

SEBASTIAN ISLES

**COMMUNITY DEVELOPMENT
DISTRICT**

November 5, 2024

**LANDOWNERS'
MEETING AGENDA**

Sebastian Isles 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

October 29, 2024

Landowner(s)
Sebastian Isles Community Development District

Dear Landowners:

A Landowners' Meeting of the Sebastian Isles Community Development District will be held on November 5, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172. 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 [Seats 3, 4, 5]
 - 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 (three (3) 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 candidate 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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 3362809



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
147357	601917	Print Legal Ad-IPL01991010 - IPL0199101		\$1,730.90	1	94 L

Attention: Daphne Gillyard

Sebastian Isles Community Development District
2502 N Dixie Hwy., Unit 9
Lake Worth, FL 33460

gillyardd@whhassociates.com

**NOTICE OF LANDOWNERS'
MEETING AND ELECTION
OF THE SEBASTIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given to the public and all landowners within Sebastian Isles Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 27.86 acres, in the City of Florida City, Miami-Dade County, Florida, bounded on the north by SW 340 Street, on the east by SW 170 Avenue, on the south by SW 344 Street (East Palm Drive) and on the west by Factory Shops Boulevard, advising that a meeting of landowners will be held for the purpose of electing three (3) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 5, 2024
TIME: 10:30 AM
PLACE: offices of Alvarez Engineers
8935 NW 35th Lane, Suite #10
Doral, Florida 33172

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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

10/13/24, 10/20/24

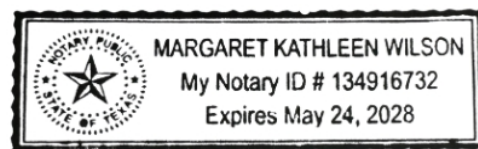
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 21th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **10:30 a.m.**

LOCATION: **Alvarez Engineers
8935 NW 35th Lane, Suite #101
Doral, Florida 33172**

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. 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.

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

**SEBASTIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 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 Sebastian Isles Community Development District to be held at 10:30 a.m. on November 5, 2024, at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, 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. 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

**SEBASTIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 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 Sebastian Isles Community Development District and described as follows:

Description

Acreage

[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
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Folio ID	Owner	Address	City	State	Zip	Acres	Units	Votes
16-7919-034-0770	ADALID AUGUSTO BORI PALMA	341 NE 1ST DR	FLORIDA CITY	FL		33034		1
16-7919-034-0010	ADRIANA CAROLINA PIRELA	4631 SW 163 PATH	MIAMI	FL		33185		1
16-7919-034-0050	ALEXANDER GREENHAUFF	318 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-1070	ALEXIS E BALDIRIS PADILLA	205 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-1020	ALLISON COLEEN ALMAN	225 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0880	ANTONIO VELEZ	125 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-0020	BEATRIZ ENRIQUEZ CASAL	306 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0960	BRANDON ALEXANDER CLARO	149 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0670	CARMEN ELIZABETH BORRERO DE PEREZ	417 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0430	CLAUDIA JUDITH CABRERA	540 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0450	DANIEL PARDO TARREO	525 NE 1 DR	HOMESTEAD	FL		33032		1
16-7919-034-1080	DARRIN D WASHINGTON	201 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0800	DELINA CAMPOS	353 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0920	EDUARDO ALEXEI EMBADE COTO	109 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-1120	ERICK ROBERTO ZELEDON ESPINOZA	245 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0870	FABIO MARCELO DENIS	329 NE 1 ST DRIVE	HOMESTEAD	FL		33034		1
16-7919-034-0990	FELIPE CAMPO DELAMORA	137 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0780	FELIX RICARDO FERNANDEZ GRANADOS	345 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0860	FERNANDO DIAZ	325 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-1160	FRACISCO ANTONIO CONTRERAS	231 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0840	FRANCISCO JAVIER SIMANCAS LUZARDO	317 NE 1 ST	HOMESTEAD	FL		33034		1
16-7919-034-0980	GILLIANNE VICTORIA ALFONSO	141 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0070	HAYLEE ALVAREZ	326 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-1040	HEIDY PONCE DE LEON REGO	7985 CRESPI BLV #4	MIAMI BEACH	FL		33141		1
16-7919-034-0890	ILIANA MARIA IGLESIAS	121 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-0140	JAVIER YLDEMARO CHAVEZ TOVAR	354 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0480	JOSE IGNACIO DE FRENZA	537 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0030	JOSE LUIS MANCILLA	310 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0080	JULIBETH ARELIANO OSORIO	330 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0680	JULIO FLORIDO RAMOS GARCIA	421 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0940	JULIO OSCAR PEREZ	101 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0900	KRISTALIE ROSE CABRAL	117 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-0830	LAURA ZARRELLI	167 SE 24 AVE	HOMESTEAD	FL		33033		1
16-7919-034-0040	LUIS ALBERTO ARAICA ICABALZETA	314 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0500	MAMERTO SERGIO EMBESTRO	545 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-1110	MANUEL FERNANDO MOLINA GOMEZ	249 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-1100	MANUEL HUMBERTO PARRA	253 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0340	MARGARITA MACIAS	504 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0790	MARIO ALEJANDRO PAGARIZABAL	349 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0820	MARK ANDREW MCCORMACK	309 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-1050	MASSIEL X RODRIGUEZ	213 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0910	MICHAEL NAIROVY MARTE	113 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-1090	RAMIA M ESTEVEZ SANCHEZ	257 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-0420	RUBEN ROQUE ORTIZ	536 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0850	SEBASTIAN THREE LLC	160 W CAMINO REAL #328	BOCA RATON	FL		33432		1
16-7919-034-1140	SHIVANI KAUSHAL	42245 PROVIDENCE RIDGE DR	CHANTILLY	VA		20152		1
16-7919-034-0970	SILVIA REBECA PALACIOS	145 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-1010	SINDY Y CASTELLANOS OLIVERA	129 NE 3 CT	HOMESTEAD	FL		33034		1
16-7919-034-0560	TANIA LISBETH MARTINEZ FARIAS	521 NE 1 DR	FLORIDA CITY	FL		33034		1
16-7919-034-0470	TOBY USA LLC	1445 LUDINGTON	WESLEY CHAPEL	FL		33543		1
16-7919-034-0090	TULIA RALLO	3210 SW 94 PL	MIAMI	FL		33165		1
16-7919-034-1130	VRISHALI MANISH DALVI	16 BOTANY COURT	NORTH POTOMAC	MD		20578		1
16-7919-034-1150	VRISHALI MANISH DALVI	235 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0810	WILLIAM PEREZ	305 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0760	YADIER CABRERA	337 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0950	YANAY FERNANDEZ PEREZ	153 NE 3 CT	FLORIDA CITY	FL		33034		1
16-7919-034-0750	YATMARY YSOLINA MENA	333 NE 1 DR	HOMESTEAD	FL		33034		1
16-7919-034-0060	YULIESKY CHACON GOMEZ	322 NE 1 DR	HOMESTEAD	FL		33034		1
Total							58	58
16-7919-001-0411	CITY OF FLORIDA CITY	PO BOX 343570	FLORIDA CITY	FL		33034	0.05	1
16-7919-002-0210	D R HORTON INC	6123 LYONS RD	COCONUT CREEK	FL		33073	0.128	
16-7919-003-0200	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	0.8	
16-7919-003-0210	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	2.93	
16-7919-003-0220	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	0.28	
16-7919-003-0230	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	3.93	
16-7919-003-0240	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	4.05	
16-7919-003-0250	D R HORTON INC	6123 LYONS ROAD	COCONUT CREEK	FL		33073	3.88	
16-7919-034-0150	D R HORTON INC	6123 LYONS RD	COCONUT CREEK	FL		33073		1
16-7919-034-0160	D R HORTON INC	6123 LYONS RD	COCONUT CREEK	FL		33073		1
16-7919-034-0170	D R HORTON INC	6123 LYONS RD	COCONUT CREEK	FL		33073		1

