

**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

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

ATTENDEES:

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

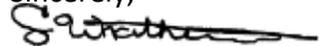
(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

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 (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

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

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>See attached</u>	_____	_____

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

Total Number of Authorized Votes: _____

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

Acreage

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

or

Attach Proxy.

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

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Date: _____

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 **MICHAEL DOHERTY ("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.

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

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.).

[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:

<u>Description</u>	<u>Acreage</u>
<u>SEE ATTACHED PROXY WITH LEGAL _____</u>	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.]

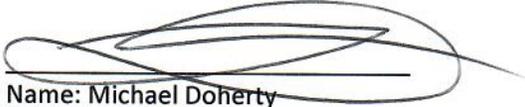
or

Attach Proxy.

I, **MICHAEL DOHERTY**, as Landowner, or as the proxy holder 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:

NAME OF CANDIDATE	NUMBER OF VOTES
1. Ryan Zook	437
2. Brian Mihelich	437
3. Teddianne Sherman	436
4. William E. Conerly	436
5. Ryan R. Hoppe	436

Date: October 16, 2020

Signed: 
Printed Name: Michael Doherty

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" East, 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 distance of 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 Southeast 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 76°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 48°12'46" 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°17'03" 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 215.33 feet; thence S 11°02'52" W, a distance of 59.80 feet; thence S 00°38'40" E, a distance of 372.36 feet; thence S 89°58'40" E, a distance of 159.04 feet; thence N 00°00'00" W, 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 54°56'57" 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

07-10-2020

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



3409 W. LEMON STREET
Tampa, FL 33608

LB7013

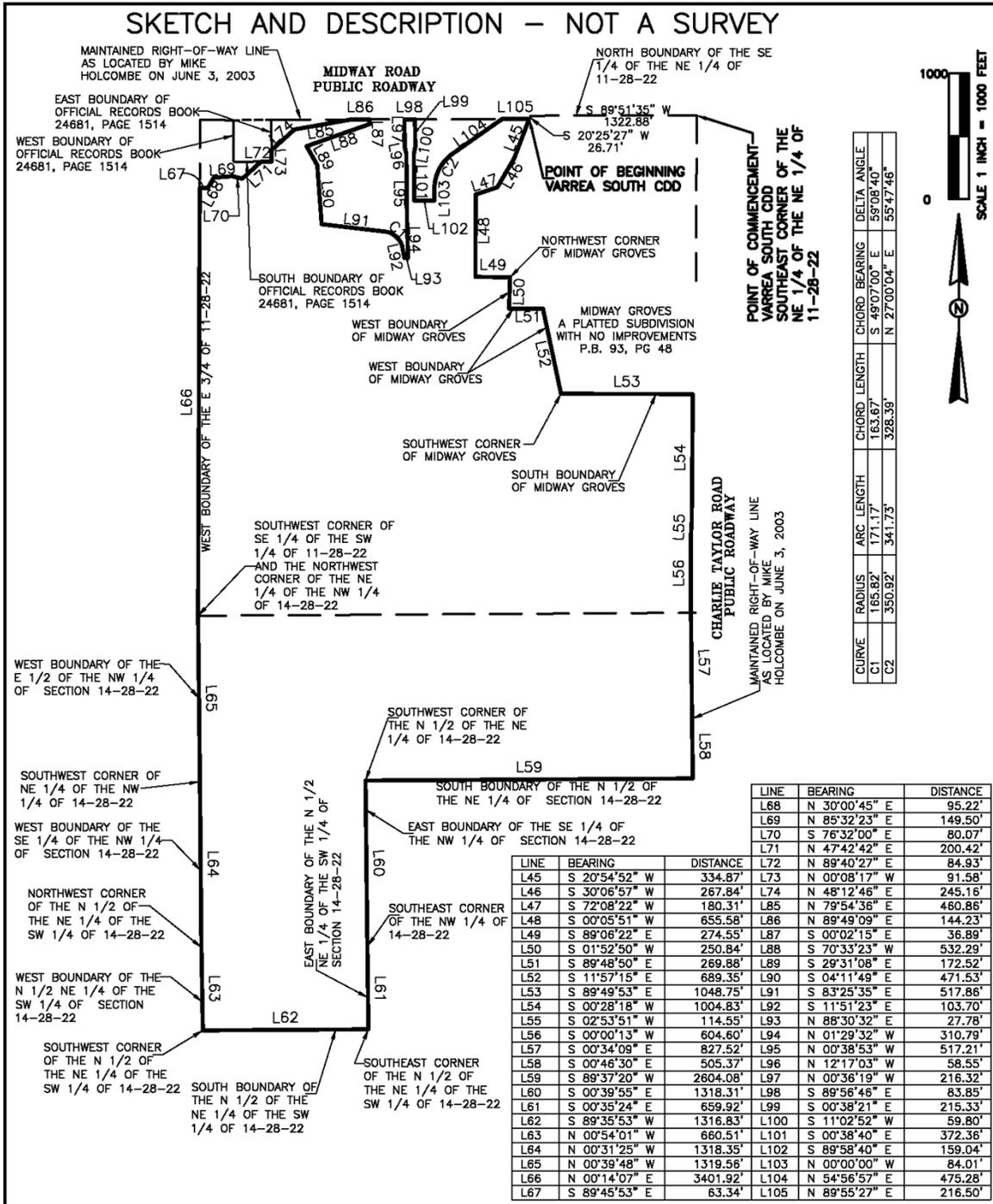
Tel (813) 250-3535
Fax (813) 250-3636

VARREA SOUTH CDD

SECTION	JOB NUMBER	SCALE	DATE
11&14-28-22	03544.0029	AS SHOWN	04-07-2020

SHEET
1/2

SKETCH AND DESCRIPTION - NOT A SURVEY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.62	171.17	165.67	S 45°07'00" E	58°08'40"
C2	350.92	341.73	328.39	N 27°00'04" E	55°47'46"



LINE	BEARING	DISTANCE
L68	N 30°00'45" E	95.22'
L69	N 85°32'23" E	149.50'
L70	S 76°32'00" E	80.07'
L71	N 47°42'42" E	200.42'
L72	N 89°40'27" E	84.93'
L73	N 00°08'17" W	91.58'
L74	N 48°12'46" E	245.16'
L75	S 72°08'22" W	180.31'
L76	S 00°05'51" W	655.58'
L77	N 89°49'09" E	144.23'
L78	S 89°06'22" E	274.55'
L79	S 00°02'15" E	36.89'
L80	S 01°52'50" W	250.84'
L81	S 89°48'50" E	269.88'
L82	S 29°31'08" E	172.52'
L83	S 11°57'15" E	689.35'
L84	S 04°11'49" E	471.53'
L85	S 89°49'53" E	1048.75'
L86	S 83°25'35" E	517.86'
L87	S 00°28'18" W	1004.83'
L88	S 11°51'23" E	103.70'
L89	S 02°53'51" W	114.55'
L90	N 88°30'32" E	27.78'
L91	S 00°00'13" W	604.60'
L92	N 01°29'32" W	310.79'
L93	S 00°34'09" E	827.52'
L94	N 00°38'53" W	517.21'
L95	S 00°46'30" E	505.37'
L96	N 12°17'03" W	58.55'
L97	S 89°37'20" W	2604.08'
L98	N 00°36'19" W	216.32'
L99	S 00°39'55" E	1318.31'
L100	S 89°58'46" E	83.85'
L101	S 00°38'21" E	215.33'
L102	S 89°35'53" W	1316.83'
L103	N 11°02'52" W	59.80'
L104	S 00°54'01" W	660.51'
L105	N 00°38'40" E	372.36'
L106	N 00°31'25" W	1318.35'
L107	S 89°58'40" E	159.04'
L108	N 00°39'48" W	1319.56'
L109	N 00°00'00" W	84.01'
L110	N 00°14'07" E	3401.92'
L111	N 54°56'57" E	475.28'
L112	S 89°45'53" E	63.34'
L113	N 89°55'27" E	216.50'

HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
Tampa, FL 33609

Tel (813) 250-3535
Fax (813) 250-3636

LB#7013

VARREA SOUTH CDD

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
11&14-28-22	03544.0029	AS SHOWN	04-07-2020	2/2