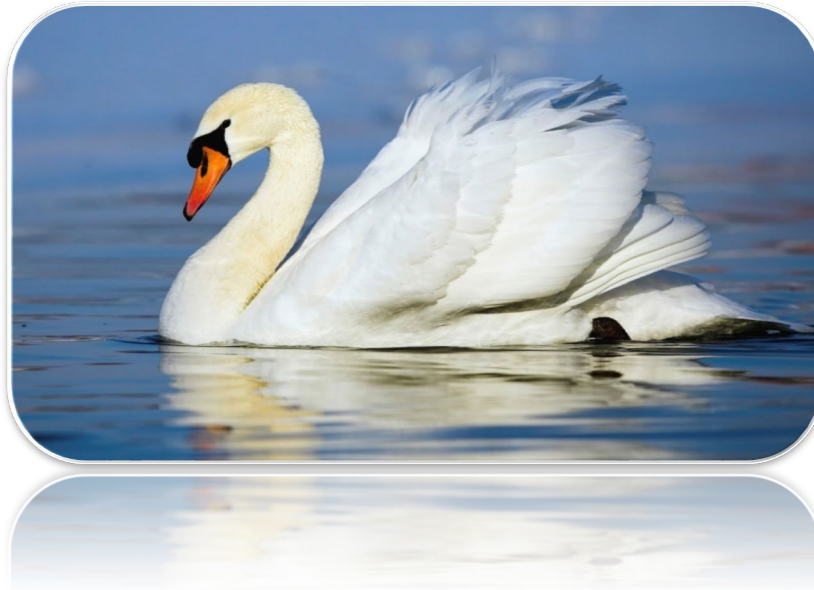


RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT



LANDOWNERS AGENDA

August 10, 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

August 3, 2020

River Landing Community Development District

Dear Landowners:

This Landowners Meeting of the River Landing Community Development District will be held on **Monday, August 10, 2020 at 11:30 A.M.** at the **Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, and 20-179 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=eabc6086648fd284f58870bc656f6c1b7>

Access Code: 129 921 9118

Event password: landing1

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code 129 921 9118 to join the meeting.

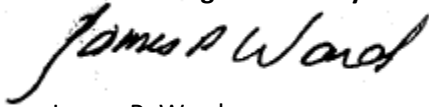
The link to the meeting will also be posted on the District's web site:
www.Riverlandingcdd.org.

The Agenda is as Follows:

1. Call to Order
2. Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
3. Election of Supervisor's
 - a) Determination of the Number of Voting Units Represented or Assigned by Proxy
 - b) Nominations for Supervisor's (Five Positions)
 - c) Casting of Ballots
 - d) Ballot Tabulations and Results
4. Landowner's Question or Comments
5. Adjournment

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

River Landing Community Development District



James P. Ward

District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: *August 10, 2020*

TIME: *11:30 A.M.*

LOCATION: *Starkey Ranch Amenity Center
4495 Myrica Drive
Odessa, Florida 33556*

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming.

This is the first landowner's election subsequent to the establishment of the District, and provided by law, there are five (5) seats on the Board will be up for election.

Voting is based on acres owned or platted lots owned. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The Landowner's shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidates receiving the lesser number of votes shall be elected for a term of two (2) years.

The term of office for each successful candidate shall commence upon election.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT

RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS MEETING – AUGUST 10, 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 remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the River Landing Community Development District and described as follows:

<u>Property Description</u>	<u>Acreage</u>
-----------------------------	----------------

See Exhibit A: Legal Description of CDD

[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.]

The number of authorized votes for this ballot is: **512**

I, **Andrew Miller**, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	Barbara Wasinger	_____
2.	Robert Lee	_____
3.	Travis Stagnitta	_____
4.	Tracy Briones	_____
5.	Jennifer Gardner	_____

Date: _____

Signed: _____

Printed Name: _____

NOTE: 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.).

LANDOWNER PROXY

**RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – AUGUST 10, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Andrew Miller

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the LT Ranch Community Development District to be held at the Starkey Ranch Amenity Center, 4495 Myrica Drive, Odessa, Florida 33556.; said meeting published in a newspaper in Pasco County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force 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 notice thereof, in writing, filed with the Secretary of the River Landing Community Development District.

Signature

Print Name

Date

Property Description

Acreage

SEE ATTACHED EXHIBIT 1

[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.]

The number of authorized votes for this proxy is: **512**

NOTE: 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.).

Description Sketch

RIVER LANDING SOUTH RESIDENTIAL PARCEL

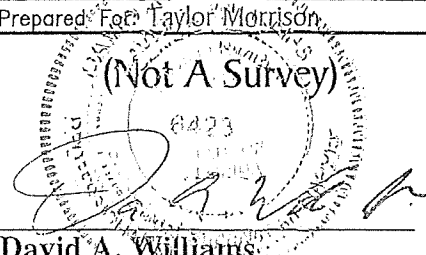

DESCRIPTION: A parcel of land lying in Section 25, Township 26 South, Range 20 East, and in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 25, run thence along the West boundary of the Southwest 1/4 of said Section 25, N.00°12'57"E., a distance of 2555.58 feet to Southwest corner of Pasco County Parcel 104B (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Easterly boundary said Pasco County Parcel 104B, the following eighteen (18) courses: 1) N.75°34'33"E., a distance of 222.64 feet; 2) S.11°58'06"E., a distance of 61.21 feet; 3) N.73°45'57"E., a distance of 79.18 feet; 4) N.05°34'18"W., a distance of 69.16 feet; 5) N.05°34'18"W., a distance of 129.94 feet; 6) N.11°57'20"W., a distance of 138.62 feet; 7) N.44°43'36"E., a distance of 75.21 feet; 8) N.67°59'26"E., a distance of 49.36 feet; 9) S.89°31'09"E., a distance of 170.80 feet; 10) N.67°44'21"E., a distance of 27.77 feet; 11) S.89°44'35"E., a distance of 90.69 feet; 12) S.79°42'16"E., a distance of 64.18 feet; 13) N.36°16'57"E., a distance of 101.57 feet; 14) N.16°44'32"E., a distance of 73.57 feet; 15) N.19°07'21"E., a distance of 79.69 feet; 16) N.26°41'39"E., a distance of 56.32 feet; 17) N.16°01'26"W., a distance of 39.18 feet; 18) N.05°15'13"E., a distance of 93.66 feet to a point on the Southerly right-of-way of STATE ROAD 56, according to Official Records Book 9430, Page 740, of the Public Records of Pasco County; thence along said Southerly right-of-way the following four (4) courses: 1) Easterly, 138.37 feet along the arc of a non-tangent curve to the right having a radius of 3694.72 feet and a central angle of 02°08'45" (chord bearing S.80°35'54"E., 138.36 feet); 2) S.79°31'31"E., a distance of 700.00 feet; 3) Easterly, 949.09 feet along the arc of a tangent curve to the left having a radius of 2416.83 feet and a central angle of 22°30'00" (chord bearing N.89°13'29"E., 943.00 feet); 4) N.77°58'29"E., a distance of 323.11 feet to a point on the Southerly boundary of Pasco County Parcel 104E (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundaries of said Pasco County Parcel 104E, the following fourteen (14) courses: 1) thence S.49°10'09"E., a distance of 230.59 feet; 2) S.64°59'09"E., a distance of 246.21 feet; 3) S.70°49'00"E., a distance of 61.54 feet; 4) N.51°03'58"E., a distance of 80.05 feet; 5) S.77°43'56"E., a distance of 193.03 feet; 6) S.45°31'46"E., a distance of 62.15 feet; 7) N.63°13'35"E., a distance of 23.37 feet; 8) N.04°35'15"W., a distance of 80.23 feet; 9) N.71°32'30"E., a distance of 179.07 feet; 10) N.17°32'24"E., a distance of 93.16 feet; 11) N.30°54'27"W., a distance of 34.50 feet; 12) N.35°03'23"W., a distance of 74.34 feet; 13) N.37°46'47"W., a distance of 79.41 feet; 14) N.35°38'31"W., a distance of 108.96 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; (CONTINUED)

NOTES:

1) The bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 25-26-20 having a Grid bearing of N.00°12'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

SEE SHEET NO. 2 FOR CONTINUED LEGAL
SEE SHEET NO. 3 FOR KEY SHEET
SEE SHEET NO. 4-5 FOR BOUNDARY DETAIL
SEE SHEET NO. 6 FOR LINE & CURVE TABLES

PROJECT: RIVER LANDING			Prepared For: Taylor Morrison	
PHASE: SOUTH RESIDENTIAL PARCEL				
DRAWN: JCM	DATE: 2/25/20	CHECKED BY: DAW		
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.	
FILE PATH: P:\RIVER LANDING\DESCRIPTION\RIVER-LANDING-SOUTH-RESIDENTIAL-DS.DWG LAST SAVED BY: JORDANM				
				01 of 06

Description Sketch

(LEGAL CONTINUED)

thence along said Southerly right-of-way, N.77°58'29"E., a distance of 130.74 feet to a point on the Westerly boundary of Pasco County Parcel 104F (Stormwater Management Facility), according to Official Records Book 9430, Page 276 of the Public Records of Pasco County, Florida; thence along the Westerly, Southerly, and Easterly boundaries said Pasco County Parcel 104F the following seven (7) courses: 1) S.32°05'26"E., a distance of 47.07 feet; 2) S.36°35'42"E., a distance of 164.93 feet; 3) N.70°29'59"E., a distance of 194.10 feet; 4) N.62°01'00"E., a distance of 67.79 feet; 5) N.70°29'59"E., a distance of 142.97 feet to a point of curvature; 6) Northeasterly, 72.01 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 82°31'03" (chord bearing N.29°14'27"E., 65.95 feet); 7) N.12°01'04"W., a distance of 82.15 feet to a point on aforesaid Southerly right-of-way of STATE ROAD 56; thence along said Southerly right-of-way the following two (2) courses: 1) N.77°58'29"E., a distance of 230.59 feet to a point of curvature; 2) Easterly, 1704.84 feet along the arc of a tangent curve to the right having a radius of 4458.66 feet and a central angle of 21°54'29" (chord bearing N.88°55'43"E., 1694.47 feet); thence S.08°49'43"W., a distance of 1026.60 feet; thence S.08°49'43"W., a distance of 155.19 feet; thence S.51°31'46"E., a distance of 18.16 feet; thence S.85°34'49"E., a distance of 29.21 feet; thence S.52°09'28"E., a distance of 9.71 feet; thence N.71°06'20"E., a distance of 34.53 feet; thence S.69°14'25"E., a distance of 51.99 feet; thence S.58°07'50"E., a distance of 52.32 feet; thence S.86°32'43"E., a distance of 32.76 feet; thence N.73°55'30"E., a distance of 51.63 feet; thence S.86°30'17"E., a distance of 34.95 feet; thence N.81°05'32"E., a distance of 54.01 feet; thence N.76°44'36"E., a distance of 51.05 feet; thence N.71°30'54"E., a distance of 54.46 feet; thence N.72°40'21"E., a distance of 120.18 feet; thence S.85°27'23"E., a distance of 219.84 feet; thence S.81°10'08"E., a distance of 225.95 feet to a point on the Westerly maintained right-of-way-line of MORRIS BRIDGE ROAD (Project Number C-3132.01), according to Road Plat Book 3, Page 381; thence along said Westerly maintained right-of-way-line the following eight (8) courses: 1) S.09°14'06"W., a distance of 194.30 feet; 2) S.08°29'32"W., a distance of 592.58 feet; 3) S.09°09'37"W., a distance of 562.43 feet; 4) S.08°38'08"W., a distance of 381.34 feet; 5) S.15°09'34"W., a distance of 183.39 feet; 6) S.14°18'24"W., a distance of 223.30 feet; 7) S.21°04'44"W., a distance of 302.46 feet; 8) S.22°50'11"W., a distance of 85.70 feet to a point on the South boundary of the Southwest 1/4 of aforesaid Section 30; thence along said South boundary S.89°33'23"W., a distance of 1283.85 feet to the Southeast corner of the Southeast 1/4 of aforesaid Section 25; thence along said South boundary, S.89°37'13"W., a distance of 2656.81 feet to the Southeast corner of the Southwest 1/4 of said Section 25; thence along the South boundary of said Southwest 1/4, S.89°37'29"W., a distance of 2656.78 feet to the **POINT OF BEGINNING**.

Containing 511.570 acres, more or less.

NOTE:

SEE SHEET NO. 1 & 2 FOR LEGAL

SEE SHEET NO. 3. FOR KEY SHEET

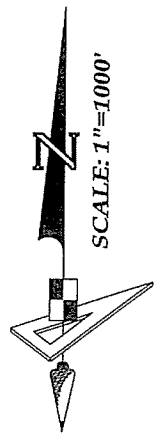
SEE SHEET NO. 4 & 5 FOR BOUNDARY DETAIL

SEE SHEET NO. 6 FOR LINE AND CURVE TABLES

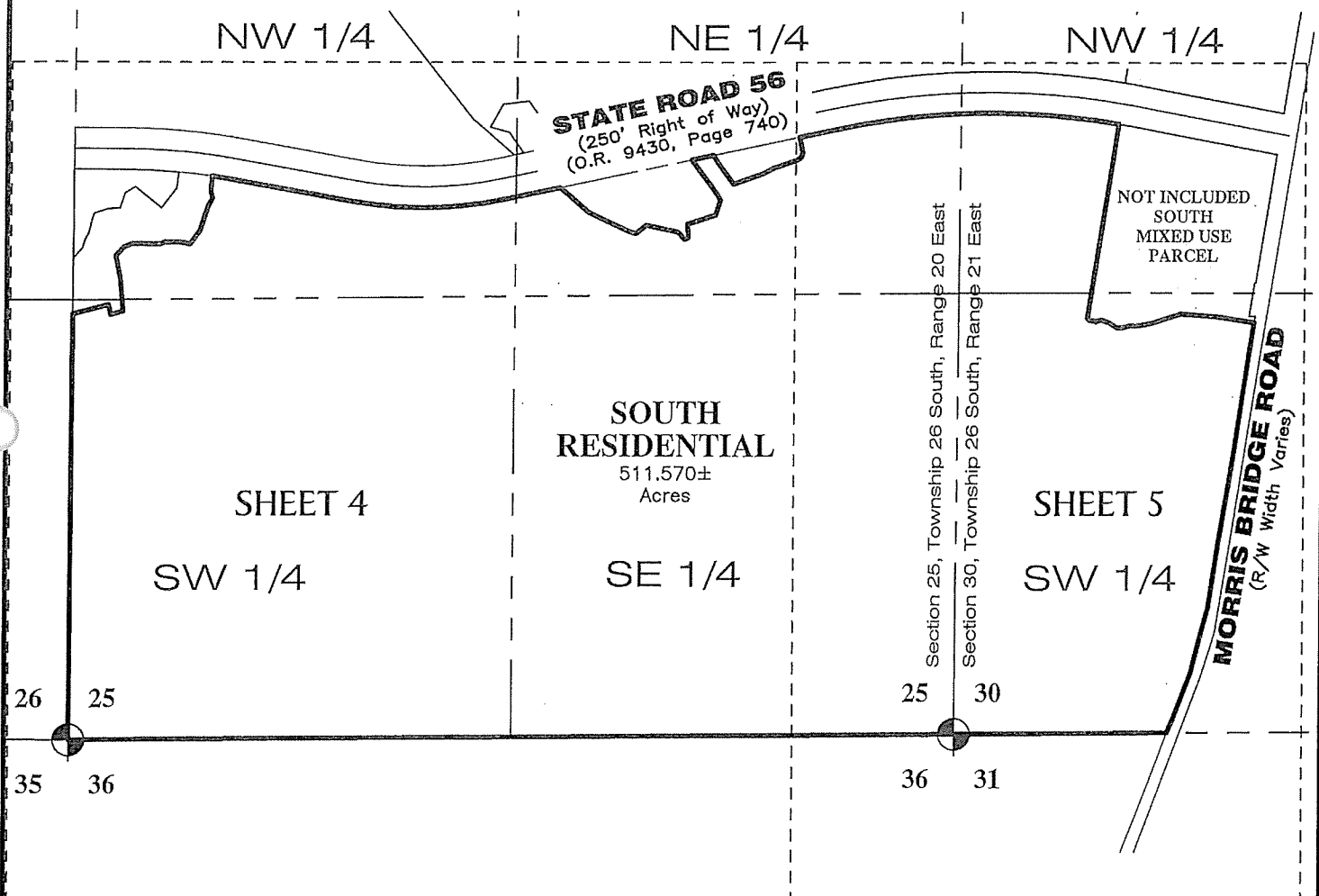
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch



KEY SHEET



NOTE:

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GeoPoint
Surveying, Inc.

STATE ROAD 56
(250' Right of Way)
(O.R. 9430, Page 740)

Westerly Boundary
of Parcel 104F

Easterly Boundary
of Parcel 104E

NOT INCLUDED

Owner: FDOT, Bureau of Right of Way
PID: 25-26-20-0000-29900-104E
(O.R. 9430, Pg. 276)
(O.R. 9430, Pg. 740)

Southerly Boundary
of Parcel 104E

NOT INCLUDED

Parcel 104B
Stormwater Management Facility
and Flood Plain Compensation
Owner: FDOT, Bureau of Right of Way
PID: 25-26-20-0000-29900-104B
(O.R. 9430, Pg. 276)
(O.R. 9430, Pg. 740)

SOUTH RESIDENTIAL

511.570± Acres

SW 1/4

SE 1/4

POINT OF BEGINNING

-Southwest corner of Section 25,
Township 26 South, Range 20 East

Southeast corner of
the Southwest 1/4
of Section 25-26-20

South boundary of
the Southwest 1/4
of Section 25-26-20

South boundary of
the Southeast 1/4
of Section 25-26-20

Owner: Irene
Elizabeth Lipinski

PID: 36-26-20-0030-
07300-0000
(O.R. 9343, Pg. 1940)

Owner: R & D
Capital, LLC
PID:36-26-20-0020-
05500-0000
(O.R. 7137, Pg. 1695)

Owner: Phillip Douglas
& Judith Ann Cherry
PID: 36-26-20-
0020-05600-0010
(O.R. 206B, Pg. 1268)

NOTE:

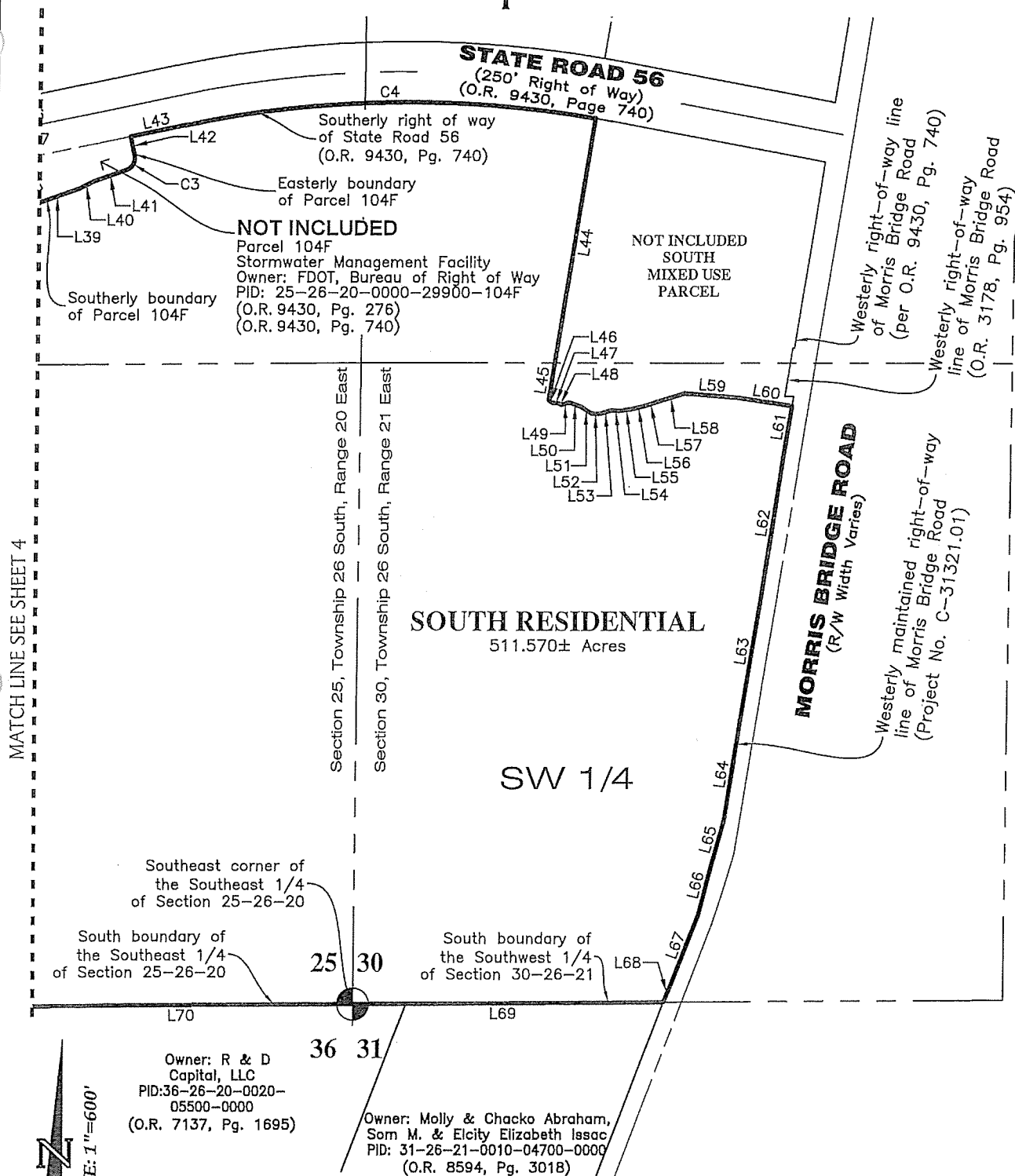
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Surveying, Inc.

Description Sketch

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 00°12'57" E	2555.58'
L2	N 75°34'33" E	222.64'
L3	S 11°58'06" E	61.21'
L4	N 73°45'57" E	79.18'
L5	N 05°34'18" W	69.16'
L6	N 05°34'18" W	129.94'
L7	N 11°57'20" W	138.62'
L8	N 44°43'36" E	75.21'
L9	N 67°59'26" E	49.36'
L10	S 89°31'09" E	170.80'
L11	N 67°44'21" E	27.77'
L12	S 89°44'35" E	90.69'
L13	S 79°42'16" E	64.18'
L14	N 36°16'57" E	101.57'
L15	N 16°44'32" E	73.57'
L16	N 19°07'21" E	79.69'
L17	N 26°41'39" E	56.32'
L18	N 16°01'26" W	39.18'
L19	N 05°15'13" E	93.66'
L20	S 79°31'31" E	700.00'
L21	N 77°58'29" E	323.11'

LINE DATA TABLE

NO.	BEARING	LENGTH
L22	S 49°10'09" E	230.59'
L23	S 64°59'09" E	246.21'
L24	S 70°49'00" E	61.54'
L25	N 51°03'58" E	80.05'
L26	S 77°43'56" E	193.03'
L27	S 45°31'46" E	62.15'
L28	N 63°13'35" E	23.37'
L29	N 04°35'15" W	80.23'
L30	N 71°32'30" E	179.07'
L31	N 17°32'24" E	93.16'
L32	N 30°54'27" W	34.50'
L33	N 35°03'23" W	74.34'
L34	N 37°46'47" W	79.41'
L35	N 35°38'31" W	108.96'
L36	N 77°58'29" E	130.74'
L37	S 32°05'26" E	47.07'
L38	S 36°35'42" E	164.93'
L39	N 70°29'59" E	194.10'
L40	N 62°01'00" E	67.79'
L41	N 70°29'59" E	142.97'
L42	N 12°01'04" W	82.15'

LINE DATA TABLE

NO.	BEARING	LENGTH
L43	N 77°58'29" E	230.59'
L44	S 08°49'43" W	1026.60'
L45	S 08°49'43" W	155.19'
L46	S 51°31'46" E	18.16'
L47	S 85°34'49" E	29.21'
L48	S 52°09'28" E	9.71'
L49	N 71°06'20" E	34.53'
L50	S 69°14'25" E	51.99'
L51	S 58°07'50" E	52.32'
L52	S 86°32'43" E	32.76'
L53	N 73°55'30" E	51.63'
L54	S 86°30'17" E	34.95'
L55	N 81°05'32" E	54.01'
L56	N 76°44'36" E	51.05'
L57	N 71°30'54" E	54.46'
L58	N 72°40'21" E	120.18'
L59	S 85°27'23" E	219.84'
L60	S 81°10'08" E	225.95'
L61	S 09°14'06" W	194.30'
L62	S 08°29'32" W	592.58'
L63	S 09°09'37" W	562.43'

LINE DATA TABLE

NO.	BEARING	LENGTH
L64	S 08°38'08" W	381.34'
L65	S 15°09'34" W	183.39'
L66	S 14°18'24" W	223.30'
L67	S 21°04'44" W	302.46'
L68	S 22°50'11" W	85.70'
L69	S 89°33'23" W	1283.85'
L70	S 89°37'13" W	2656.81'
L71	S 89°37'29" W	2656.78'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3694.72'	2°08'45"	138.37'	138.36'	S 80°35'54" E
C2	2416.83'	22°30'00"	949.09'	943.00'	N 89°13'29" E
C3	50.00'	82°31'03"	72.01'	65.95'	N 29°14'27" E
C4	4458.66'	21°54'29"	1704.84'	1694.47'	N 88°55'43" E

NOTE:

SEE SHEET NO. 1 & 2 FOR LEGAL
SEE SHEET NO. 3. FOR KEY SHEET
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