



## UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

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May 23, 2025

Marcus Motes  
17590 Ponce De Leon Blvd  
Brooksville, FL 34614  
Submitted via email: [Marcus.Motes@cabot.com](mailto:Marcus.Motes@cabot.com)

RE: Cabot Citrus Farms – Citrus County Parcel Keys 3524924 & 3524925

### Letter of Intent

We've reviewed your recent request to expand our water and sewer agreement to include bulk wastewater treatment for an approximate 222-acre tract of land within Citrus County. The amount of development requested to serve within Citrus County includes the following:

- 665 Residential Units
- Non-Residential Uses not to exceed a combined total of 100,000 square feet, including:
  - Clubhouse
  - Meeting/conference space
  - Golf facilities
  - Resort operations
  - Maintenance facilities
  - Recreational amenities
  - Spa services
  - Resort retail and food service establishments

Per previous correspondence, the above development is currently under review for a Comprehensive Plan Amendment in Citrus County, and as part of this process, Citrus County requires a letter of intent to serve from Hernando County Utilities to continue with the Comprehensive Plan Amendment process.

Based on the above, Hernando County Utilities has sufficient capacity to provide bulk wastewater service for the above development, provided the following items are accomplished:

- The Hernando County Board of County Commissioners approve the request to serve this portion of land within Citrus County.
- Obtain the necessary development approval from Citrus County.

- Hernando County and Citrus County entering into an Interlocal Agreement, if necessary.
- The existing Water and Sewer agreement between Cabot Citrus Farms and Hernando County Utilities is amended to include this tract of land in Citrus County with new terms and conditions relating to providing wastewater bulk service.
- No additional wastewater treatment capacity above the existing agreement will be requested as part of the new development.
- Your development must comply with all applicable standards, regulations, and ordinances governing public utility connections within Hernando County. This includes, but is not limited to, our approved plans and specifications for water and sewer infrastructure, as well as our rate structure.
- This is for bulk wastewater service only. No potable water service will be provided from Hernando County Utilities to serve this development. If Hernando County provides bulk potable water service to Cabot Citrus Farms in the future as outlined in section A. (5) of the agreement, this portion of land within Citrus County would be excluded.

This letter is a preliminary expression of our intent to provide wastewater bulk services to your development and is not a binding contract. A formal agreement will be required to establish the specific terms and conditions of service. Should any of the above conditions not be fulfilled, Hernando County reserves the right to withhold services.

Sincerely,

Gordon Onderdonk, PE, LEED AP  
Director of Utilities

