

# **JOINT PETITION TO AMEND THE BOUNDARY OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT**

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Development District

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Attorneys for CC Westport, LLC

**BEFORE THE  
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: Joint Petition to Amend the Boundary of    )  
The Villages of Westport Community                )  
Development District                                    )  
\_\_\_\_\_)

**JOINT PETITION TO AMEND THE BOUNDARY OF THE VILLAGES OF  
WESTPORT COMMUNITY DEVELOPMENT DISTRICT**

Villages of Westport Community Development District, a local unit of special-purpose government established pursuant to Florida Land and Water Adjudicatory Commission (“FLWAC”) Rule No. 42QQ-1, Florida Administrative Code, and to the provisions of Chapter 190, Florida Statutes, and located in the City of Jacksonville, Florida (hereafter “District”), and CC Westport, LLC, a Florida limited liability company which owns the majority of the real property within the District, (“Landowner” together with the District, the “Petitioner”), hereby petition FLWAC, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to amend FLWAC Rule No. 42QQ-1.002, to remove approximately 1,058.56 acres and add approximately 3.63 acres to the District’s boundaries. In support of this Petition, the Petitioner states:

1.     Location and Size. The District is located within the City of Jacksonville, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,476.34 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The Petitioner proposes to remove approximately 1,058.56 acres in total size located generally in the northern and eastern portions

within the District (the “Contraction Parcel”). The metes and bounds description and general location of the Contraction Parcel is set forth in **Exhibit 3**. The Petitioner also proposes to add approximately 3.63 acres in total size located generally on the western edge of the District (the “Expansion Parcel”). The metes and bounds description and general location of the Expansion Parcel is set forth in **Exhibit 4**. After contraction and expansion, the District will encompass a total of approximately 421.03 acres. The metes and bounds description of the District boundary, as amended, is set forth in **Exhibit 5** (the “Amended District”). A general location map of the Amended District is attached at **Exhibit 6**.

3. Excluded Parcel. There is presently a parcel located within the external boundaries of the District which is excluded from the District. The boundary amendment will not impact the status of this parcel.

4. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from, CC Westport, LLC, the owners of one-hundred (100%) percent of the lands comprising the Contraction Parcel and the Expansion Parcel. Documentation of this consent is contained in **Exhibit 7**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the lands within the District, as is evidenced by the District’s Resolutions 2020-06, 2020-11, and submission of this Petition. Copies of the Resolutions are attached hereto as **Exhibit 8**.

5. Future Land Uses. Amendment of the District in the manner proposed is consistent with the adopted City of Jacksonville Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended

District by the future land use plan element of the City of Jacksonville Comprehensive Plan are shown in **Exhibit 9**.

6. Water and Wastewater Facilities and Outfalls. The existing and proposed major trunk water mains, sewer interceptors and outfalls within the District’s boundaries, as amended, are depicted in **Exhibit 10**.

7. District Facilities and Services. The District is not currently providing any facilities or services to the Contraction Parcel. The Contraction Parcel is presently subject to debt service assessments and operation and maintenance assessments levied and imposed by the District, however, Landowner shall pay such assessments in full prior to the effective date of any amended Rule approving the amendment sought herein. The District, as amended, will include four phases of construction. Infrastructure improvements for the first three phases, which are fully platted and developed and include 540 lots, are complete and include the infrastructure improvements described in more detail on **Exhibit 11**. The costs of construction are also identified in **Exhibit 11**. The infrastructure improvements for the fourth phase will allow for the development of 227 lots and are intended to be constructed by the end of 2021. The phase four improvements are identified in more detail on **Exhibit 11** which also includes the estimated costs of construction. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions.

8. Statement of Estimated Regulatory Costs. **Exhibit 12** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541,



Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Authorized Agent. The authorized agent for the District is Wesley S. Haber of Hopping Green & Sams, P.A. and the authorized agent for the Landowner is Kenneth R. Artin of Bryant Miller Olive, PA. Copies of the Authorizations of Agent are attached hereto as **Exhibit**

**13.** Copies of all correspondence should be sent to the following addresses:

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BRYANT MILLER OLIVE P.A.  
255 S. Orange Ave., Suite 1350  
Orlando, Florida 32801

10. Filing Fee. Prior to the filing of this Petition, the Petitioner submitted a copy of this Petition and a \$15,000 filing fee to the City of Jacksonville as required by Section 190.046(1)(f), Florida Statutes.

11. This Petition to amend the Villages of Westport Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the City of Jacksonville Comprehensive Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, continues to be the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

a. refer this Petition to the Division of Administrative Hearings in order to conduct a local public hearing;

b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.005(1)(e), Florida Statutes;

c. grant this Petition and amend FLWAC Rule No. 42-QQ-1.002, Florida Administrative Code, to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes.

[SIGNATURE ON NEXT PAGE]

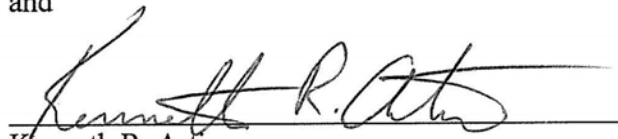
RESPECTFULLY SUBMITTED, this 31<sup>st</sup> day of August, 2020.



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Development District

and

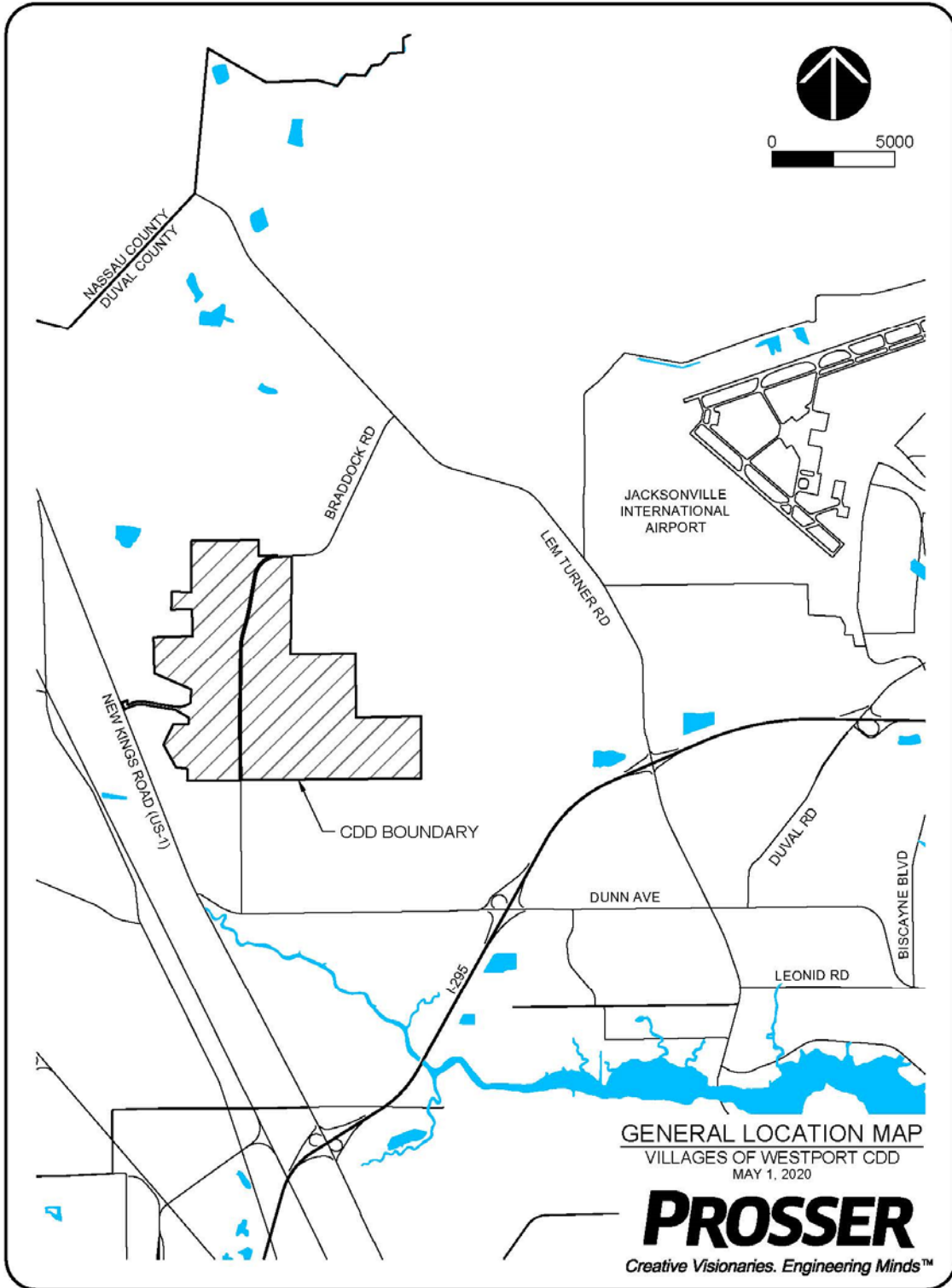


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Attorneys for CC Westport, LLC

# **EXHIBIT 1**

# Exhibit 1 – General Location of Current District



P:\1201\20035\01\_Villages\_of\_Westport\_CDD\Production\CDrawings\Exhibits\120035\_01-CDD\_Exhibits.dwg (Fig 1) 5/1/2020 2:47:29 PM gajkors

# **EXHIBIT 2**

## Exhibit 2 – Current District Legal Description

### 42QQ-1.002 Boundary.

The boundaries of the District are as follows:

A portion of Sections 25, 26, 35, 36 and the D. BLOODWORTH DONATION, SECTION 38, TOWNSHIP 1 NORTH, RANGE 25 EAST, together with a portion of 31, Township 1 North, Range 26 East, all lying in the City of Jacksonville, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the common corner of said Sections 25, 26 and 38, Township 1 North, Range 25 East, said point being the POINT OF BEGINNING; thence North  $00^{\circ}01'57''$  East, along the East line of said Section 26, Township 1 North, Range 25 East, a distance of 2,095.58 feet to the Northwest corner of the South 3/4 of the Southwest 1/4 of said Section 25; thence North  $88^{\circ}35'23''$  East, along the North line of the said South 3/4 of the Southwest 1/4 of said Section 25 distance of 2,709.56 feet to the Northeast corner thereof, said point also being on the West line of Government Lot 2, said Section 25, thence South  $00^{\circ}16'17''$  West, along said West line of Government Lot 2, a distance of 665.00 feet to the Northwest corner of the South 1/2 of Government Lot 2 of said Section 38; thence North  $89^{\circ}17'07''$  East along the North line of said South 1/2 of Government Lot 2, a distance of 1,013.00 feet to its intersection with the Westerly right of way line of Braddock road (a 66 foot right of way); thence North  $87^{\circ}36'21''$  East, along said Northerly right of way line, a distance of 378.97 feet; thence South  $00^{\circ}22'12''$  West, along the Easterly line of said Government Lot 2, a distance of 1,341.58 feet to the Southeast corner of said Government Lot 2, Section 25, also being the Southwest corner of Forest View Estates, as shown on plat recorded in Plat Book 49, Pages 52 through 52C, Current Public Records of said county; thence South  $01^{\circ}24'17''$  West along the West line of the East 1/2 of the Northeast 1/4 of said Bloodworth Donation, Section 38, a distance of 2,707.55 feet to the Southwest corner thereof; thence North  $88^{\circ}50'25''$  East, along the South line of said East 1/2 of the Northeast 1/4, a distance of 1,351.88 feet to the Northwest corner of said Section 31; thence North  $89^{\circ}58'41''$  East along the north line of said Section 31, a distance of 1,321.03 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 31; thence South  $00^{\circ}10'52''$  East along the East line of said West 1/2 of the Northwest 1/4 of Section 31, a distance of 2,648.06 feet to the Southeast corner thereof; thence North  $88^{\circ}57'35''$  East along the north line of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4, said Section 31, a distance of 2,666.89 feet to a point on the West line of Angel Lakes Phase I, as shown on plat recorded in Plat Book, 53, Pages 87 through 87b, of said Current Public Records; thence South  $00^{\circ}14'31''$  West, along said West line, distance of 2,541.97 feet to the intersection of said West line of Angel Lakes Phase I with the Northerly right of way line of a 150 foot wide Jacksonville Electric Authority (now JEA) right of way by deed recorded in the said Current Public Records in Official Records Volume 2738, Page 557; thence South  $88^{\circ}54'50''$  West, along said Northerly right of way line, a distance of 1,278.77 feet; thence South  $89^{\circ}23'14''$  West, continuing along said Northerly right of way line, a distance of 2,680.74 feet; thence South  $89^{\circ}42'00''$  West, continuing along said Northerly right of way line, a distance of 5,576.99 feet to a point situate on the West line of said Section 36; thence North  $02^{\circ}05'32''$  East, along the West line of said Section 36, a distance of 738.81 feet; thence South  $67^{\circ}10'46''$  West, a distance of 518.48 feet; thence North  $29^{\circ}01'19''$  West, a distance of 1,057.47 feet; thence North  $25^{\circ}55'03''$  East, a distance of 930.98 feet; thence North  $89^{\circ}57'08''$  East, a distance of 616.58 feet; thence North  $01^{\circ}39'01''$  East, a distance of 262.86 feet; thence North  $59^{\circ}03'21''$  West, a distance of 639.85 feet to the point of curvature of a non-tangent curve to the right, being concave Northerly and having a radius of 1,040.00 feet; thence westerly along the arc of said curve to the right, through a central angle of  $03^{\circ}48'40''$ , a arc distance of 69.18 feet, said curve being subtended by a chord bearing and distance of North  $82^{\circ}35'28''$  West, 69.16 feet to the point of tangency; thence North  $80^{\circ}41'08''$  West, a distance of 1,206.62 feet to the point of curvature of a curve concave Southeasterly and having a radius of 895.00 feet; thence Westerly along the arc of said curve to the left, through a central angle of  $30^{\circ}41'03''$  an arc distance of 479.31 feet, said curve being subtended by a chord bearing and distance of South  $83^{\circ}58'21''$  West, 473.60 feet to the point of tangency; thence South  $68^{\circ}37'50''$  West, a distance of 349.75 feet; thence South  $23^{\circ}37'50''$  West, a distance of 35.87 feet to a point on the Easterly right of way line of U.S. Highway No. 1 (New Kings Road); thence North  $21^{\circ}22'10''$  West, along said Easterly right of way line, a distance of 314.01 feet; thence North  $69^{\circ}40'05''$  East, departing said

Easterly right of way line, a distance of 242.46 feet; thence South 00°06'48" East, a distance of 176.24 feet; thence North 68°37'50" East, a distance of 196.59 feet to the point of curvature of curve concave Southeasterly and having a radius of 1,015.00 feet; thence Easterly along the arc of said curve to the right, through a central angle of 30°41'03" an arc distance of 543.57 feet, said curve being subtended by a chord bearing and distance of North 83°58'21" East, 537.10 feet to the point of tangency; thence South 80°41'08" East, a distance of 1,206.62 feet to the point of curvature of a curve concave Northerly and having a radius of 920.00 feet; thence Easterly along the arc of said curve to the left, having a central angle of 43°06'26" an arc distance of 692.17 feet, said curve being subtended by a chord bearing and distance of North 77°45'39" East, 675.96 feet to a point on the West boundary of said Bloodworth Donation, Section 38; thence North 03°20'25" East, along said West boundary, a distance of 560.39 feet; thence North 66°18'16" West, departing said West boundary, a distance of 1,638.30 feet; thence North 01°28'41" West, a distance of 1,500.00 feet; thence North 88°31'19" East, a distance of 1,599.81 feet to a point on said West boundary of said Bloodworth Donation, Section 38; thence North 01°29'30" West, along said West boundary, a distance of 1,105.18 feet; thence South 88°27'17" West, departing said West boundary, a distance of 847.98 feet; thence North 01°51'50" East, a distance of 742.26 feet; thence South 88°08'10" East, a distance of 805.91 feet to the POINT OF BEGINNING.

LESS AND EXCEPT (EXCEPTION TO PARCEL "B")

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 66 FOOT PUBLIC ROAD RIGHT OF WAY) AND THE NORTHERLY LINE OF A 100 FOOT JEA EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6752, PAGE 352 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 29°27'58" WEST A DISTANCE OF 1,680.27 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED RUN THENCE NORTH 00°16'20" EAST A DISTANCE OF 609.45 FEET; RUN THENCE SOUTH 89°51'20" WEST A DISTANCE OF 288.63 FEET; RUN THENCE SOUTH 00°08'40" EAST A DISTANCE OF 10.00 FEET; RUN THENCE SOUTH 06°58'23" EAST A DISTANCE OF 461.07 FEET; RUN THENCE SOUTH 00°06'24" WEST A DISTANCE OF 139.72 FEET; RUN THENCE SOUTH 89°40'03" EAST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED ABOVE CONTAIN 154,062 SQUARE FEET OR 3.54 ACRES, MORE OR LESS IN AREA.

Overall parcel containing 65,189,638 square feet or 1,493.01 acres, more or less (after exception above).

*Rulemaking Authority 190.005, 190.046 FS. Law Implemented 190.004, 190.005, 190.046 FS. History—New 6-14-04, Amended 4-16-07.*



# **EXHIBIT 3**

### Exhibit 3 Legal Description and General Location of Contraction Parcel

CONTRACTION PARCEL TO VOW CDD  
WEST PARCEL 1  
VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE COMMON BOUNDARY CORNER OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE, NORTH 02°05'32" EAST, ALONG THE COMMON WESTERLY BOUNDARY LINE OF SAID SECTION 36, (AND ALSO BEING THE EASTERLY LINE OF SECTION 35), A DISTANCE OF 476.21 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 82°32'20" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "C-4", (CONSERVATION TRACT), A DISTANCE OF 361.75 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 82°32'20" WEST, A DISTANCE OF 257.71 FEET, TO A POINT; RUN THENCE, NORTH 28°56'59" WEST, A DISTANCE OF 1,057.47 FEET, TO A POINT; RUN THENCE, NORTH 25°53'19" EAST, A DISTANCE OF 232.07 FEET, TO A POINT ON THE MOST WESTERLY CORNER OF AFORESAID TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY LINE OF SAID TRACT "C-4", (CONSERVATION TRACT), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 17°27'00" EAST, A DISTANCE OF 742.63 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, SOUTH 44°00'00" EAST, A DISTANCE OF 638.26 FEET, TO THE AFORESAID POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 132,413 SQUARE FEET OR 3.03 ACRES, MORE OR LESS, IN AREA.

NOTE:  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS  
SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

CONTRACTION PARCEL NO. 1  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

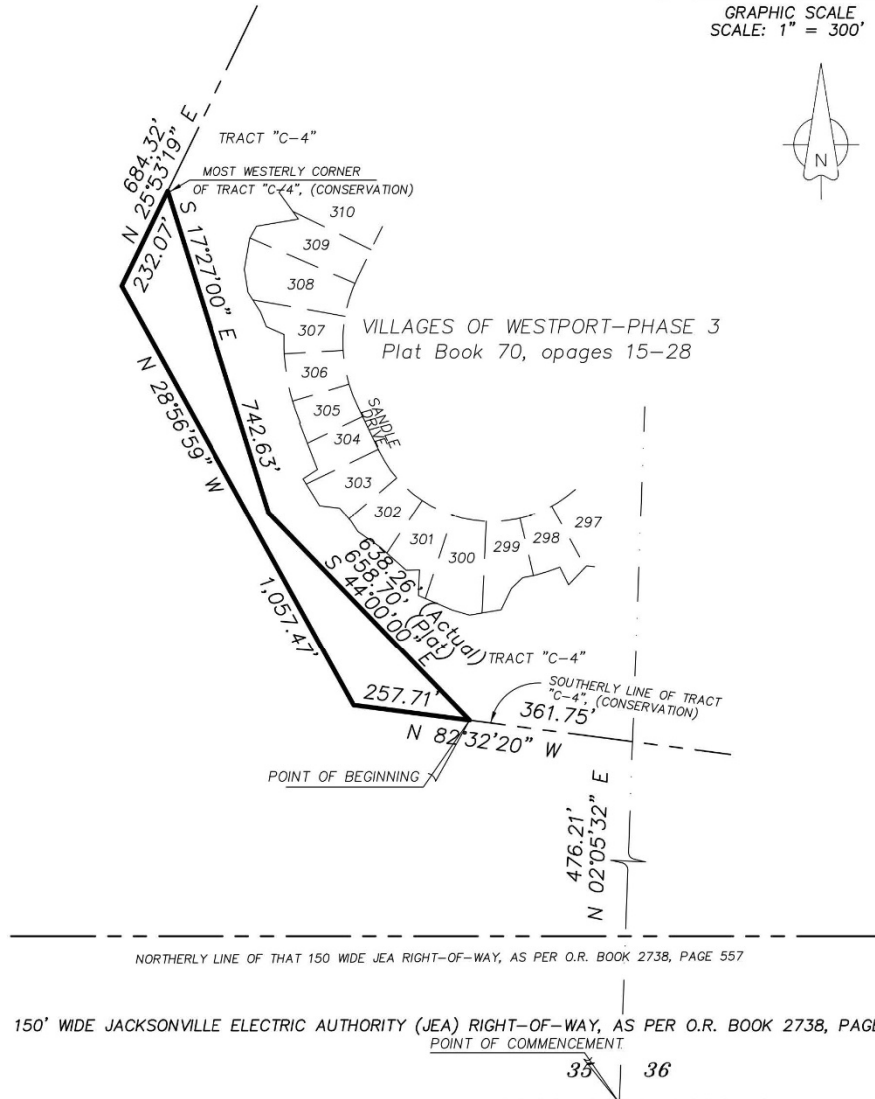
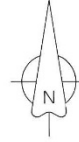
**PROSSER**  
Creative Visionaries. Engineering Minds™

CONTRACTION PARCEL NO. 1

0 300 600



GRAPHIC SCALE  
SCALE: 1" = 300'



PREPARED BY  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600  
JOB No. 50452  
DATE: AUG. 24, 2020  
WEST PARCEL 1.Dwg

CONTRACTION PARCEL NO. 1

VILLAGES OF WESTPORT CDD

CONTRACTION PARCEL

WEST PARCEL 2

A PARCEL OF LAND, BEING A PORTION SECTION 25, SECTION 26, SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION", AND RUN THENCE, NORTH 00°01'57" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 25 AND 26, A DISTANCE OF 2,095.58 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25; RUN THENCE, NORTH 89°35'23" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, A DISTANCE OF 2,709.56 FEET, TO THE COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, AND THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 25; RUN THENCE, SOUTH 00°16'17" WEST, ALONG LAST SAID LINE, A DISTANCE OF 665.00 FEET, TO A POINT, ON THE NORTH LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, OF SAID SECTION 25; RUN THENCE, NORTH 89°17'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 500.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 988.40 FEET, THROUGH A CENTRAL ANGLE OF 61°47'30" TO THE LEFT, AN ARC DISTANCE OF 1,065.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'46" WEST, 1,015.05 FEET;

COURSE No. 2: RUN THENCE, SOUTH 09°52'01" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,657.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE RIGHT, AN ARC DISTANCE OF 558.02 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°41'33" WEST, 557.79 FEET;

COURSE No. 4: RUN THENCE, SOUTH 15°31'06" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,952.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE LEFT, AN ARC DISTANCE OF 498.47 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°12'14" WEST, 497.12 FEET;

COURSE No. 6: RUN THENCE, SOUTH 00°53'22" WEST, ALONG LAST SAID LINE, A DISTANCE OF 567.90 FEET, TO A POINT; THENCE, DEPARTING FROM AFORESAID WESTERLY RIGHT-OF-WAY LINE, RUN THENCE NORTH 59°58'09" WEST, A DISTANCE OF 2,058.89 FEET, TO A POINT; RUN THENCE, SOUTH 33°00'53" WEST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 56°59'07" EAST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, SOUTH 18°53'04" EAST, A DISTANCE OF 33.33 FEET, TO A POINT; RUN THENCE, NORTH 66°18'16" WEST, A DISTANCE OF 1,204.07 FEET, TO A POINT; RUN THENCE, NORTH 01°28'41" WEST, A DISTANCE OF 1,500.00 FEET, TO A POINT; RUN THENCE, NORTH 88°31'19" EAST, A DISTANCE OF 1,599.81 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 26 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, NORTH 01°29'30" WEST, ALONG THE AFORESAID COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 26 AND SECTION 38, THE "BLOODWORTH DONATION", A DISTANCE OF 1,105.18 FEET, TO A POINT; RUN THENCE, SOUTH 88°27'17" WEST, A DISTANCE OF 847.98 FEET, TO A POINT; RUN THENCE, NORTH 01°51'50" EAST, A DISTANCE OF 742.26 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST 1/4, OF SAID SECTION 25; RUN THENCE, SOUTH 88°08'10" EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, OF SAID SECTION 25, A DISTANCE OF 805.91 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 12,930,088 SQUARE FEET, OR 296.83 ACRES, MORE OR LESS, IN AREA.

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

**CONTRACTION PARCEL NO. 2**

**METES & BOUNDS**

VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

**PROSSER**

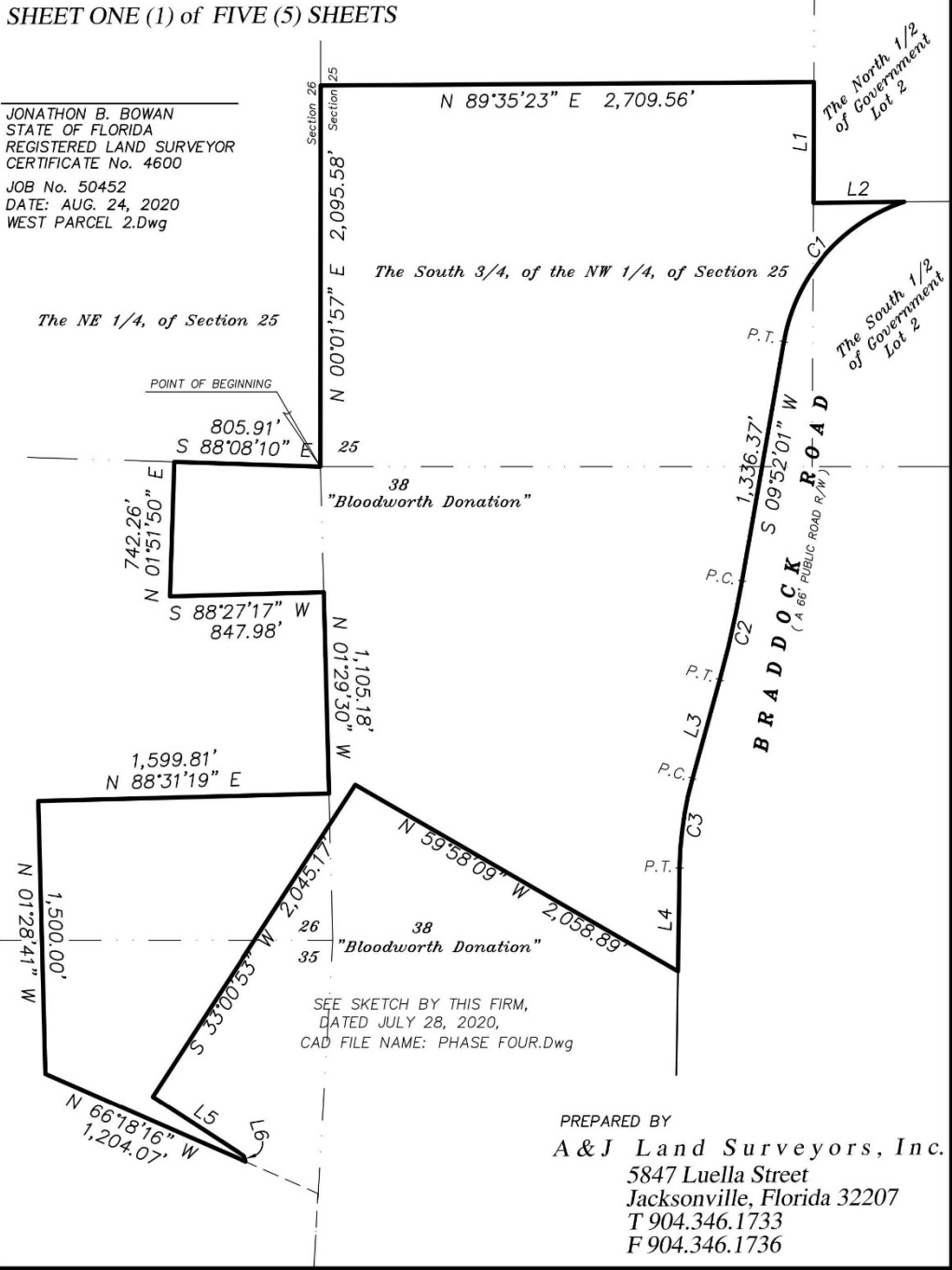
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**CONTRACTION PARCEL NO. 2**

SHEET ONE (1) of FIVE (5) SHEETS

JONATHAN B. BOWAN  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE No. 4600

JOB No. 50452  
 DATE: AUG. 24, 2020  
 WEST PARCEL 2.Dwg



PREPARED BY  
**A & J Land Surveyors, Inc.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736

CONTRACTION PARCEL NO. 2

CONTRACTION PARCEL TO VOW CDD

EAST PARCEL

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 36 AND SECTION 38, THE "BLOODWORTH DONATION", ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST; TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°30'12" WEST, A DISTANCE OF 1,170.48 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,874.88 FEET, THROUGH A CENTRAL ANGLE OF 01°23'33" TO THE RIGHT, AN ARC DISTANCE OF 69.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°11'35" EAST, 69.88 FEET;

COURSE No. 3: RUN THENCE, NORTH 00°53'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 2,689.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,886.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE RIGHT, AN ARC DISTANCE OF 481.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°12'14" EAST, 480.31 FEET;

COURSE No. 5: RUN THENCE, NORTH 15°31'06" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;

COURSE No. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,723.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE LEFT, AN ARC DISTANCE OF 564.53 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°41'33" EAST, 564.30 FEET;

COURSE No. 7: RUN THENCE, NORTH 09°52'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 922.40 FEET, THROUGH A CENTRAL ANGLE OF 77°43'43" TO THE RIGHT, AN ARC DISTANCE OF 1,251.35 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°43'52" EAST, 1,157.57 FEET;

COURSE No. 9: RUN THENCE, NORTH 87°35'44" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 607.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, SECTION 25, (AND ALSO BEING THE WESTERLY LINE OF THE PLAT OF "FOREST VIEW ESTATES" AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE, SOUTH 00°21'18" WEST, A DISTANCE OF 1,291.62 FEET; TO THE COMMON BOUNDARY LINE BETWEEN SECTION 25 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY LINES OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SAID SECTION 38, THE "BLOODWORTH DONATION", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 01°03'23" WEST, A DISTANCE OF 2,695.55 FEET, TO A POINT;

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

CONTRACTION PARCEL NO. 3  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

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CONTRACTION PARCEL NO. 3

COURSE No. 2: RUN THENCE, NORTH 88°46'52" EAST, A DISTANCE OF 1,351.11 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 30, AND SECTION 38, THE "BLOODWORTH DONATION", TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; RUN THENCE, NORTH 89°49'37" EAST, ALONG THE AFORESAID COMMON BOUNDARY BETWEEN SECTION 30, AND SECTION 31, BOTH IN TOWNSHIP 1 NORTH, RANGE 26 EAST, A DISTANCE OF 1,304.84 FEET, TO THE NORTHEAST CORNER OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, SOUTH 00°11'12" EAST, ALONG THE EASTERLY LINE OF SAID WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31, A DISTANCE OF 2,649.11 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 88°55'39" EAST, ALONG THE AFORESAID NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,327.43 FEET, TO THE NORTHEAST CORNER THEREOF, (AND ALSO BEING THE NORTHWEST CORNER OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 31); RUN THENCE, NORTH 88°53'37" EAST, ALONG THE NORTHERLY LINE OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,341.01 FEET, TO A POINT ON THE WESTERLY LINE OF "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°16'54" WEST, ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF "ANGEL LAKES PHASE II", AND THEN ALONG THE WESTERLY LINE OF "ANGEL LAKES PHASE I", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 2,543.52 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°13'53" WEST, A DISTANCE OF 3,962.80 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST;

COURSE No. 2: RUN THENCE, SOUTH 89°41'57" WEST, A DISTANCE OF 2,196.25 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 22°42'51" EAST, A DISTANCE OF 2,084.35 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 05°36'26" EAST, A DISTANCE OF 1,067.43 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 54°50'45" WEST, A DISTANCE OF 579.42 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 70°36'58" WEST, A DISTANCE OF 652.65 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, SOUTH 21°49'35" WEST, A DISTANCE OF 1,419.43 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 64°33'52" WEST, A DISTANCE OF 527.52 FEET, TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD", AND THE POINT OF BEGINNING.

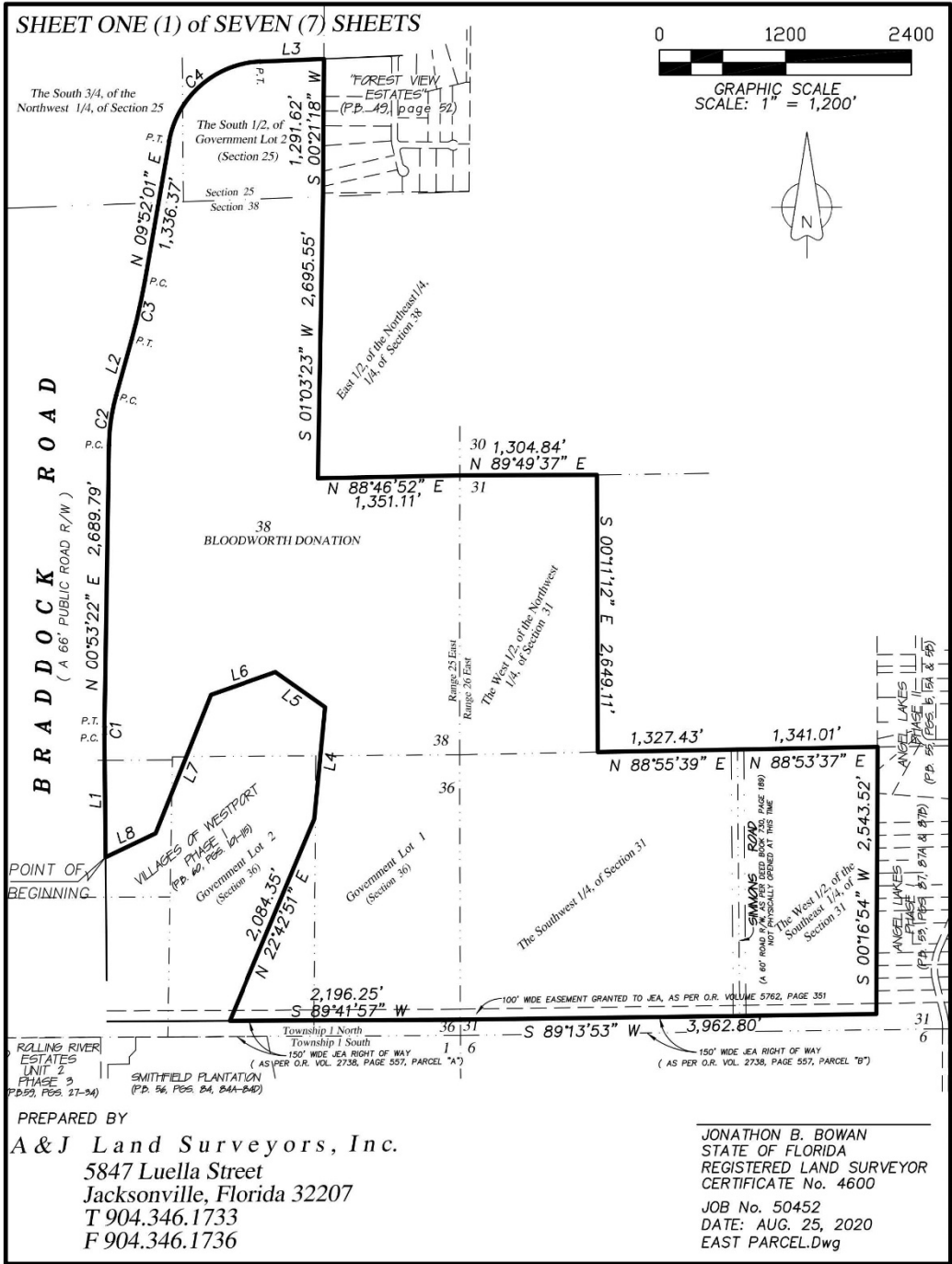
THE LANDS THUS DESCRIBED CONTAINS 33,049,090 SQUARE FEET, OR 758.70 ACRES, MORE OR LESS, IN AREA.

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

**CONTRACTION PARCEL NO. 3**  
**METES & BOUNDS**  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

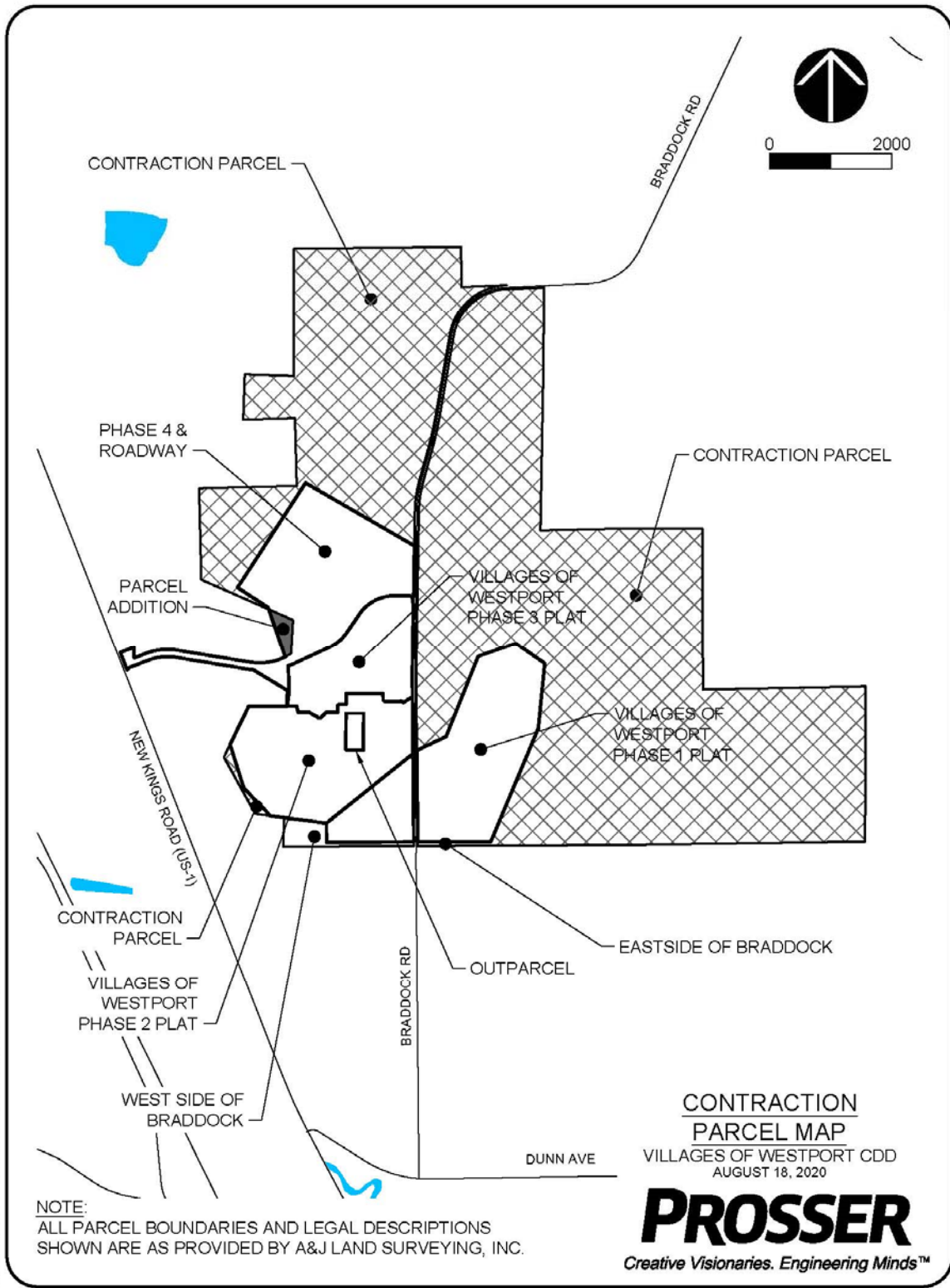
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**CONTRACTION PARCEL NO. 3**



**CONTRACTION PARCEL NO. 3**





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2019-08-13 prsr\_pres-AnsiA-brdr-port

# **EXHIBIT 4**

## Exhibit 4 – Legal Description and General Location of Expansion Parcel

VILLAGES OF WESTPORT - ADDITION OF PHASE FOUR TO CDD

### LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°11'16" WEST, A DISTANCE OF 260.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 56°02'41" TO THE LEFT, AN ARC DISTANCE OF 684.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°47'24" WEST, 657.74 FEET;

COURSE No. 3: RUN THENCE, SOUTH 34°46'03" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'25" TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°54'16" WEST, 407.35 FEET;

COURSE No. 5: RUN THENCE, SOUTH 65°02'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 03°45'17" TO THE RIGHT, AN ARC DISTANCE OF 82.57 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°56'06" WEST, A DISTANCE OF 82.56 FEET; RUN THENCE, NORTH 03°19'56" EAST, ALONG THE AFORESAID COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", A DISTANCE OF 193.02 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, ON THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'23" TO THE RIGHT, AN ARC DISTANCE OF 111.97 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°21'50" WEST, 111.90 FEET; RUN THENCE, NORTH 18°53'04" WEST, A DISTANCE OF 830.69 FEET, TO A POINT; RUN THENCE, SOUTH 66°13'56" EAST, A DISTANCE OF 434.23 FEET, TO A POINT ON THE AFORESAID COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, SOUTH 03°19'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 554.89 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 158,522 SQUARE FEET, OR 3.63 ACRES, MORE OR LESS, IN AREA.

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS  
SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

ADDITION PARCEL  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

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ADDITION PARCEL



# **EXHIBIT 5**

## Exhibit 5 - Legal Description of Amended District

VILLAGES OF WESTPORT CDD BOUNDARY  
REVISED, July 28, 2020  
REVISED, August 21, 2020 (Added Aggregate Acreage)

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 5,699,832 SQUARE FEET, OR 130.85 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 2", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 2,603,657 SQUARE FEET, OR 59.77 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 3", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 4,345,706 SQUARE FEET, OR 99.76 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH :

VILLAGES OF WESTPORT - PHASE FOUR & ROADWAY

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°11'16" WEST, A DISTANCE OF 280.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 56°02'41" TO THE LEFT, AN ARC DISTANCE OF 684.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°47'24" WEST, 657.74 FEET;

COURSE No. 3: RUN THENCE, SOUTH 34°46'03" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'25" TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°54'16" WEST, 407.35 FEET;

COURSE No. 5: RUN THENCE, SOUTH 65°02'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

### AMENDED CDD BOUNDARY

### METES & BOUNDS

VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

# **PROSSER**

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NOTE:

ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

P:\12001\20035.01 Villages Westport\CDD\Production\Drawings\Exhibits\1.20035.01-CDD Exhibits.dwg [Fig 7c] 8/25/2020 3:17:24 PM galyons

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 05°25'06" TO THE LEFT, AN ARC DISTANCE OF 119.15 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°45'00" WEST, 119.10 FEET; RUN THENCE, SOUTH 01°57'39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 2", A DISTANCE OF 420.58 FEET, TO A POINT; RUN THENCE, NORTH 58°59'01" WEST, A DISTANCE OF 683.74 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY; RUN THENCE, WESTERLY ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE RIGHT, AN ARC DISTANCE OF 69.17 FEET, TO THE POINT OF TANGENCY OF LAQST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°31'08" WEST, 69.16 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY; RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 473.60 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 348.47 FEET, TO A POINT; RUN THENCE, SOUTH 23°42'10" WEST, A DISTANCE OF 35.87 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ HIGHWAY No. 17", A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY; RUN THENCE, NORTH 21°17'50" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 314.01 FEET, TO A POINT; RUN THENCE NORTH 69°44'25" EAST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 242.46 FEET, TO A POINT; RUN THENCE, SOUTH 00°02'28" EAST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 195.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 537.10 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE LEFT, AN ARC DISTANCE OF 566.62 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°07'11" EAST, 576.74 FEET; RUN THENCE, NORTH 18°53'04" WEST, A DISTANCE OF 864.03 FEET, TO A POINT; RUN THENCE, NORTH 56°59'07" WEST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, NORTH 33°00'53" EAST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 59°58'09" EAST, A DISTANCE OF 2,047.32 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRADDOCK ROAD, ( A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY); RUN THENCE, SOUTH 00°48'44" WEST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BRADDOCK ROAD, A DISTANCE OF 829.66 FEET, TO A POINT ON THE EASTERLY PROLONGATION OF THE AFORESAID NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT-PHASE TWO"; RUN THENCE NORTH 89°11'16" WEST, ALONG THE AFORESAID EASTERLY PROLONGATION, A DISTANCE OF 31.64 FEET, TO THE AFORESAID NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 5,219,780 SQUARE FEET, OR 119.82 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

WEST SIDE OF BRADDOCK

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF TRACT "L-1", (LANDSCAPING AND SIGNAGE EASEMENT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, SOUTH 00°30'15" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", A DISTANCE OF 65.14 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JACKSONVILLE ELECTRIC AUTHORITY (JEA) RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2738, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 89°41'57" WEST, ALONG THE AFORESAID NORTHERLY LINE OF A 150 FOOT JEA RIGHT-OF-WAY, A DISTANCE OF 2,140.54 FEET, TO A POINT, TO THE COMMON BOUNDARY LINE OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE, NORTH 02°05'32" EAST, ALONG THE COMMON WESTERLY BOUNDARY LINE OF SAID SECTION 36, (AND ALSO BEING THE EASTERLY LINE OF SECTION 35), A DISTANCE OF 476.21 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, , ALONG THE AFORESAID SOUTHERLY BOUNDARY OF TRACT "C-4", (CONSERVATION TRACT), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

AMENDED CDD BOUNDARY  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

NOTE:  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS  
SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

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COURSE No. 1: RUN THENCE, SOUTH 82°32'20" E, A DISTANCE OF 698.09 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 51°15'11" WEST, A DISTANCE OF 0.67 FEET, TO A POINT, TO A POINT ON THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE AFORESAID PLAT; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID VILLAGES OF WESTPORT-PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°16'28" EAST, A DISTANCE OF 315.30 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°43'32" EAST, A DISTANCE OF 1,429.40 FEET, TO THE AFORESAID THE MOST SOUTHEASTERLY CORNER OF TRACT "L-1", (LANDSCAPING AND SIGNAGE EASEMENT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD". A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 395,382 SQUARE FEET, OR 9.07 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

EAST SIDE OF BRADDOCK

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF TRACT "R-1", (FUTURE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD". A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, SOUTH 00°30'15" EAST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", A DISTANCE OF 65.11 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JACKSONVILLE ELECTRIC AUTHORITY (JEA) RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2738, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 89°41'57" EAST, ALONG THE AFORESAID NORTHERLY LINE OF A 150 FOOT JEA RIGHT-OF-WAY, A DISTANCE OF 1,170.66 FEET, TO A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, NORTH 22°42'51" EAST, ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", A DISTANCE OF 70.14 FEET, TO A POINT, ON THE SOUTHERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1"; RUN THENCE, SOUTH 89°43'32" WEST, ALONG THE AFORESAID SOUTHERLY BOUNDARY A DISTANCE OF 1,198.31 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD". A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "R-1", (FUTURE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 76,799 SQUARE FEET, OR 1.76 ACRES, MORE OR LESS, IN AREA.

TOTAL AGGREGATE OF THESE PARCELS IS 421.03 ACRES, MORE OR LESS, IN AREA.

NOTE:

ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

AMENDED CDD BOUNDARY

METES & BOUNDS

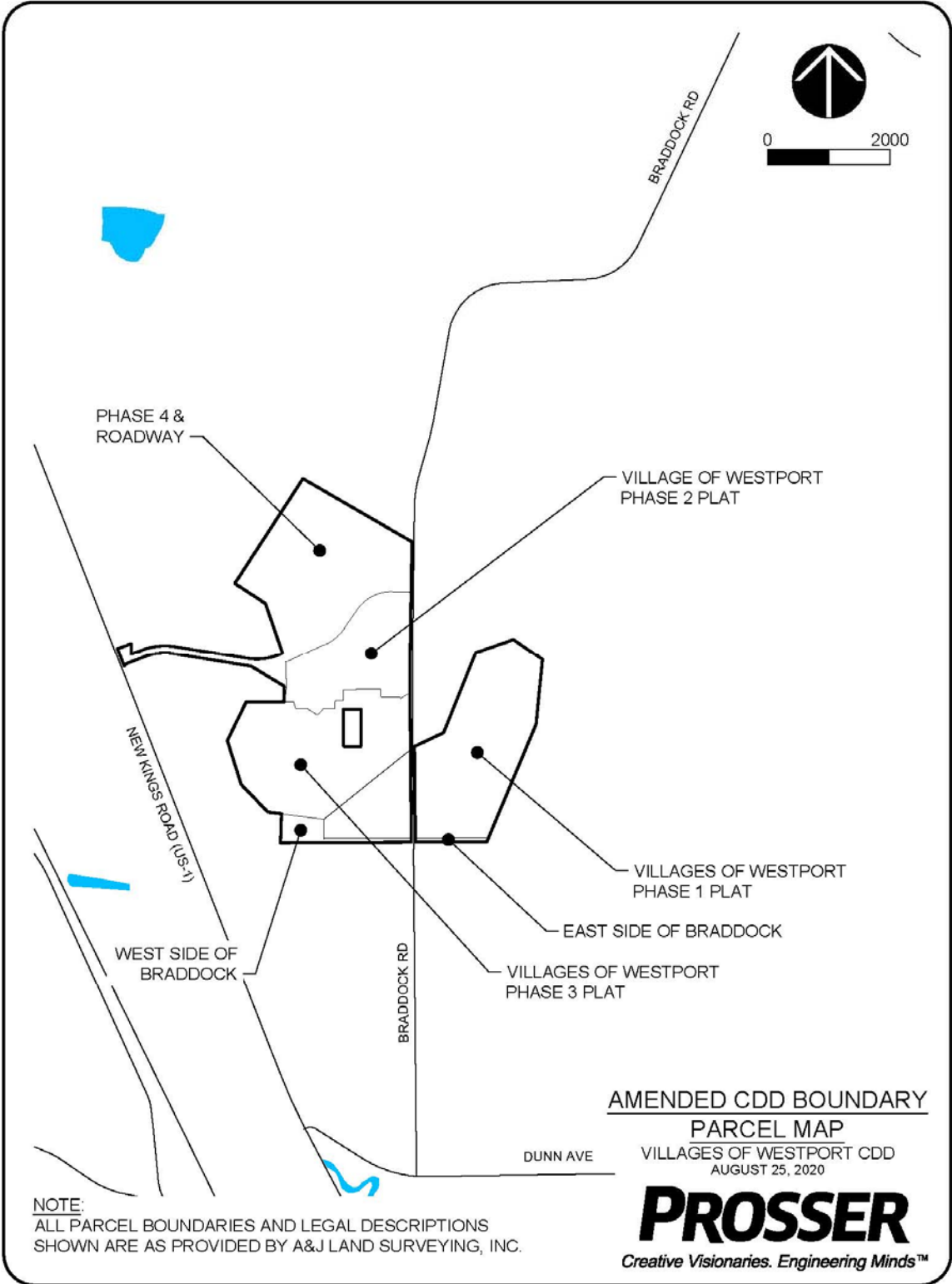
VILLAGES OF WESTPORT CDD

AUGUST 25, 2020

**PROSSER**

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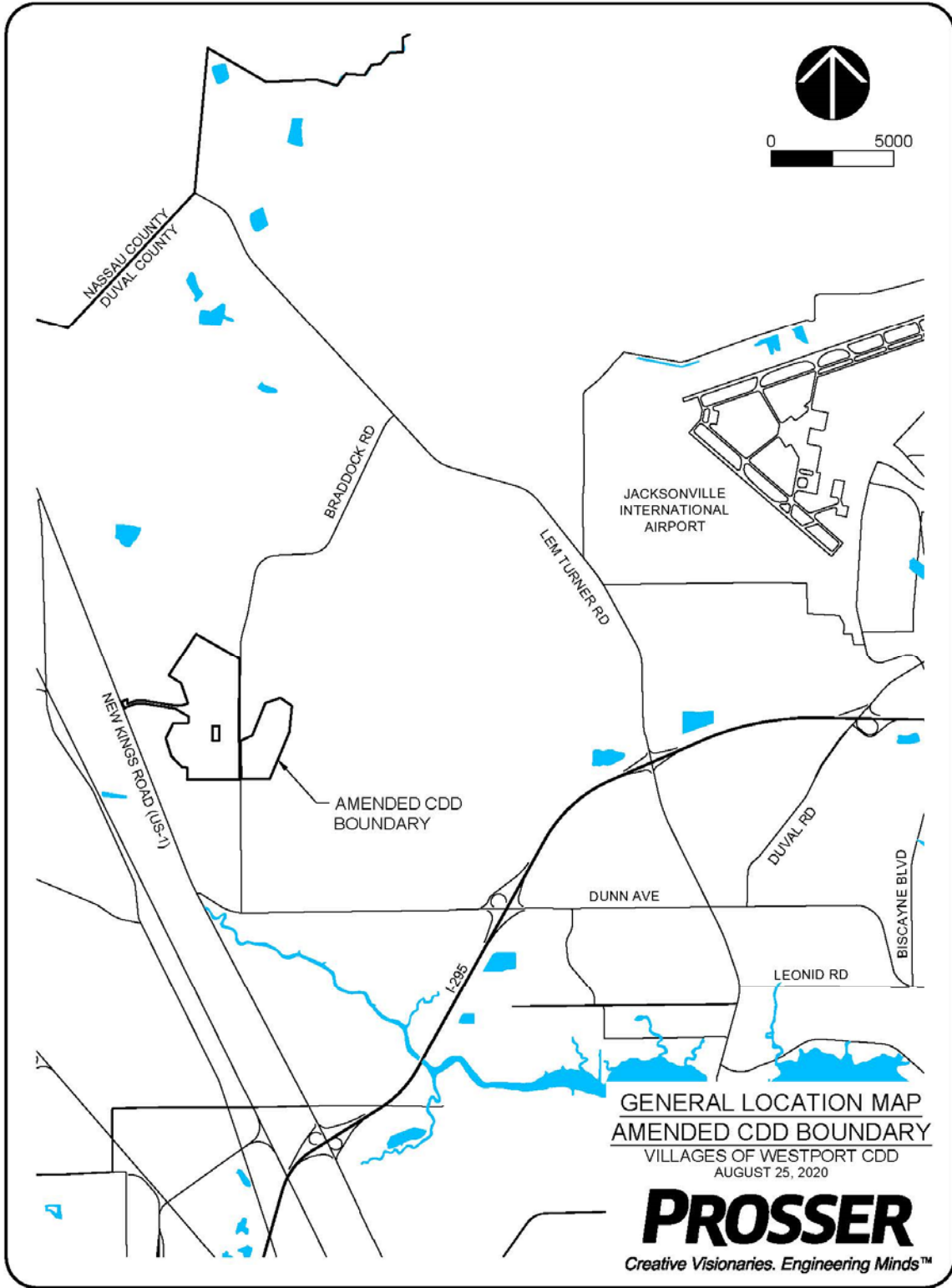
**NOTE:**  
 ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS  
 SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

**AMENDED CDD BOUNDARY**  
**PARCEL MAP**  
 VILLAGES OF WESTPORT CDD  
 AUGUST 25, 2020

**PROSSER**  
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# **EXHIBIT 6**

# Exhibit 6 – General Location of Amended District



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2019-08-13 prsr\_pres-AnsA-brdr-port

# **EXHIBIT 7**

**Exhibit 7 – Landowner Consent**

**Consent and Joinder of Landowner  
For the Amendment of the Boundaries of the Villages of Westport Community  
Development District**

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Villages of Westport Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Villages of Westport Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the Villages of Westport Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be excluded from the Community Development District.

The undersigned hereby requests and consents to removal of the Property from the Villages of Westport Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Villages of Westport Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the Villages of Westport Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 24<sup>th</sup> day of August, 2020.

Witnessed:

**CC WESTPORT, LLC,**  
a Florida limited liability company

Joanne Schmieler  
**JOANNE SCHMIEDER**

Print Name: \_\_\_\_\_

Morteza Hosseini-Kargar

By: Morteza Hosseini-Kargar *km ja*

Its: President

Kelly McCarrick

Print Name: \_\_\_\_\_

**KELLY McCARRICK**

**COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of August, 2020, by Morteza Hosseini-Kargar, as President of CC Westport, LLC, for and on behalf of the company, who is [] is personally known to me or [] produced \_\_\_\_\_ as identification.



Joanne Schmieler  
Print Name: **JOANNE SCHMIEDER**  
Notary Public, State of Florida

**Exhibit A: Property Description**

CONTRACTION PARCEL TO VOW CDD  
WEST PARCEL 1  
VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE COMMON BOUNDARY CORNER OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE, NORTH 02°05'32" EAST, ALONG THE COMMON WESTERLY BOUNDARY LINE OF SAID SECTION 36, (AND ALSO BEING THE EASTERLY LINE OF SECTION 35), A DISTANCE OF 476.21 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 82°32'20" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "C-4", (CONSERVATION TRACT), A DISTANCE OF 361.75 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 82°32'20" WEST, A DISTANCE OF 257.71 FEET, TO A POINT; RUN THENCE, NORTH 28°56'59" WEST, A DISTANCE OF 1,057.47 FEET, TO A POINT; RUN THENCE, NORTH 25°53'19" EAST, A DISTANCE OF 232.07 FEET, TO A POINT ON THE MOST WESTERLY CORNER OF AFORESAID TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY LINE OF SAID TRACT "C-4", (CONSERVATION TRACT), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 17°27'00" EAST, A DISTANCE OF 742.63 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, SOUTH 44°00'00" EAST, A DISTANCE OF 638.26 FEET, TO THE AFORESAID POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 132,413 SQUARE FEET OR 3.03 ACRES, MORE OR LESS, IN AREA.

NOTE:  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS  
SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

CONTRACTION PARCEL NO. 1  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

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CONTRACTION PARCEL NO. 1



VILLAGES OF WESTPORT CDD

CONTRACTION PARCEL

WEST PARCEL 2

A PARCEL OF LAND, BEING A PORTION SECTION 25, SECTION 26, SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION", AND RUN THENCE, NORTH 00°01'57" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 25 AND 26, A DISTANCE OF 2,095.58 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25; RUN THENCE, NORTH 89°35'23" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, A DISTANCE OF 2,709.56 FEET, TO THE COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, AND THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 25; RUN THENCE, SOUTH 00°16'17" WEST, ALONG LAST SAID LINE, A DISTANCE OF 665.00 FEET, TO A POINT, ON THE NORTH LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, OF SAID SECTION 25; RUN THENCE, NORTH 89°17'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 500.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 988.40 FEET, THROUGH A CENTRAL ANGLE OF 61°47'30" TO THE LEFT, AN ARC DISTANCE OF 1,065.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'46" WEST, 1,015.05 FEET;

COURSE No. 2: RUN THENCE, SOUTH 09°52'01" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,657.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE RIGHT, AN ARC DISTANCE OF 558.02 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°41'33" WEST, 557.79 FEET;

COURSE No. 4: RUN THENCE, SOUTH 15°31'06" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,952.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE LEFT, AN ARC DISTANCE OF 498.47 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°12'14" WEST, 497.12 FEET;

COURSE No. 6: RUN THENCE, SOUTH 00°53'22" WEST, ALONG LAST SAID LINE, A DISTANCE OF 567.90 FEET, TO A POINT; THENCE, DEPARTING FROM AFORESAID WESTERLY RIGHT-OF-WAY LINE, RUN THENCE NORTH 59°58'09" WEST, A DISTANCE OF 2,058.89 FEET, TO A POINT; RUN THENCE, SOUTH 33°00'53" WEST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 56°59'07" EAST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, SOUTH 18°53'04" EAST, A DISTANCE OF 33.33 FEET, TO A POINT; RUN THENCE, NORTH 66°18'16" WEST, A DISTANCE OF 1,204.07 FEET, TO A POINT; RUN THENCE, NORTH 01°28'41" WEST, A DISTANCE OF 1,500.00 FEET, TO A POINT; RUN THENCE, NORTH 88°31'19" EAST, A DISTANCE OF 1,599.81 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 26 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, NORTH 01°29'30" WEST, ALONG THE AFORESAID COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 26 AND SECTION 38, THE "BLOODWORTH DONATION", A DISTANCE OF 1,105.18 FEET, TO A POINT; RUN THENCE, SOUTH 88°27'17" WEST, A DISTANCE OF 847.98 FEET, TO A POINT; RUN THENCE, NORTH 01°51'50" EAST, A DISTANCE OF 742.26 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST 1/4, OF SAID SECTION 25; RUN THENCE, SOUTH 88°08'10" EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, OF SAID SECTION 25, A DISTANCE OF 805.91 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 12,930,088 SQUARE FEET, OR 296.83 ACRES, MORE OR LESS, IN AREA.

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

**CONTRACTION PARCEL NO. 2**

**METES & BOUNDS**

VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

**PROSSER**

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**CONTRACTION PARCEL NO. 2**

CONTRACTION PARCEL TO VOW CDD

EAST PARCEL

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 36 AND SECTION 38, THE "BLOODWORTH DONATION", ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST; TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°30'12" WEST, A DISTANCE OF 1,170.48 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,874.88 FEET, THROUGH A CENTRAL ANGLE OF 01°23'33" TO THE RIGHT, AN ARC DISTANCE OF 69.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°11'35" EAST, 69.88 FEET;

COURSE No. 3: RUN THENCE, NORTH 00°53'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 2,689.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,886.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE RIGHT, AN ARC DISTANCE OF 481.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°12'14" EAST, 480.31 FEET;

COURSE No. 5: RUN THENCE, NORTH 15°31'06" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;

COURSE No. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,723.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE LEFT, AN ARC DISTANCE OF 564.53 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°41'33" EAST, 564.30 FEET;

COURSE No. 7: RUN THENCE, NORTH 09°52'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 922.40 FEET, THROUGH A CENTRAL ANGLE OF 77°43'43" TO THE RIGHT, AN ARC DISTANCE OF 1,251.35 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°43'52" EAST, 1,157.57 FEET;

COURSE No. 9: RUN THENCE, NORTH 87°35'44" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 607.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, SECTION 25, (AND ALSO BEING THE WESTERLY LINE OF THE PLAT OF "FOREST VIEW ESTATES" AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE, SOUTH 00°21'18" WEST, A DISTANCE OF 1,291.62 FEET; TO THE COMMON BOUNDARY LINE BETWEEN SECTION 25 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY LINES OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SAID SECTION 38, THE "BLOODWORTH DONATION", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 01°03'23" WEST, A DISTANCE OF 2,695.55 FEET, TO A POINT;

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

CONTRACTION PARCEL NO. 3  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

**PROSSER**

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CONTRACTION PARCEL NO. 3

COURSE No. 2: RUN THENCE, NORTH 88°46'52" EAST, A DISTANCE OF 1,351.11 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 30, AND SECTION 38, THE "BLOODWORTH DONATION", TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; RUN THENCE, NORTH 89°49'37" EAST, ALONG THE AFORESAID COMMON BOUNDARY BETWEEN SECTION 30, AND SECTION 31, BOTH IN TOWNSHIP 1 NORTH, RANGE 26 EAST, A DISTANCE OF 1,304.84 FEET, TO THE NORTHEAST CORNER OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, SOUTH 00°11'12" EAST, ALONG THE EASTERLY LINE OF SAID WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31, A DISTANCE OF 2,649.11 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 88°55'39" EAST, ALONG THE AFORESAID NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,327.43 FEET, TO THE NORTHEAST CORNER THEREOF, (AND ALSO BEING THE NORTHWEST CORNER OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 31); RUN THENCE, NORTH 88°53'37" EAST, ALONG THE NORTHERLY LINE OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,341.01 FEET, TO A POINT ON THE WESTERLY LINE OF "ANGEL LAKES PHASE II", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°16'54" WEST, ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF "ANGEL LAKES PHASE II", AND THEN ALONG THE WESTERLY LINE OF "ANGEL LAKES PHASE I", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 2,543.52 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°13'53" WEST, A DISTANCE OF 3,962.80 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST;

COURSE No. 2: RUN THENCE, SOUTH 89°41'57" WEST, A DISTANCE OF 2,196.25 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 22°42'51" EAST, A DISTANCE OF 2,084.35 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 05°36'26" EAST, A DISTANCE OF 1,067.43 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 54°50'45" WEST, A DISTANCE OF 579.42 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 70°36'58" WEST, A DISTANCE OF 652.65 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, SOUTH 21°49'35" WEST, A DISTANCE OF 1,419.43 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 64°33'52" WEST, A DISTANCE OF 527.52 FEET, TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 33,049,090 SQUARE FEET, OR 758.70 ACRES, MORE OR LESS, IN AREA.

**NOTE:**  
ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

**CONTRACTION PARCEL NO. 3**  
**METES & BOUNDS**  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

**PROSSER**  
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**CONTRACTION PARCEL NO. 3**

**Consent and Joinder of Landowner  
For the Amendment of the Boundaries of the Villages of Westport Community  
Development District**

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Villages of Westport Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Villages of Westport Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the Villages of Westport Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be added to the Community Development District.

The undersigned hereby requests and consents to addition of the Property to the Villages of Westport Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the Villages of Westport Community Development District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the Villages of Westport Community Development District in substantially this form.

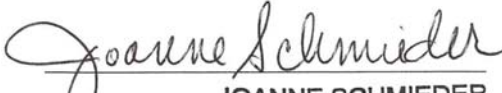
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.


*[signatures on following page]*


Executed this 24<sup>th</sup> day of August, 2020.

Witnessed:

**CC WESTPORT, LLC,**  
a Florida limited liability company

  
Print Name: JOANNE SCHMIEDER

  
By: Morteza Hosseini-Kargar  
Its: President

  
Print Name: KELLY McCARRICK

**COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of August, 2020, by Morteza Hosseini-Kargar, as President of CC Westport, LLC, for and on behalf of the company, who is  is personally known to me or  produced \_\_\_\_\_ as identification.



  
Print Name: JOANNE SCHMIEDER  
Notary Public, State of Florida

**Exhibit A: Property Description**

VILLAGES OF WESTPORT - ADDITION OF PHASE FOUR TO CDD

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°11'16" WEST, A DISTANCE OF 260.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 56°02'41" TO THE LEFT, AN ARC DISTANCE OF 684.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°47'24" WEST, 857.74 FEET;

COURSE No. 3: RUN THENCE, SOUTH 34°46'03" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'25" TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°54'16" WEST, 407.35 FEET;

COURSE No. 5: RUN THENCE, SOUTH 65°02'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 03°45'17" TO THE RIGHT, AN ARC DISTANCE OF 82.57 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°56'06" WEST, A DISTANCE OF 82.56 FEET; RUN THENCE, NORTH 03°19'56" EAST, ALONG THE AFORESAID COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION", A DISTANCE OF 193.02 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, ON THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'23" TO THE RIGHT, AN ARC DISTANCE OF 111.97 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°21'50" WEST, 111.90 FEET; RUN THENCE, NORTH 18°53'04" WEST, A DISTANCE OF 830.69 FEET, TO A POINT; RUN THENCE, SOUTH 66°13'56" EAST, A DISTANCE OF 434.23 FEET, TO A POINT ON THE AFORESAID COMMON BOUNDARY LINE BETWEEN SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, SOUTH 03°19'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 554.89 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 158,522 SQUARE FEET, OR 3.63 ACRES, MORE OR LESS, IN AREA.

NOTE:

ALL PARCEL BOUNDARIES AND LEGAL DESCRIPTIONS SHOWN ARE AS PROVIDED BY A&J LAND SURVEYING, INC.

ADDITION PARCEL  
METES & BOUNDS  
VILLAGES OF WESTPORT CDD  
AUGUST 25, 2020

**PROSSER**  
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ADDITION PARCEL



# **EXHIBIT 8**



## **Exhibit 8 – Resolutions 2020-06 and 2020-11**

### **RESOLUTION NO. 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT JOINING THE LANDOWNER IN FILING A PETITION WITH THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION REQUESTING THE ADOPTION OF A RULE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Westport Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "Uniform Act"), and Rule 42QQ-1, Florida Administrative Code, as amended (the "Rule"); and

**WHEREAS**, the District presently consists of 1,493 acres, more or less, as more fully described in the Rule; and

**WHEREAS**, CC Westport, LLC, a Florida limited liability company, ("Landowner"), owns the majority of the real property within the District; and

**WHEREAS**, the Landowner has advised the District that it intends on filing a petition seeking the removal of certain property contained within the District (the "Boundary Amendment"); and

**WHEREAS**, the property to be removed as part of the Boundary Amendment is depicted in the attached **Exhibit A** and consists of approximately 1,119.29 acres (the "Contraction Parcel"); and

**WHEREAS**, the District does not provide any facilities or services to the Contraction Parcel and, prior to the effective date of the Boundary Amendment, all assessments levied against the Contraction Parcel will be paid in full; and

**WHEREAS**, it is anticipated that additional amenity facilities will be constructed within the Contraction Parcel for the use by single family homes within the Contraction Parcel (the "Future Amenity Facilities"); and

**WHEREAS**, it is also anticipated that the Future Amenity Facilities will be owned by either a homeowners association or community development district created for the Contraction Parcel (the "Facilities Owner"); and

**WHEREAS**, the Landowner has agreed that, prior to the effective date of the Boundary Amendment, it will take the necessary steps to ensure that the District shall have the option, in the District's sole discretion, to enter into an agreement with the Facilities Owner to allow for the homeowners within the remaining District, as depicted in the attached **Exhibit B** (the "Amended

District”) to have access to the Future Amenity Facilities, which agreement shall also provide for an obligation on the part of the Amended District to pay a reasonable proportionate share of the costs to operate and maintain the Future Amenity Facilities; and

**WHEREAS**, the Future Amenity Facilities shall not include any amenity facilities constructed within the Contraction Parcel for high density or multi-family development that are to be used by only residents of such high density or multi-family development; and;

**WHEREAS**, it is anticipated that the unplatted portions of the Amended District will be developed to include single family homes, together with entry features, common areas, recreation improvements, and landscaping (collectively the “Future District Improvements”) and that the Future District Improvements will be conveyed to the District and that the District will accept the Future District Improvements for ownership, operation, and maintenance; and

**WHEREAS**, as of the date of this Resolution, **Exhibits A and B** reflect the boundaries of both the Contraction Parcel and the Amended District, however, it is possible that minor adjustments to such boundaries may be necessary and the District desires to delegate authority to the District’s Chairperson to approve any such adjustments that do not exceed a net total of 25 acres (“Minor Boundary Adjustment”); and

**WHEREAS**, the District is willing to consent to the removal of the Contraction Parcel and desires to join Landowner in seeking the Boundary Amendment; and

**WHEREAS**, the Boundary Amendment is in the best interests of the District because, amongst other reasons, it will enhance the likelihood of the future development of the Contraction Parcel, including the construction of the Future Amenity Facilities; and

**WHEREAS**, the area of land within the Amended District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land that will lie in the Amended District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, removal of the Contraction Parcel from the District is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the Amended District is amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

**WHEREAS**, the Landowner has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District desires to join the Landowner in the filing of a petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the Florida Land and Water Adjudicatory Commission, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner to work jointly with the Landowner with the preparation and filing of a joint petition and related materials with the Florida Land and Water Adjudicatory Commission, to seek the amendment of the District's boundaries to remove the Contraction Parcel, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.


**SECTION 3.** The Board hereby authorizes the District Chairperson and District Counsel, Hopping Green & Sams, to act as agents of the District with regard to any and all matters pertaining to the Boundary Amendment, including the petition to the Florida Land and Water Adjudicatory Commission to amend the boundaries of the District, and including authorization to the Chairperson to approve any Minor Boundary Adjustment.

**SECTION 4.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July, 2020.

ATTEST:

**VILLAGES OF WESTPORT  
COMMUNITY DEVELOPMENT  
DISTRICT**

  
Assistant Secretary

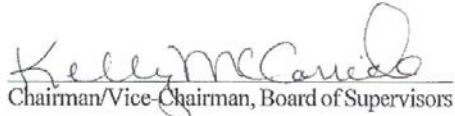
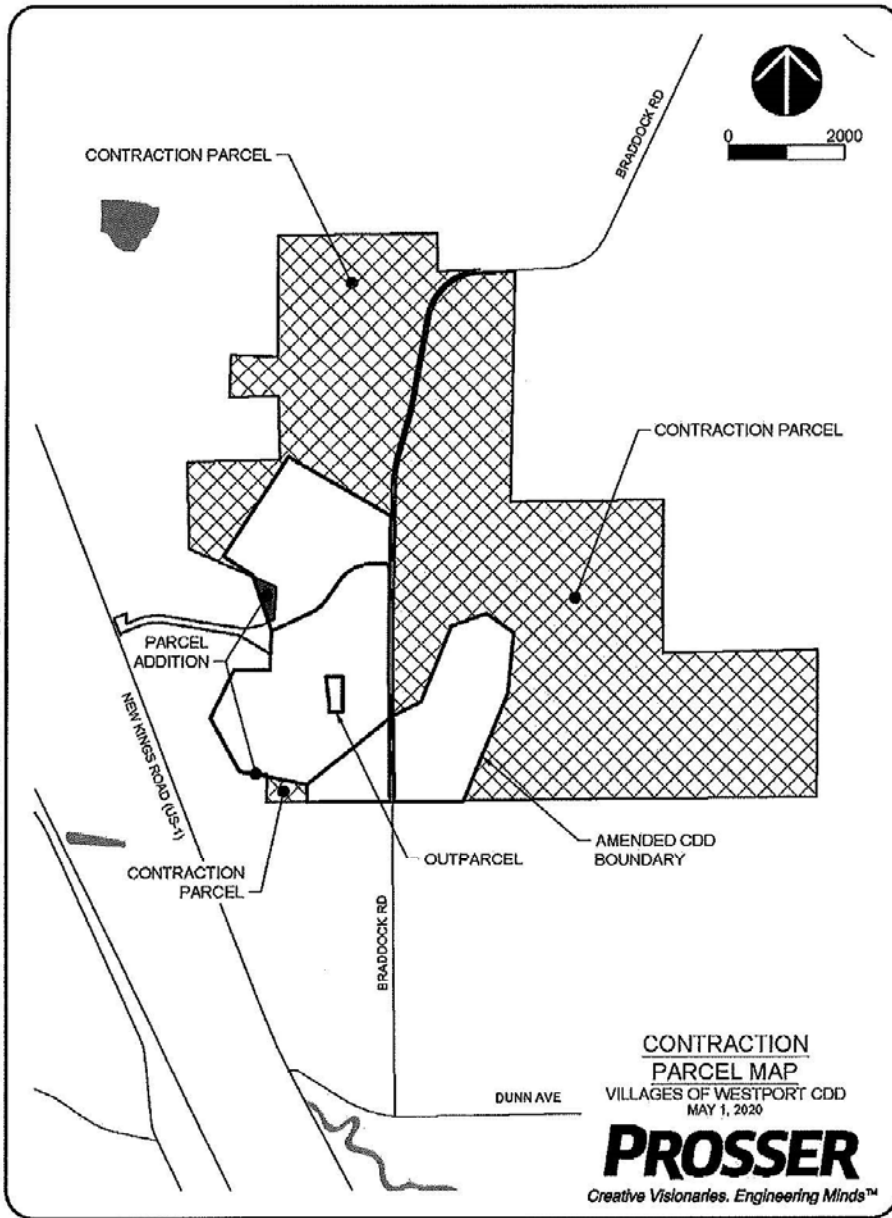
  
Chairman/Vice-Chairman, Board of Supervisors

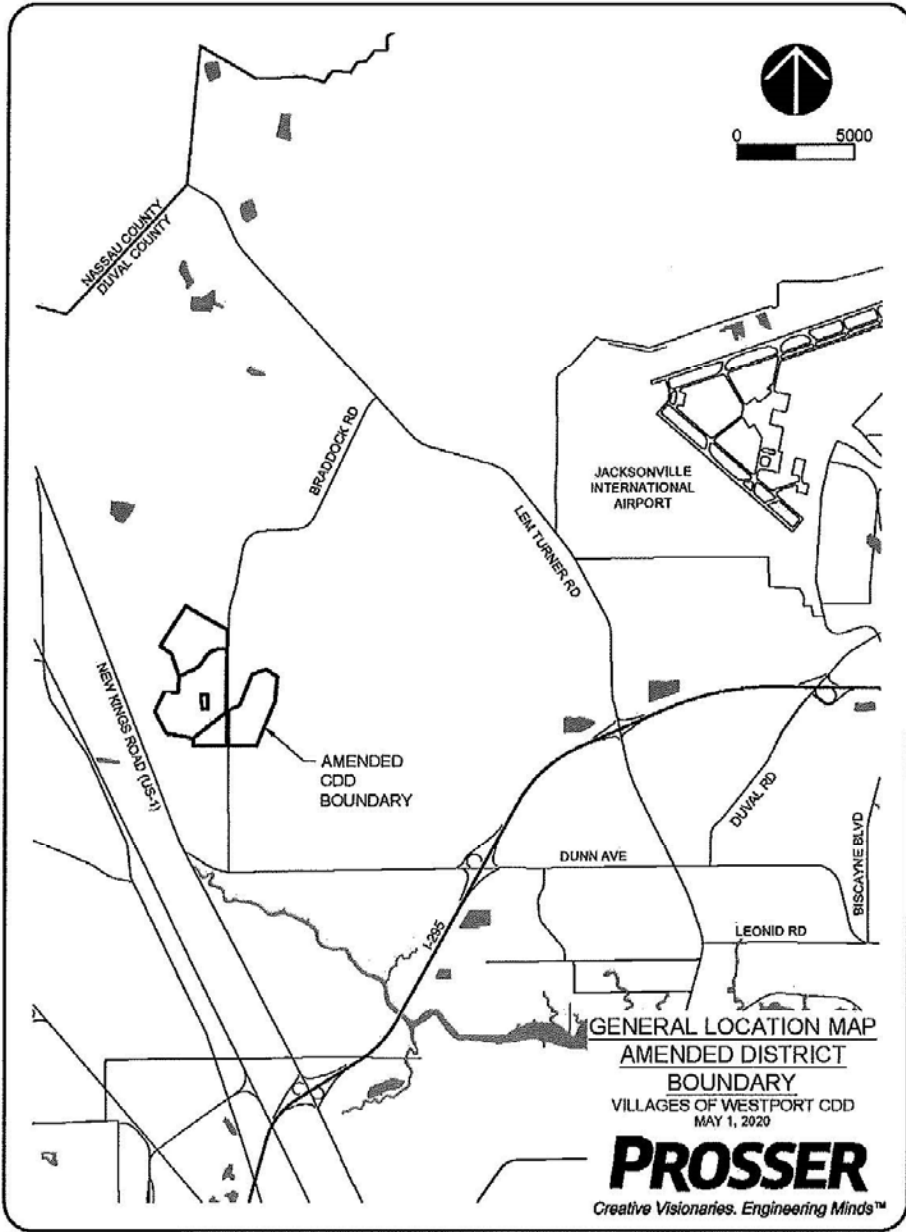
Exhibit A



P:\1\2011\20358.D1 Villages\_VisA-04.ctb\Prosser\Drawings\Brahm\218025.8-CDD-Block.ctb [Pg. 2] 5/1/2020 2:47:31 PM pprosser

2019-06-13 pnt\_prosser-A-04-b-001

Exhibit B



P:\1120112035 31 Villages Westport CDD\Pre-Outline\Civil\GIS\Emacs112035 31-CDD Exhibits.dwg [Fig. B] 10200 2:57 42 PM gbjrjms

2019-06-13 pnt\_pres-ArnsA-bhd-pot

**RESOLUTION NO. 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INCLUSION WITHIN THE PETITION TO AMEND IT BOUNDARIES CERTAIN ADDITION PARCEL LANDS AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Westport Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Uniform Act**”), and Rule 42QQ-1, Florida Administrative Code, as amended (the “**Rule**”); and

**WHEREAS**, on June 19, 2020, the Board of Supervisors (“**Board**”) of the District adopted Resolution 2020-06 (the “**Resolution**”) which authorized the Chairman and all District staff to file a petition with the Florida Land and Water Adjudicatory Commission seeking the amendment of the District’s boundaries (the “**Boundary Amendment**”); and

**WHEREAS**, the Resolution identifies a Contraction Parcel and addresses the removal of the Contraction Parcel from the District’s boundaries; and

**WHEREAS**, notwithstanding the Resolution’s focus on the removal of the Contraction Parcel, the map attached to the Resolution as Exhibit A also identified a parcel to be added to the District’s boundary (the “**Addition Parcel**”) and the District desires to supplement the Resolution to include the Addition Parcel as part of the Boundary Amendment (the “**Revised Boundary Amendment**”); and

**WHEREAS**, the Revised Boundary Amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Revised Boundary Amendment is hereby approved such that it shall be part of the boundary amendment sought in the Resolution. Furthermore, the Resolution shall remain in full force and effect and shall be interpreted to have included the Addition Parcel in connection with all findings and directions set forth therein.


**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 10th day of July, 2020.

ATTEST:

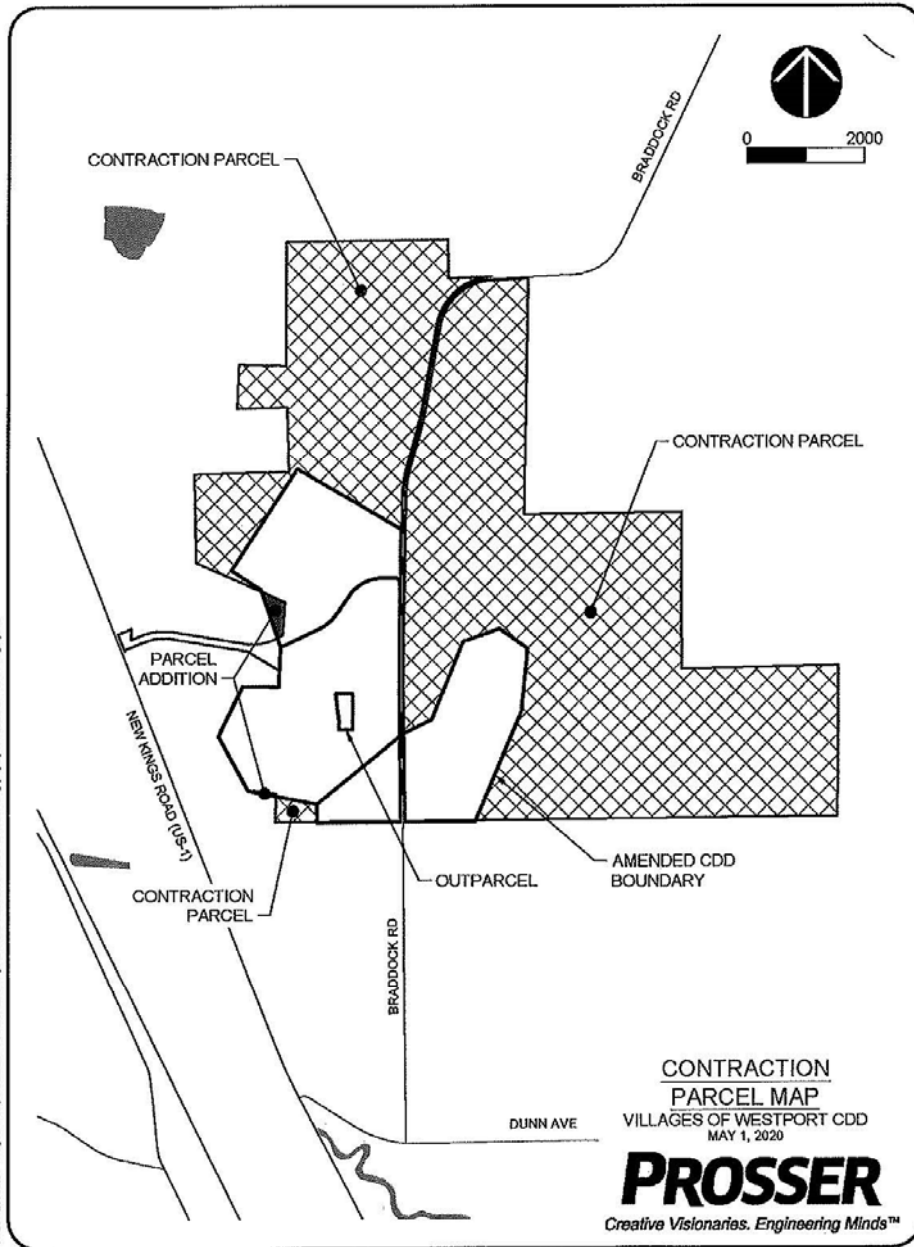
**VILLAGES OF WESTPORT COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary ~~Assistant Secretary~~

  
Chairman, Board of Supervisors

**Exhibit A:** Map Identifying Addition Parcel

Exhibit A



P:\1201\2020S.01 Villages of Westport CDD\production\Drawings\120035.01-CDD Exhibit A.dwg [Fig. 2] 5/1/2020 2:47:31 PM pps/psr

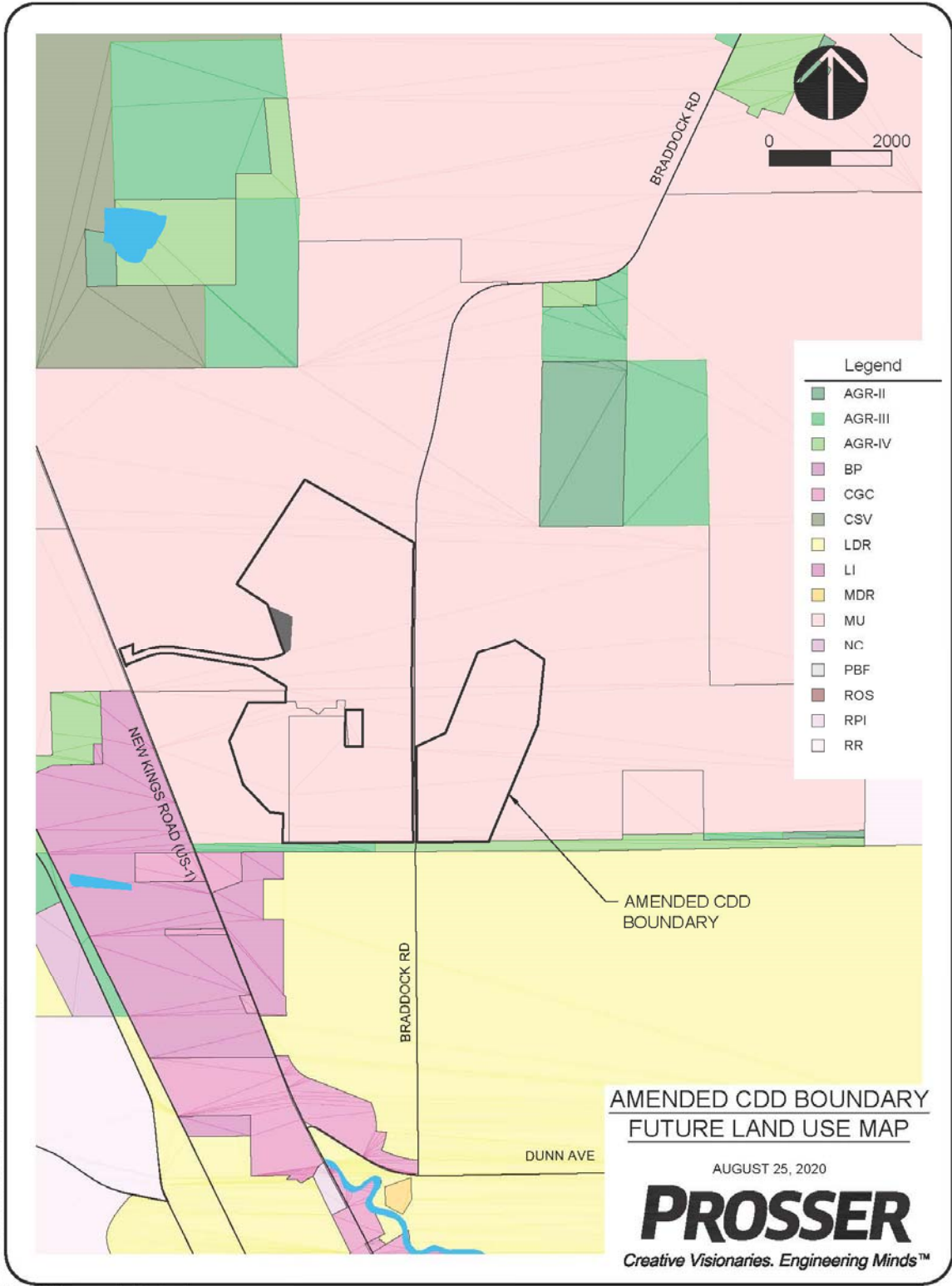
2019-08-13 psr\_pres-AnSA-bdr-port

CONTRACTION  
PARCEL MAP  
VILLAGES OF WESTPORT CDD  
MAY 1, 2020  
**PROSSER**  
Creative Visionaries. Engineering Minds™



# **EXHIBIT 9**

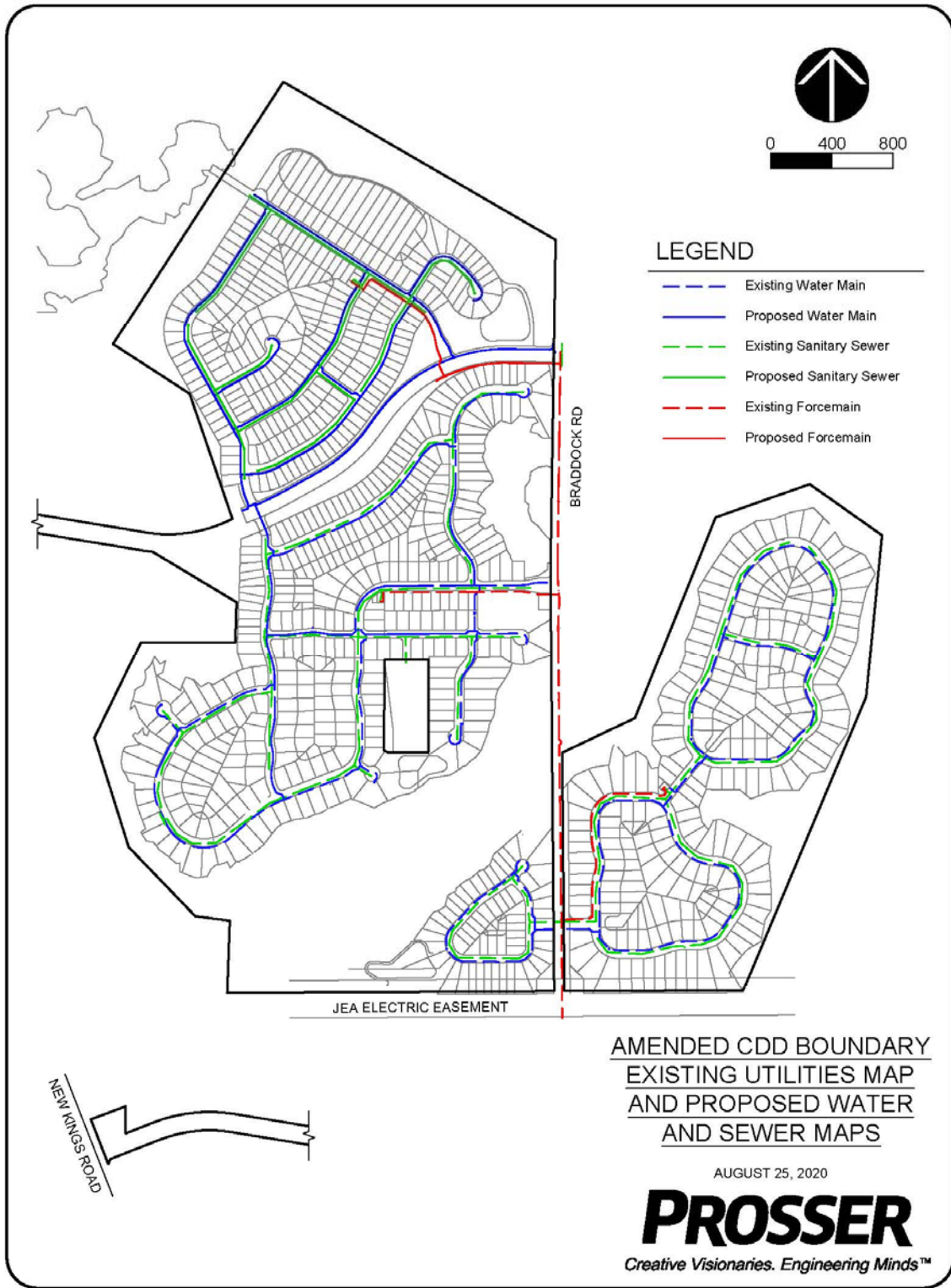
# Exhibit 9 – Future Land Use Map of Amended District



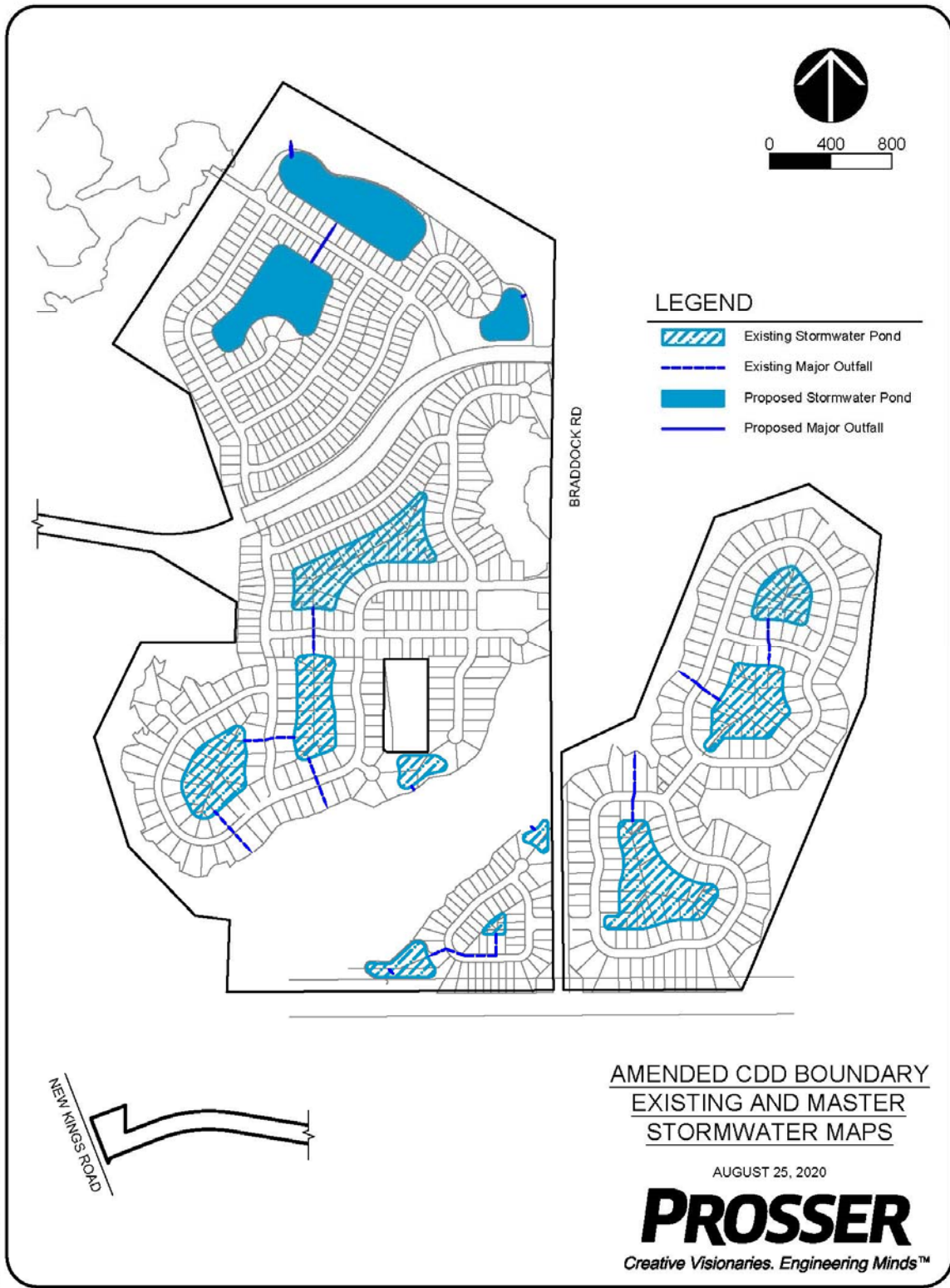
P:\120120035.01 Villages Westport CDD\Production\CDrawings\Exhibits\120035\_01+CDD Exhibits.dwg [Fig 9] 8/25/2020 3:17:40 PM gsjvms

# **EXHIBIT 10**

# Exhibit 10 – Existing and Proposed Utilities for Amended District



P:\1\201120035 01 - Villages Westport CDD\Production\Drawings\Exhibits\120035 01-CDD Exhibits.dwg [Fig. 10] 8/25/2020 3:17:45 PM gelyans



P:\11\2011\20035.01 Villages Westport\CDD\Production\Drawings\Exhibits\120035\_01-CDD Exhibits.dwg (Fig. 11) 8/25/2020 3:17:51 PM gsjons

2019-08-13 prsr\_pres-AnsiA-brdr-port

**AMENDED CDD BOUNDARY  
EXISTING AND MASTER  
STORMWATER MAPS**

AUGUST 25, 2020

**PROSSER**  
Creative Visionaries. Engineering Minds™

# **EXHIBIT 11**

## Exhibit 11 – Construction Costs and Timetable

Villages of Westport CDD

### Exhibit A

Completed Infrastructure Improvement Category	Phase 1 Costs	Phase 2/3 Costs	Total Cost
Entrances, Amenities, Recreation, and Landscaping <sup>(1)</sup>	\$ 694,578.36	\$ 1,025,032.22	\$ 1,719,610.58
Stormwater Management Facilities, Drainage	\$ 2,295,463.66	\$ 3,788,052.50	\$ 6,083,516.16
Utilities (Water, Sewer and Lift Stations)	\$ 1,193,633.00	\$ 2,404,056.51	\$ 3,597,689.51
Roadway	\$ 910,456.00	\$ 1,625,995.46	\$ 2,536,451.46
<b>Total</b>	<b>\$ 5,094,131.02</b>	<b>\$ 8,843,136.69</b>	<b>\$ 13,937,267.71</b>

<sup>(1)</sup> includes an Amenity Center for the benefit and use of all lands within the District

### Exhibit B

Proposed Infrastructure Improvement Category	Phase 4 Cost Opinion
Entrances, Amenities, Recreation, and Landscaping	\$ 330,589.60
Stormwater Management Facilities, Drainage	\$ 5,865,433.51
Utilities (Water, Sewer and Lift Stations)	\$ 2,292,787.20
Roadway	\$ 2,558,461.91
<b>Total <sup>(2),(3)</sup></b>	<b>\$ 11,047,272.21</b>

<sup>(2)</sup> Cost Opinion does include a 10% contingency

<sup>(3)</sup> Infrastructure construction is anticipated to begin early 2021 and completed late 2021.

### Exhibit C

Project Phase - Lot Summary	Lots
Phase 1	242
Phase 2/3	298
Phase 4	227
<b>Total</b>	<b>767</b>

# **EXHIBIT 12**



**Exhibit 12 – Statement of Estimated Regulatory Costs**



# STATEMENT OF ESTIMATED REGULATORY COSTS ACCOMPANYING THE PETITION TO AMEND THE BOUNDARY OF THE VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT

August 2020

Prepared on August 31, 2020

**PFM Financial Advisors LLC**  
12051 Corporate Boulevard  
Orlando, FL 32817



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**STATEMENT OF ESTIMATED REGULATORY COSTS**  
**Villages of Westport Community Development District**  
**August 31, 2020**

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**1.0 Introduction**

**1.1 Purpose**

This statement of estimated regulatory costs (SERC) supports the petition to amend the boundaries of the Villages of Community Development District (the "District"). The District originally intended to finance public infrastructure improvements benefiting parcels currently within the District including "Contraction Parcel 1," "Contraction Parcel 2," and "Contraction Parcel 3." However, due to changes in market conditions and other factors, approximately 3.03 acres associated with Contraction Parcel 1, 296.83 acres associated with Contraction Parcel 2 and 758.70 acres associated with Contraction Parcel 3 within the District are now being removed from the District (Contraction Parcel 1, Contraction Parcel 2 and Contraction Parcel 3 will be referred to herein as the "Contraction Parcels"). In addition, the District intends on adding the "Addition Parcel" and its 3.63 acres. Thus, the District's Board of Supervisors desires the inclusion of the Addition Parcel and the removal of the Contraction Parcels from the District's boundaries.

As of this date, the District has funded public infrastructure improvements via one bond issuance in the form of its Series 2005A Bonds which were issued in the amount of \$24,345,000. Post issuance, as a result of the Great Recession the District's Board deemed the 2005 Project associated with the Series 2005A Bonds financially complete and used the majority of the remaining project funds to redeem a portion of the Series 2005A Bonds. A portion of the remaining Series 2005A debt is allocated to the Contraction Parcels; however, all assessment debt allocated to the Contraction Parcels referenced above will be paid prior to the boundary amendment being approved. The Addition Parcel added to the District will be allocated a portion of the remaining assessment debt. The proposed boundary amendment will generally have little, if any, impact on the day-to-day activities of the District or its property owners.



## 1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing Community Development District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and *based only on factors material to managing and financing* the service delivery function of the district, so that *any matter concerning permitting or planning of the development is not material or relevant*" (emphasis added).

## 1.3 Overview of the Amended District

If the Contraction Parcels are removed from the District's boundaries and Addition Parcel is added, the District would retain the ability to provide public infrastructure, services, and facilities, along with their operations and maintenance, to the properties remaining within the boundaries of the District. The resulting District will contain 421.03 acres of land planned to contain residential development.

## 1.4 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements that a statement of estimated regulatory costs must contain:

- a) An economic analysis showing whether the rule directly or indirectly:
  1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implantation of the rule; or
  3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.



- d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
- e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.
- f) Any additional information that the agency determines may be useful.
- g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 An economic analysis showing whether the establishment of the proposed District directly or indirectly will have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness or regulatory costs**

Florida Statutes 120.541(2)(a) requires an economic analysis showing whether the proposed amendment to the District’s boundaries will directly or indirectly have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within 5 years after the boundary amendment occurs. The simple answer is that the proposed amendment to the District’s boundaries will not have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs. The District already exists and the proposed boundary amendment will not affect these activities.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule amending the District’s boundaries, together with a general description of the types of individuals likely to be affected by the rule.**

If the boundary amendment is approved, the owners and future residents of the Contraction Parcels will not be subject to the District’s jurisdiction or potential assessments.



**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues**

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule**

State Government Entities

There will be modest costs to various Florida (“State”) governmental entities due to the amendment of the District’s boundaries. The District currently consists of more than 1,000 acres; therefore, the Florida Land and Water Adjudicatory Commission (“FLWAC”) is the government having jurisdiction over the proposed boundary amendment, pursuant to Florida Statutes Section 190.005(2). State staff will process, analyze, and conduct public hearing(s) on the petition to amend the District’s boundaries. The State will incur modest costs in reviewing the petition to amend the District’s boundaries.

The ongoing costs to various State entities to implement and enforce the District’s boundary amendment will be minimal, if any. The required annual reports the District must file with the State are outlined in the attached Appendix. However, the District must already file all of these reports. Thus, there will be no additional reporting or monitoring costs on the part of the State related to the District’s boundary amendment. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.064 of the Florida Statutes, the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

City of Jacksonville

There will be modest costs to City staff due to the amendment of the District’s boundaries. These costs to the City are likely to be minimal for a number of reasons. First, review of the petition (if necessary) does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff’s review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Fifth, the petitioner’s filing fee will compensate the City for any advertising expense incurred (if necessary) and for the time City staff spends analyzing the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to amend the District’s boundaries.

The annual costs to the City, related to the continued existence of the District, are also minimal and within the control of the City. The District will be an independent unit of local government. The only annual costs incurred by the City on behalf of the District will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City. However, as noted above, the District already exists and no new reporting activity will be required as a result of the District’s boundary amendment.



## 4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State or City revenues. The District is an independent unit of local government. The District is designed to provide community facilities and services to serve the Project.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida State law, debts of the District are strictly its own responsibility.

## 5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule amending the District’s boundaries.

The master CIP supported the installation of both master and neighborhood infrastructure. The District provided various community facilities and services to the property that will remain within the District, as outlined in Table 1 below. The Series 2005A Bonds supported development of a portion of the total improvement plan within the District.

**Table 1. District Facilities and Services\***

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Lakes and Stormwater Management Facilities	District	District	District Bonds	District
Wetland (Environmental) Compliance and Mitigation	District	District	District Bonds	District
Entrances, Amenities, Recreation & Landscaping	District	District	District Bonds	District
On-Site and Off-site Utilities (Electric, Water & Sanitary)	District	JEA	District Bonds	JEA
On-site Roadway Improvements	District	District	District Bonds	District
Off-site Roadway Improvements	District	City of Jacksonville	District Bonds	City of Jacksonville

\*Source: Greenhome & O'Mara, Inc.; Villages of Westport Community Development District Improvement Plan: January 13, 2005 & Villages of Westport Community Development District Supplemental Engineer's Report No. 1, Summary for the 2005 Project; January 13, 2005



Table 2 summarizes the completed and proposed infrastructure costs necessary to provide the capital improvements and facilities outlined in Table 1 to the lands that will remain within the District following the boundary amendment.

**Table 2. Villages of Westport CDD Summary of Capital Improvement Plan Costs\***

<u>Completed</u>			
<u>Lots</u>	242	298	540
<u>Infrastructure Improvement Category</u>	<u>Phase 1 Costs</u>	<u>Phase 2/3 Costs</u>	<u>Total</u>
Entrances, Amenities, Recreation and Landscaping (1)	\$694,578.36	\$1,025,032.22	\$1,719,610.58
Stormwater Management Facilities, Drainage	\$2,295,463.66	\$3,788,052.50	\$6,083,516.16
Utilities (Water, Sewer and Lift Stations)	\$1,193,633.00	\$2,404,056.51	\$3,597,689.51
Roadway	<u>\$910,456.00</u>	<u>\$1,625,995.46</u>	<u>\$2,536,451.46</u>
<b>TOTAL</b>	<b>\$5,094,131.02</b>	<b>\$8,843,136.69</b>	<b>\$13,937,267.71</b>
(1) includes an Amenity Center for the benefit and of all lands within the District			
<u>Proposed</u>			
<u>Lots</u>	227		
<u>Infrastructure Improvement Category</u>	<u>Phase 4 Costs (2)</u>		
Entrances, Amenities, Recreation and Landscaping	\$330,589.60		
Stormwater Management Facilities, Drainage	\$5,865,433.51		
Utilities (Water, Sewer and Lift Stations)	\$2,292,787.20		
Roadway	<u>\$2,558,461.91</u>		
<b>TOTAL</b>	<b>\$11,047,272.22</b>		
(2) Cost Opinion			

\*Source: Prosser (2020)

To fund these improvements, the District issued special assessment bonds in the form of the Series 2005A Bonds. Infrastructure costs that were not paid for with District bonds were funded by the developer of the project. The District's existing bonds will be repaid through non-ad valorem assessments levied on all properties located within the boundaries of the District that benefit from these improvements. Estimated infrastructure costs for Phase 4 are also provided. These estimated Phase 4 costs are anticipated to be funded by any available proceeds of the Series 2005A Bonds and the landowner.

Landowners within the revised boundaries of the District will be required to pay non-ad valorem assessments levied by the District to secure the repayment of the District's bond debt. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.





The estimated costs in the removed parcels will be eliminated from the CIP and will no longer be funded by the District. Any future improvements on those parcels will now be funded by the landowner.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer provided infrastructure and facilities. Along these same lines, District imposed assessments for operations and maintenance cost are similar to what would be charged in any event by a property owner's association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the cost and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, City provision (directly or via a dependent special district), or through developer-bank loans.

## **6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The District is not located within a county with a population of less than 75,000 or within a city with a population of less than 10,000. Therefore, the proposed District is not located in either a county or city that is defined as "small" by Florida Statute § 120.52.



## 7.0 Any additional useful information.

It is useful to reflect upon the question of whether the proposed amendment of the District is the best alternative for providing community facilities and services to the Project. As one alternative to the District, the City could approve an ad valorem assessment area for services. However, this alternative is inferior to the District. Unlike the District, it would require the City to continue to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be fully sequestered to the land directly benefiting from them, as the case would be with the District.

Another alternative to the amended District would be for the developer to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along in the same manner as ad valorem property taxes. Therefore, the District, as amended, is far more assured of obtaining its needed operational funds than is a POA. Second, the amended District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations, including government-in-the-sunshine requirements.

The amended District also is preferable to these alternatives from an accountability perspective. With a District as amended, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

PFM Financial Advisors LLC certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

PFM Financial Advisors LLC (formerly Fishkind and Associates, Inc.) has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

- The Lake Nona "Family" of Community Development Districts in Orlando
- Urban Orlando (Baldwin Park) Community Development District in Orlando
- The Villages "Family" of Community Development Districts in Lake, Sumter, and Marion Counties
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Highlands Community Development District in Tampa
- The Tradition "Family" of Community Development Districts in Port St. Lucie



## APPENDIX

### LIST OF DISTRICT REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.08	Initial report within 1 year of creation, updates every 7 years
Public Meetings Schedule	189.015	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

# **EXHIBIT 13**

**Exhibit 13 – Authorization of Agent**

**BEFORE THE FLORIDA LAND AND WATER ADJUDICATORY  
COMMISSION**

IN RE: PETITION TO AMEND THE )  
BOUNDARY OF THE VILLAGES OF )  
WESTPORT COMMUNITY )  
DEVELOPMENT DISTRICT )

---

**AFFIDAVIT OF PETITION AND AUTHORIZATION OF AGENT**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I, Kelly McCarrick, Chairperson of the Villages of Westport Community Development District (the "District"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Kelly McCarrick and I am the Chairperson of the District.
3. Pursuant to Resolutions 2020-06 and 2020-11 of the Board of Supervisors of the District, I am authorized to act on behalf of the Board to take all action necessary in relation to the Petition to Amend the Boundary of the District.
4. In my capacity as Chairperson, I have reviewed the contents of the Petition to Amend the Boundary of the District, and its exhibits, and find it to be true and correct.
5. Wesley S. Haber, Hopping Green & Sams, 119 South Monroe Street, Suite 300, Post Office Box 6526, Tallahassee, Florida 32314 is designated to act as agent for the District with regard to any and all matters pertaining to the Petition to Amend the Boundary of the District before the Florida Land and Water Adjudicatory Commission

pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

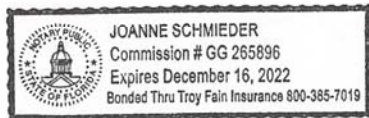
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 26<sup>th</sup> day of August, 2020.

  
Kelly McCarrick  
Chairperson

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of August, 2020, by Kelly McCarrick, as Chairperson of the Board of Supervisors of the Villages of Westport District, for and on behalf of the District, who is  is personally known to me or  produced \_\_\_\_\_ as identification.



  
Print Name: JOANNE SCHMIEDER  
Notary Public, State of Florida

**BEFORE THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: PETITION TO AMEND THE )  
BOUNDARY OF THE VILLAGES OF )  
WESTPORT COMMUNITY )  
DEVELOPMENT DISTRICT )  
\_\_\_\_\_)

**AFFIDAVIT OF PETITION AND AUTHORIZATION OF AGENT**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I, Morteza Hosseini-Kargar, of CC Westport, LLC, being first duly sworn, do hereby state for my affidavit as follows:


1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Morteza Hosseini-Kargar and as President of CC Westport, LLC, I am authorized to act on behalf of the CC Westport, LLC to take all action necessary in relation to the Petition to Amend the Boundary of the District.
4. I have reviewed the contents of the Petition to Amend the Boundary of the District, and its exhibits, and find it to be true and correct.
5. Kenneth R. Artin, Bryant Miller Olive, P.A., 255 S. Orange Avenue, Suite 1350, Orlando, Florida 32801 is designated to act as agent for CC Westport, LLC with regard to any and all matters pertaining to the Petition to Amend the Boundary of the District before the Florida Land and Water Adjudicatory Commission pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.



Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 24<sup>th</sup> day of August, 2020.

**CC WESTPORT, LLC,**  
a Florida limited liability company



By: Morteza Hosseini-Kargar  
Its: President

**STATE OF FLORIDA**  
**COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of August, 2020, by Morteza Hosseini-Kargar, as President of CC Westport, LLC, for and on behalf of the company, who is  is personally known to me or  produced \_\_\_\_\_ as identification.



*Joanne Schmieler*  
Print Name: JOANNE SCHMIEDER  
Notary Public, State of Florida