VARREA SOUTH Community Development District

October 16, 2020 LANDOWNERS' MEETING AGENDA

Varrea South 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 9, 2020

ATTENDEES:

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

Landowner(s) Varrea South Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Varrea South Community Development District will be held on October 16, 2020 at 10:00 a.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida. 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 Landowners Varrea South Community Development District October 16, 2020, Landowners' Meeting Agenda Page 2

(2) or more people who own real property in common, that is one (1) acre or less, are <u>together</u> 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 <u>one (1)</u> 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) 719-8675.

Sincerely, S Whather Craig Wrathell District Manager

Tampa Bay Times Published Dailv

STATE OF FLORIDA **COUNTY OF Hillsborough**

Before the undersigned authority personally appeared Amy Robison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: VARREA SOUTH CDD ORGANIZATIONAL MEETING was published in Tampa Bay Times: 9/23/20, 9/30/20 in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not 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.

alisa

Signature Affiant

Sworn to and subscribed before me this .09/30/2020

Signature of Notary Public

Personally known

or produced identification

Type of identification produced



X

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH MUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Varrea South Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 436.62 acres within the City of Plant City, Hillsborough County, Florida, generally located South of Midway Road, west of Charlie Taylor Road, north of Interstate 4 and east of North Wilder Road advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened an organizational meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board. DATE: October 16, 2020

DATE: TIME: PLACE:

}_{ss}

October 16, 2020 10:00 A.M. Stantec 777 S. Harbour Island Blvd. Suite 600 Tampa, Florida 33602

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. 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,

571-0010. 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. It is anticipated that the organizational meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the organizational meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing comunications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(5)2, Florida Statutes. To that end, anyone wishing to participate in such meeting should contact the District Manager's Office prior to 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 District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. There may be an occasion where one or more supervisors will participate by speaker telephone.

business hours. 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 Office at (561)-571-0010 at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Craig Wrathell, District Manager 9/23, 9/30/2020 (111042)

LANDOWNER PROXY

VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING OCTOBER 16, 2020

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 Varrea South Community Development District to be held at the offices of Stantec, 777 S. Harbour Island Boulevard, Suite 600, Tampa, Florida on October 16, 2020 at 10 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.

D.R. HORTON, INC.

Signature of Legal Owner	Date			
Parcel Description	Acreage	Authorized Votes		
See attached				

[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 VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING – OCTOBER 16, 2020

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 each successful candidate 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 Varrea South Community Development District and described as follows:

Description

<u>Acreage</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or <u>as the proxy holder</u> of **D.R. Horton, Inc.** (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDID	ATE
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NUMBER OF VOTES

1		
2		
3		
4		
5		
Date:	Signed:	

Signed:	
Printed Name:	

LANDOWNER PROXY VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING OCTOBER 16, 2020

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner(s) of the lands described herein, hereby constitutes and appoints <u>MICHAEL DOHERTY</u> ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Varrea South Community Development District to be held at the offices of Stantec, 777 S. Harbour Island Boulevard, Suite 600, Tampa, Florida on October 16, 2020 at 10 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(s) 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.

Parcel Description	<u>Acreage</u>	Authorized Votes
See attached	436.62	437

[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.).

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[SIGNATURES ON FOLLOWING PAGE]

WHEREFORE, the landowner(s) execute the foregoing LANDOWNER PROXY to be effective as of October 16, 2020.

WALTON ACQUISITIONS FL, LLC, a Florida limited liability company

By: Walton International Group, Inc., a Nevada corporation, its Manager

-and-

WUSF 3 HARVEST GROVE N, LLC, a Florida limited liability company

By: Walton, U.S. Land Fund 3, LP, a Delaware limited partnership, its Sole Member and Manager

By: WUSF 3 GP, LLC, a Delaware limited liability company, its General Partner

By: Walton Land Management (USA), Inc., a Delaware corporation, its Manager

-and-

WUSF 4 HARVEST GROVE S, LLC, a Florida limited liability company

- By: Walton U.S. Land Fund 4, LP, a Delaware limited partnership, its Sole Member and Manager
- By: WUSF 4 GP, LLC, a Delaware limited liability company, its General Partner
- By: Walton Land Management (USA), Inc., a Delaware corporation, its Manager

Edward R. Fleming Authorized Signatory

OFFICIAL BALLOT VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING – OCTOBER 16, 2020

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 each successful candidate 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 Varrea South Community Development District and described as follows:

Description

Acreage
436.62

[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, <u>MICHAEL DOHERTY</u>, as Landowner, or <u>as the proxy holder</u> of WALTON ACQUISITIONS FL, LLC, WUSF 3 HARVEST GROVE N, LLC, and WUSF 4 HARVEST GROVE S, LLC (Landowners) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

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436

NUMBER OF VOTES

NAME	OF	CANDIDATE	

- 1. Ryan Zook
- 2. Brian Mihelich
- 3. Teddianne Sherman 436
- 4. William E. Conerly
- 5. Ryan R. Hoppe 436

				-
Signed:	X		7	\rightarrow
	ne: Michael	Doherty		\sim

Acrondo

Date: October 16, 2020

SKETCH AND DESCRIPTION - NOT A SURVEY

VARREA SOUTH

As a point of reference commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 28 South, Range 22 East, Hillsborough County, Florida and proceed South 89 51 35" West, along the North boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 1322.88 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence South 20'25'27" West, a distance of 26.71 feet to a point on the Southerly maintained right-of-way line of Midway Road as established by Hillsborough County on June 3, 2003 and the POINT OF BEGINNING; thence, leaving said Southerly maintained right-of-way line, South 20°54'52" West, a distance of 334.87 feet; thence South 30'06'57" West, a distance of 267.84 feet; thence South 72'08'22" West, a distance of 180.31 feet; thence South 00'05'51" West, a distance of 655.58 feet; thence South 89'06'22" East, a distance of 274.55 feet to the Northwest corner of Midway Groves as recorded in Plat Book 93, Page 48 of the Public Records of Hillsborough County, Florida; thence South 01'52'50" West, along the Westerly boundary of said Midway Groves, a distance of 250.84 feet; thence South 89'48'50" East, along the Westerly boundary of said Midway Groves, a distance of 269.88 feet; thence South 11'57'15" East, along the Westerly boundary of said Midway Groves, a distance of 689.35 feet to the Southwest corner of said Midway Groves; thence South 89'49'53" Eost, along the South boundary of said Midway Groves, a distance of 1048.75 feet to a point on the Westerly maintained right-of-way line of Charlie Taylor Road as established by Hillsborough County on June 3, 2003; thence, along said Westerly maintained right-of-way line the following four (5) courses: (1) South 00'28'18" West, a distance of 1004.83 feet; (2) South 02'53'51" West, a distance of 114.55 feet; (3) South 00'00'13" West, a distance of 604.60 feet; (4) S 00'34'09" E, a distance of 827.52 feet; (5) S 00'46'30" E, a distance of 505.37 feet to a point on the South boundary of the North 1/2 of the Northeast 1/4 of said Section 14; thence, along said South boundary, South 89'37'20'' West, a distance of 2604.08 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 14; thence, along the East boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 14, South 00'39'55" East, a Figure 1318.31 feet; thence, along the East boundary of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14, South 00'35'24" East, a distance of 659.92 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence South 89'35'53" West, along the South boundary of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14, a distance of 1316.83 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 00'54'01" West, along the West boundary of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14, a distance of 660.51 feet to the Northwest corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence North 00°31'25" West, along the West boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 14, a distance of 1318.35 feet to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence, along the West boundary of the East 1/2 of the Northwest 1/4 of said Section 14, North 00'39'48" West, a distance of 1319.56 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 14; thence, along the West boundary of the East 3/4 of said Section 11, North 00'14'07" East, a distance of 3401.92 feet; thence S 89'45'53" E, a distance of 63.34 feet; thence N 30'00'45" E, a distance of 95.22 feet; thence N 85'32'23" E, a distance of 149.50 feet; thence S of 32'00" E, a distance of 80.07 feet; thence N 47'42'42" E, a distance of 200.42 feet to a point on the South boundary of those certain lands conveyed by Official Records Book 24681, Page 1514 of the Public Records of Hillsborough County, Florida; thence N 89'40'27" E, along said South boundary, a distance of 84.93 feet; thence N 00'08'17" W, along the East boundary of said certain tract, a distance of 91.58 feet; thence N 4812'46" E, a distance of 245.16 feet; thence N 79'54'36" E, a distance of 460.86 feet to a point on the Southerly maintained right-of-way line of Midway Road as established by Hillsborough County on June 3, 2003; thence, along said Southerly right-of-way line, N 89'49'09" E, a distance of 144.23 feet; thence S 00'02'15" E, a distance of 36.89 feet; thence S 70'33'23" W, a distance of 532.29 feet; thence S 29'31'08" E, a distance of 172.52 feet; thence S 04'11'49" E, a distance of 471.53 feet; thence S 83'25'35" E, a distance of 517.86 feet; to the beginning of a non-tangential curvature of a curve concave southwesterly, having a radius of 165.82 feet and a chord which bears S 49'07'00" E, a distance of 163.67 feet; thence along the arc of said curve to the right, a distance of 171.17 feet; thence S 11'51'23" E, a distance of 103.70 feet; thence N 88'30'32" E, a distance of 27.78 feet; thence N 01'29'32" W, a distance of 310.79 feet; thence N 00'38'53" W, a distance of 517.21 feet; thence N 12/17/33" W, a distance of 58.55 feet; thence N 00'36'19" W, a distance of 216.32 feet to a point on the aforementioned South right-of-way line; thence, along said Southerly right-of-way line; thence S 89'56'46" E, a distance of 83.85 feet; thence S 00'38'21" E, a distance of 25.33 feet; thence S 11'02'52" W, a distance of 59.80 feet; thence S 00'38'40" E, a distance of 84.01 feet; to the beginning of a non-tangential curvature of a curve concave southeasterly, having a radius of 350.92 feet and a chord which bears N 27'00'04" E, a distance of 328.39 feet; thence along the arc of said curve to the right a distance of 341.73 feet; thence N 5456'57" E, a distance of 475.28 feet to a point on the aforementioned South right-of-way line; thence, along said Southerly right-of-way line N 89'55'27" E, a distance of 216.50 feet; to the POINT OF BEGINNING. The above parcel containing 19,019,156 square feet, or 436.62 acres, more or less.

Aaron Murphy

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07-10-2020

04-07-2020

1/2

Aaron J. Murphy, PSM Date Florida Professional Surveyor and Mapper No. 6768 for Hamilton Engineering and Surveying, Inc. Certificate of Authorization No. LB7013



VARREA SOUTH CDD

AS SHOWN

