

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

April 24, 2024

BOARD OF SUPERVISORS

LANDOWNERS'

MEETING AGENDA

Firelight East 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

April 17, 2024

Landowner(s)
Firelight East Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Firelight East Community Development District will be held on April 24, 2024 at 11:30 a.m., at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952. 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) 909-7930 or Craig Wrathell at (561) 719-8675.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804



**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/28/24, 04/04/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor 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.

(Signature of Affiant)

Sworn and subscribed before me this 4th day of
April, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

**NOTICE OF LANDOWNERS'
MEETING AND
ORGANIZATIONAL MEETING
OF THE BOARD OF
SUPERVISORS OF THE
FIRELIGHT EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given to the public and all landowners within Firelight East Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 338.02 acres, generally located east of Burnt Store Road and south of Zemel Road, entirely within Charlotte 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: April 24, 2024
TIME: 11:30 AM
PLACE: 4161 Tamiami Trail,
Building 5 Unit 501
Port Charlotte, Florida 33952

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.

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.

District Manager
Publish: 03/28/24, 04/04/24
436355 3923652

**LANDOWNER PROXY
FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS' MEETING – APRIL 24, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints John McKay ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Firelight East Community Development District to be held at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952 on April 24, 2024 at 11:30 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.

ZEMEL LAND PARTNERS LLC
Printed Name of Legal Owner

Signature of Legal Owner

Date

By: _____

Its: _____

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
422328200001	320.00 acres <i>(per Property Appraiser)</i>	320 votes
	338.02 acres <i>(per Petition)</i>	

[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:

320

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.).

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
422328200001	ZEMEL LAND PARTNERS LLC	5800 LAKEWOOD RANCH BLVD	SARASOTA, FL 34240	320.00	320.00
				320.00	320.00
Total			Total Acres as per Petition:	338.02	339



CHARLOTTE COUNTY PROPERTY APPRAISER
PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422328200001 for the 2024 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

ZEMEL LAND PARTNERS LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Ownership current through: 4/7/2024

Property Location:

Property Address: 26901 ZEMEL RD
or 27001 ZEMEL RD

Property City & Zip: PUNTA GORDA 33955

Business Name:

General Parcel Information

Taxing District:	107
In City of Punta Gorda:	NO
Current Use:	GRAZINGLAND SOIL CAPABILITY CLASS IV
Future Land Use (Comp. Plan):	Burnt Store Village Residential, Resource Conservation
Zoning Code:	PD
Market Area / Neighborhood / Subneighborhood:	03/11/69000
Map Number:	5C28N
Section/Township/Range:	28-42-23
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Q
6/21/2023	0/0	3284323	\$4,250,000	VACANT	
5/10/2023	0/0	3264666	\$100	VACANT	
6/4/2007	3199/1502	1694567	\$100	VACANT	
1/6/2007	3157/65	1667093	\$100	VACANT	
12/6/2006	3157/63	1667092	\$100	VACANT	
2/1/2004	2408/1758	1159562	\$2,240,000	VACANT	

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0417G	OUT	OUT	D	12015C	Outside of CBRA Zone	120061	See FIS	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. [Flood term definitions.](#)

For more information, please contact Building Construction Services at 941-743-1201.

2023 Certified Tax Roll Values, as of January 1, 2023

Approach	County	City	School	Other
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Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$3,131,074	\$3,131,074	\$3,131,074	\$3,131,074
Certified Assessed Value:	\$31,831	\$31,831	\$31,831	\$31,831
Certified Taxable Value:	\$31,831	\$31,831	\$31,831	\$31,831

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value*
1	ZZZ 284223 P1 305.52 ACRES	6300	<u>PD</u>	ACRE	305.52	305.52	\$3,666,240
2	ZZZ 284223 P1 14.480 ACRES	6300	<u>PD</u>	ACRE	14.48	14.48	\$17,376

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: ZZZ 284223 P1	Long Legal: 28 42 23 P-1 320A M/L E1/2 1/196 DB48/129 CMB3/327 482/363 E550/1558 2408/1758 3157/63 3157/65 3199/1502 CD3264666 GOV3374849
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Data Last Updated: 4/18/2024- Printed On: 4/18/2024.

OFFICIAL BALLOT
FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS' MEETING – APRIL 24, 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 Firelight East Community Development District and described as follows:

Description

Acreage

422328200001

320.00 acres (per Property Appraiser)

338.02 acres (per Petition)

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	John Leinaweaver	
2	Sandy Foster	
3	Priscilla Heim	
4	Kris Watts	
5	Jennings DePriest	

Date: _____

Signed: _____

Printed Name: _____

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
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Business Name:

General Parcel Information

Taxing District:	107
In City of Punta Gorda:	NO
Current Use:	GRAZINGLAND SOIL CAPABILITY CLASS IV
Future Land Use (Comp. Plan):	Burnt Store Village Residential, Resource Conservation
Zoning Code:	PD
Market Area / Neighborhood	03/11/69000
/ Subneighborhood:	
Map Number:	5C28N
Section/Township/Range:	28-42-23
SOH Base Year:	
Waterfront:	NO

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Date	Book/Page	Instrument Number	Selling Price	Sales code	Q
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