

KENTON

**COMMUNITY DEVELOPMENT
DISTRICT**

February 7, 2025

**LANDOWNERS'
MEETING AGENDA**

Kenton 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

ATTENDEES:

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

January 31, 2025

Landowner(s)
Kenton Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Kenton Community Development District will be held on February 7, 2025 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., 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.

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.

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

Sincerely,



Chesley 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

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Meetings
Fiscal Year 2024/2025

Highland Trails Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Highland Trails Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025
September 1, 2025 (Labor Day)

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Brezee, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4662, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREZZE at (813) 565-4662. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Breeze, District Manager
January 17, 2025

25-00087P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2024/2025

Zephyr Lakes Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Zephyr Lakes Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025
September 1, 2025 (Labor Day)

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Brezee, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4662, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREZZE at (813) 565-4662. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Breeze, District Manager
January 17, 2025

25-00089P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2024/2025

Mirada II Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Mirada II Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025
September 1, 2025 (Labor Day)

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Brezee, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4662, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREZZE at (813) 565-4662. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Breeze, District Manager
January 17, 2025

25-00088P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Kenton Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 119.51 acres of land, entirely within unincorporated Pasco County, Florida, generally located south of south of County Road 52, west of County Road 577, north of Veterans Road and east of Interstate 75, 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: February 7, 2025
TIME: 11:00 AM

PLACE: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
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.

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
January 17, 2025

25-00082P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 0.78 acres to serve the Residential, Parks & Recreation Areas project known as Epperson South Parcel B Pool.

The project is located in Pasco County, Section(5) 26, Township 25 South, Range 20 E. The permit applicant is Beaton Epperson HOA, Inc, 8159 Rockledge Drive, Wesley Chapel, FL 33545. The Permit No. is 43027996.033.

The file(s) pertaining to the project referred to above is/are available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 15 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.574, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
January 17, 2025

25-00085P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, January 24, 2025, at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5544 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting 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 such appeal is to be based.

Sean Craft
District Manager

January 17, 2025

25-00083P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Angeline Community Development District

Notice is hereby given to the public and all landowners within the Angeline Community Development District ("the District"), comprised of approximately 2,226.63 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing five members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors 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: February 11, 2025

Time: 6:00 p.m.

Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors 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. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at larry@breezehome.com or by phone at (813) 565-4662, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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.

Larry Krause, District Manager
January 17, 2025

25-00074P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, January 24, 2025, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5544 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting 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 such appeal is to be based.

Sean Craft
District Manager

January 17, 2025

25-00084P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 909381 from Johns Hopkins All Children's Hospital, Inc., 501 6th Ave S, St. Petersburg, FL 33701. Application received: 1/10/2025. Proposed activity: Collector road. Project name: McKendree Road South. Project size: 81.30 acres Location: Section(5) 28, 29, Township 25 South, Range 20 East, in Pasco County, Outstanding Florida State No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org/. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 995-7481 or 1/800/436-0797. TDD only 1/800/231-6103.

January 17, 2025

25-00086P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of the Hope Innovation District ("District") will hold a public hearing and regular meeting on February 4, 2025 at 1:00 p.m. at Specs Visioning Center -16525 Visioning Center Road, Land O'Lakes, FL 33463 for the purpose of the public hearing to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, PTM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5800 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Lynne Mullins
District Manager
January 17, 24, 2025

25-00075P

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

NOTICE 12, 2025

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS RE: LOUIS ALLEN KING, Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named decedent, established a Living Trust, entitled KING FAMILY LIVING TRUST, dated JUNE 23, 2010, died on December 19, 2024. The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this notice is January 17, 2025. Marty Allen King, Co-Trustee 7811 Shannon Ln. Zephyrhills, FL 33540 Ernest Allen King, Co-Trustee 11067 Marsh Wren Ave. Weeki Wachee, FL 34614 January 17, 24, 2025 25-00071P	HOPE INNOVATION DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING. The Board of Supervisors ("Board") of the Hope Innovation District ("District") will hold a public hearing and regular meeting on February 4, 2025 at 1:00 p.m. at Spens Visioning Center -16528 Visioning Center Road, Land O'Lakes, FL 34638 for purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the office of the District Manager, PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based. Lynne Mullins District Manager January 17, 24, 2025 25-00075P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA File No. 2023 CP 001741 CPA PROBATE DIVISION IN RE: ESTATE OF SUMNER A. BELL/ Deceased. The administration of the estate of Sumner A. Bell, deceased, whose date of death was September 19, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Samantha A. Hill Personal Representative 447 Robens Drive East Nokomis, FL 34275 Eric R. Hoonhout, Esq. Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com January 17, 24, 2025 25-00070P	NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Samantha A. Hill Personal Representative 447 Robens Drive East Nokomis, FL 34275 Eric R. Hoonhout, Esq. Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com January 17, 24, 2025 25-00070P
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP01778CPAXES Division X IN RE: ESTATE OF JEFFREY PORTER ALLING Deceased. The administration of the estate of JEFFREY PORTER ALLING, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000012CPAXES IN RE: ESTATE OF EWEILL BUFORD HOWARD Deceased. The administration of the estate of EWEILL BUFORD HOWARD, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: TED PORTER HOWARD 17231 Brighton Lake Road Land O' Lakes, Florida 34638 Attorney for Personal Representative PHILIP V. HOWARD Attorney 2400 First Street, Unit #300 Fort Myers, Florida 33901 Telephone: (239) 337-6750 Fax: (239) 208-5429 E-Mail: phoward@hahnlaw.com Secondary E-Mail: jtstone@hahnlaw.com Secondary E-Mail: vbaker@hahnlaw.com January 17, 24, 2025 25-00096P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP01622CPAXES Division A IN RE: ESTATE OF MARY E. ELSWICK Deceased. The administration of the estate of MARY E. ELSWICK, deceased, whose date of death was June 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: TAMATHIA NORTHOPE 238 Lynwood Avenue Elmira Heights, NY 14903 Attorney for Personal Representative STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 36410 North Avenue P.O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com January 17, 24, 2025 25-00097P	NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Jacqueline Howl 118 Herford Drive Liverpool, New York 13088 Attorney for Personal Representative 1/s/ N. Michael Kousskoutis N. MICHAEL KOUSSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave., Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5433 E-Mail: nmk@nmlaw.com Secondary E-Mail: transerbel23@gmail.com January 17, 24, 2025 25-00098P
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND Meeting of the Board of Supervisors of the Angeline Community Development District ("the District"). Notice is hereby given to the public and all landowners within the Angeline Community Development District ("the District"), comprised of approximately 2,226.63 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors 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: February 11, 2025 Time: 6:00 p.m. Place: Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33559 Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address. The landowners' meeting and the Board of Supervisors 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. There may be an occasion where one or more supervisors will participate by telephone. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at larry@breezehome.com or by phone at (813) 565-1603, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager. 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. Larry Krause, District Manager January 17, 24, 2025 25-00074P	HOPE INNOVATION DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Hope Innovation District ("the District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 4, 2025 at 1:00 p.m. at Spens Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("the Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management, roadways, water, wastewater, and reclaim water systems, and any other lawful improvements or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that 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 such appeal is to be based. Lynne Mullins District Manager January 3, 10, 17, 24, 2025 25-00015P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1893 IN RE: ESTATE OF JUDITH E. BASAR Deceased. The administration of the estate of JUDITH E. BASAR, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Jacqueline Howl 118 Herford Drive Liverpool, New York 13088 Attorney for Personal Representative 1/s/ N. Michael Kousskoutis N. MICHAEL KOUSSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave., Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5433 E-Mail: nmk@nmlaw.com Secondary E-Mail: transerbel23@gmail.com January 17, 24, 2025 25-00098P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1893 IN RE: ESTATE OF JUDITH E. BASAR Deceased. The administration of the estate of JUDITH E. BASAR, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Jacqueline Howl 118 Herford Drive Liverpool, New York 13088 Attorney for Personal Representative 1/s/ N. Michael Kousskoutis N. MICHAEL KOUSSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave., Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5433 E-Mail: nmk@nmlaw.com Secondary E-Mail: transerbel23@gmail.com January 17, 24, 2025 25-00098P
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Kenton Community Development District ("District"), the location of which is generally described as parcels and land contained within approximately 119.31 acres of land, entirely within unincorporated Pasco County, Florida, generally located south of south of County Road 52, west of County Road 577, north of Overpass Road and east of Interstate 75, 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: February 7, 2025 TIME: 11:00 AM PLACE: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel 2710 Cypress Ridge Blvd. 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, 3200 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 speaker 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 January 17, 24, 2025 25-00082P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000012CPAXES IN RE: ESTATE OF EWEILL BUFORD HOWARD Deceased. The administration of the estate of EWEILL BUFORD HOWARD, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: TAMATHIA NORTHOPE 238 Lynwood Avenue Elmira Heights, NY 14903 Attorney for Personal Representative STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 36410 North Avenue P.O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com January 17, 24, 2025 25-00097P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1893 IN RE: ESTATE OF JUDITH E. BASAR Deceased. The administration of the estate of JUDITH E. BASAR, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Jacqueline Howl 118 Herford Drive Liverpool, New York 13088 Attorney for Personal Representative 1/s/ N. Michael Kousskoutis N. MICHAEL KOUSSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave., Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5433 E-Mail: nmk@nmlaw.com Secondary E-Mail: transerbel23@gmail.com January 17, 24, 2025 25-00098P	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1893 IN RE: ESTATE OF JUDITH E. BASAR Deceased. The administration of the estate of JUDITH E. BASAR, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Jacqueline Howl 118 Herford Drive Liverpool, New York 13088 Attorney for Personal Representative 1/s/ N. Michael Kousskoutis N. MICHAEL KOUSSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave., Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5433 E-Mail: nmk@nmlaw.com Secondary E-Mail: transerbel23@gmail.com January 17, 24, 2025 25-00098P

**LANDOWNER PROXY
KENTON COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – FEBRUARY 7, 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 Kenton Community Development District to be held at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on February 7, 2025 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.

[SEE SIGNATURE PAGES FOR LANDOWNERS ON THE FOLLOWING PAGES]

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
21-25-20-0000-00100-0000	119.51	120

[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: **120**

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.).

[SIGNATURE PAGE FOR LANDOWNER PROXY – KENTON CDD]

Executed this ____ day of _____, 2025.

Witnessed:

MAYRA FAZA

Print Name: _____
Address: _____

BY: _____
ITS: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____
Name: _____
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

[SIGNATURE PAGE FOR LANDOWNER PROXY – KENTON CDD]

Executed this ____ day of _____, 2025.

Witnessed:

**CHRISTOPHER JOY, AS TRUSTEE OF THE
TRUST FBO CHRISTOPHER JOY**

Print Name: _____
Address: _____

BY: _____
ITS: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as Trustee of the Trust FPO Christopher Joy, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

[SIGNATURE PAGE FOR LANDOWNER PROXY – KENTON CDD]

Executed this ____ day of _____, 2025.

Witnessed:

**RICHARD JOY, AS TRUSTEE OF THE TRUST
FBO RICHARD JOY**

Print Name: _____
Address: _____

BY: _____
ITS: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as Trustee of the Trust FPO Richard Joy, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

Exhibit A:

Legal Description

DESCRIPTION SKETCH

(NOT A SURVEY)

DESCRIPTION:

A portion of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of the Southeast 1/4 of said Section 21; thence N.00°13'38"W., 1324.56 feet along the Westerly boundary line of the Southeast 1/4 of said Section 21 to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 21; thence N.89°48'49"E., 1320.15 feet along the Northerly boundary line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 said Section 21; thence N.00°10'16"W., 1322.64 feet along the Westerly boundary line of the Northeast 1/4 of the Southeast 1/4 said Section 21 to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 said Section 21 and the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence N.00°43'39"W., 15.70 feet along the Westerly boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence S.43°06'07"E., 45.28 feet; thence N.60°34'29"E., 59.12 feet; thence N.66°47'43"E., 41.28 feet; thence N.71°46'32"E., 100.38 feet; thence N.38°40'27"E., 66.83 feet; thence N.45°08'02"E., 81.17 feet; thence N.21°54'13"E., 77.07 feet; thence N.32°58'28"W., 41.70 feet; thence N.23°24'36"E., 72.03 feet; thence N.37°30'48"E., 111.75 feet; thence N.52°48'50"E., 44.48 feet; thence N.06°32'11"W., 91.45 feet; thence N.79°11'59"E., 7.67 feet; thence S.06°00'29"E., 90.57 feet; thence S.13°32'26"E., 17.16 feet; thence S.66°28'30"E., 25.36 feet; thence S.46°44'49"E., 46.74 feet; thence N.59°37'51"E., 112.47 feet; thence S.63°54'02"E., 90.55 feet; thence S.39°03'14"E., 48.03 feet; thence S.65°24'32"E., 64.76 feet; thence N.12°48'50"E., 65.25 feet; thence S.87°26'01"E., 120.46 feet; thence S.42°11'05"E., 171.46 feet; thence S.15°32'26"E., 103.01 feet; thence S.23°58'58"E., 76.82 feet; thence S.72°41'53"E., 76.33 feet; thence S.25°43'05"E., 83.81 feet; thence S.23°30'44"E., 47.39 feet; thence S.66°31'06"E., 49.74 feet to the Westerly right-of-way line of KENTON ROAD; thence along said Westerly right-of-way line the following three courses: S.00°16'32"E., 1841.21 feet; thence S.89°51'33"W., 299.59 feet; thence S.00°15'47"E., 750.93 feet to the Southerly boundary line of the Southeast 1/4 of said Section 21; thence S.89°42'04"W., 2294.62 feet along said Southerly boundary line to the POINT OF BEGINNING.

Containing 119.51 Acres, more or less.

NOTES:

1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
3. This drawing not valid without the original signature and seal of a Florida Registered Surveyor & Mapper.

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
(P) = PLAT R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS

SHEET 1 OF 3NOTE:

SEE SHEETS 2 AND 3 FOR SKETCH.

REVISIONS

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Boundary limits revised.	8-13-24	MAC		2200074
Drawn: MAC		Client No: 2486		
		Checked:		
Original No.: 2200074		Current No.: 2200074		

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Drawing Date shown.

SCOTT R. FOWLER DATE OF SIGNATURE
FLORIDA REGISTERED LAND SURVEYOR NO. 5185
Drawing Date: 5-14-2024

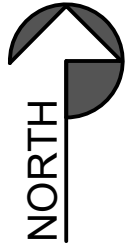
LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 3913

Sec.: 21 Twp.: 25 S. Rge.: 20 E.

J:\2200074\CAD\Survey\DWG\2200074dskt_CDD - REV.dwg -- 8/13/2024 11:31:28 AM

DESCRIPTION SKETCH
(NOT A SURVEY)



Scale: 1" = 600'

NORTHERLY BOUNDARY LINE OF
THE S.E. 1/4 OF THE N.E. 1/4 OF
SECTION 21
N.W. CORNER OF THE S.E. 1/4 OF
THE N.E. 1/4 OF SECTION 21

WESTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF THE N.E. 1/4 OF
SECTION 21

N.W. CORNER OF THE N.E. 1/4 OF
THE S.E. 1/4 OF SECTION 21
S.W. CORNER OF THE S.E. 1/4 OF
THE N.E. 1/4 OF SECTION 21

NORTHERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 21 AND
SOUTHERLY BOUNDARY LINE OF
THE N.E. 1/4 OF SECTION 21

WESTERLY BOUNDARY LINE OF
THE N.E. 1/4 OF THE S.E. 1/4 OF
SECTION 21

NOT INCLUDED

S.W. CORNER OF THE N.E. 1/4 OF
THE S.E. 1/4 OF SECTION 21

NORTHERLY BOUNDARY LINE OF
THE S.W. 1/4 OF THE S.E. 1/4 OF
SECTION 21

N89°48'49"E 1320.15'

N.W. CORNER OF THE S.W. 1/4
OF THE S.E. 1/4 OF SECTION 21

WESTERLY BOUNDARY
LINE OF THE S.E. 1/4 OF
SECTION 21

N00°13'38"W 1324.56'

S.W. CORNER OF SECTION 21

S89°40'50"W 2652.17'

POB

S.W. CORNER OF THE
S.E. 1/4 OF SECTION 21
(CCR #: 069892)

S89°42'04"W 2294.62'

SOUTHERLY BOUNDARY LINE
OF THE S.E. 1/4 OF SECTION 21

N.E. CORNER OF
THE S.E. 1/4 OF
THE N.E. 1/4 OF
SECTION 21

TYNDALL ROAD

NOT INCLUDED

SEE SHEET 3

EASTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 21

KENTON ROAD

WESTERLY R/W LINE
KENTON ROAD

S89°51'33"W 299.59'
S00°15'47"E 750.93'

KENTON ROAD
NOT
INCLUDED

S.E. CORNER
OF SECTION 21

**S.E. 1/4 OF
Section 21,
Township 25 South,
Range 20 East**

**Section 28,
Township 25 South,
Range 20 East**

= WETLAND CONSERVATION AREAS

NOTE:
SEE SHEET 1 FOR DESCRIPTION,
NOTES AND LEGEND.

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter
5J-17, Florida Administrative Code in effect on the Survey Date shown.

SCOTT R. FOWLER
FLORIDA REGISTERED LAND SURVEYOR NO. 5185
Drawing Date: 5-14-2024

DATE OF
SIGNATURE

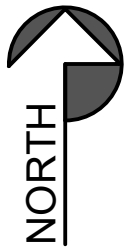
LANDMARK
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www.lesc.com | L.B. # 3913

SHEET 2 OF 3

Job No.:
2200074

Sec.: 21 Twp.: 25 S. Rge.: 20 E.



Scale: 1" = 300'

DESCRIPTION SKETCH

(NOT A SURVEY)

WESTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF THE N.E. 1/4 OF
SECTION 21

N.W. CORNER OF THE N.E. 1/4 OF
THE S.E. 1/4 OF SECTION 21
S.W. CORNER OF THE S.E. 1/4 OF
THE N.E. 1/4 OF SECTION 21

WESTERLY BOUNDARY LINE OF
THE N.E. 1/4 OF THE S.E. 1/4 OF
SECTION 21

N00°10'16"W 1322.64'

S00°16'32"E 1841.21'

EASTERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 21

KENTON ROAD

LINE TABLE

Line #	Bearing	Distance
L1	N00°43'39"W	15.70'
L2	S43°06'07"E	45.28'
L3	N60°34'29"E	59.12'
L4	N66°47'43"E	41.28'
L5	N71°46'32"E	100.38'
L6	N38°40'27"E	66.83'
L7	N45°08'02"E	81.17'
L8	N21°54'13"E	77.07'
L9	N32°58'28"W	41.70'
L10	N23°24'36"E	72.03'
L11	N37°30'48"E	111.75'
L12	N52°48'50"E	44.48'
L13	N06°32'11"W	91.45'
L14	N79°11'59"E	7.67'
L15	S06°00'29"E	90.57'
L16	S13°32'26"E	17.16'
L17	S66°28'30"E	25.36'
L18	S46°44'49"E	46.74'
L19	N59°37'51"E	112.47'
L20	S63°54'02"E	90.55'
L21	S39°03'14"E	48.03'
L22	S65°24'32"E	64.76'
L23	N12°48'50"E	65.25'
L24	S87°26'01"E	120.46'
L25	S42°11'05"E	171.46'
L26	S15°32'26"E	103.01'
L27	S23°58'58"E	76.82'
L28	S72°41'53"E	76.33'
L29	S25°43'05"E	83.81'
L30	S23°30'44"E	47.39'
L31	S66°31'06"E	49.74'

= WETLAND CONSERVATION AREAS

NOTE:

SEE SHEET 1 FOR DESCRIPTION,
NOTES AND LEGEND.

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter
5J-17, Florida Administrative Code in effect on the Survey Date shown.

SCOTT R. FOWLER

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Drawing Date: 5-14-2024

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SHEET 3 OF 3

Job No.:

2200074

Sec.: 21 Twp.: 25 S. Rge.: 20 E.

OFFICIAL BALLOT
KENTON COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING - FEBRUARY 7, 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 Kenton Community Development District and described as follows:

Description

Acreage

see attached

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		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Kenton CDD
Landowner Election Roll

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
21-25-20-0000-00100-0000	FAZA MAYRA & JOY CHRISTOPHER TRUST ET AL	9247 KENTON RD	WESLEY CHAPEL, FL 33545-2212	119.51	
				119.51	120
Total			Total Acres as per Petition:	119.51	120