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: March 3, 2025
- TIME: 11:00 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 4, 2025
- TIME: 9:00 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 5, 2025
- TIME: 9:00 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 6, 2025
- TIME: 11:30 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 10, 2025
- TIME: 10:00 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 11, 2025
- TIME: 9:30 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544
- DATE: March 13, 2025
- TIME: 11:00 AM
- PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

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 is 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.

District Manager
February 7, 14, 2025

25-00255P

**LANDOWNER PROXY
 KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
 PASCO COUNTY, FLORIDA
 LANDOWNERS' MEETING – MARCH 4, 2025**

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 KD52 Community Development District No. 1 to be held at **9:00 a.m. EST on March 4, 2025, at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208., Wesley Chapel, Florida 33544** 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.

 MULANDCO LIQUIDATING COMPANY LLC
 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
[See landowner roll attached] _____	<u>71.72</u>	<u>72</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.]

Total Number of Authorized Votes: 72

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.).

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
06-25-20-0000-00100-0010	SF LANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	210.21	
05-25-20-0000-00100-0020	SF LANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	27.29	
08-25-20-0000-00100-0020	SF LANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	31.87	
05-25-20-0000-00100-0010	SF LANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	100.89	
				370.26	
05-25-20-0000-00100-0000	MULANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	37.6	
08-25-20-0000-00100-0000	MULANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	30.59	
08-25-20-0010-00000-00E1	MULANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	0.11	
06-25-20-0000-00100-0020	MULANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	3.42	
				71.72	
Total			Total Acres as per Petition	441.98	442

OFFICIAL BALLOT
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
CITY OF NEWBERRY, ALACHUA COUNTY FLORIDA
LANDOWNERS' MEETING – MARCH 4, 2025

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 KD52 Community Development District No. 1 and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>[See landowner roll attached]</u>	<u>71.72</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 MULANDCO LIQUIDATING COMPANY 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: _____

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
06-25-20-0000-00100-0010	SF LANDCO LIQUIDATING COMPANY LLC	1414 W SWANN AVENUE SUITE 100	TAMPA, FL 33606	210.21	
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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.

 SF LANDCO LIQUIDATING COMPANY LLC
 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
[See landowner roll attached] _____	<u>370.26</u>	<u>371</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.]

Total Number of Authorized Votes: 371

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.).

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<u>Description</u>	<u>Acreage</u>
[See landowner roll attached]	370.26

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or

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

Date: _____

Signed: _____

Printed Name: _____

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