

**Petition to Establish**

**Cabot Citrus Farms**  
**Community Development District**

**September 22, 2023**

**Submitted by:**  
**Fishkind Litigation Services, Inc.**  
**3504 Lake Lynda Drive**  
**Suite 107**  
**Orlando, FL 32817**  
**Telephone: 407-382-3256**

# Petition to Establish Cabot Citrus Farms Community Development District

Petitioner, **Cabot Citrus OpCo LLC**, a Delaware limited liability company ("**Petitioner**"), whose mailing address is 17590 Ponce De Leon Blvd, Brooksville, Florida 3461, petitions the Commissioners of Hernando County, Florida pursuant to the Uniform Community Development Districts Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district to be known as the Cabot Citrus Farms Community Development District (the "**District**") for the land area for which the District would manage and finance the delivery of community services.

The land area to be served by the District is a parcel of real property containing approximately 1,200 acres. All the land in the proposed District is in the boundaries of Hernando County, Florida. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit "A."** Petitioner provides the following statements and referenced exhibits to support this petition.

1. A metes and bounds description of the external boundaries of the District is attached as **Composite Exhibit "B."** There is one parcel within the proposed external boundaries of the District which is to be excluded. Section 190.005(l)(a)1, Florida Statutes.
2. The written consent to the establishment of the District by the landowner of 100% of the real property to be included in and served by the District is attached as **Exhibit "C."** Section 190.005(1)(a)2, Florida Statutes.
3. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit "D"** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.
4. The proposed name of the District is the Cabot Citrus Farms Community Development District (hereinafter in the attached exhibits referred to as the "**District**"). Section 190.005(1)(a)4, Florida Statutes.
5. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be served by the District are identified on **Exhibit "E"** attached hereto. Section 190.005(1)(a)5, Florida Statutes.
6. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit "F."** Section 190.005(1)(a)6, Florida Statutes.

7. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(1)(a)7, Florida Statutes. A copy of the pertinent portion of the County's Land Use Element is attached as **Exhibit G**.

8. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, are attached as **Exhibit H**, Section 190.005(1)(a)8, Florida Statutes.

9. The property within the proposed District is amenable to operation as an independent special District for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community.


(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient and economical use of resources. That development will in turn benefit the County and its residents outside the District by increasing the ad valorem tax base of the County.

(d) The community development services and facilities of the District will be compatible with the County's comprehensive land use plan and with the use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

10. The Petitioner is also requesting the County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) parks and recreational powers in accordance with section 190.012(2)(a), Florida Statutes and (2) security powers in accordance with section 190.012(2)(d), Florida Statutes.

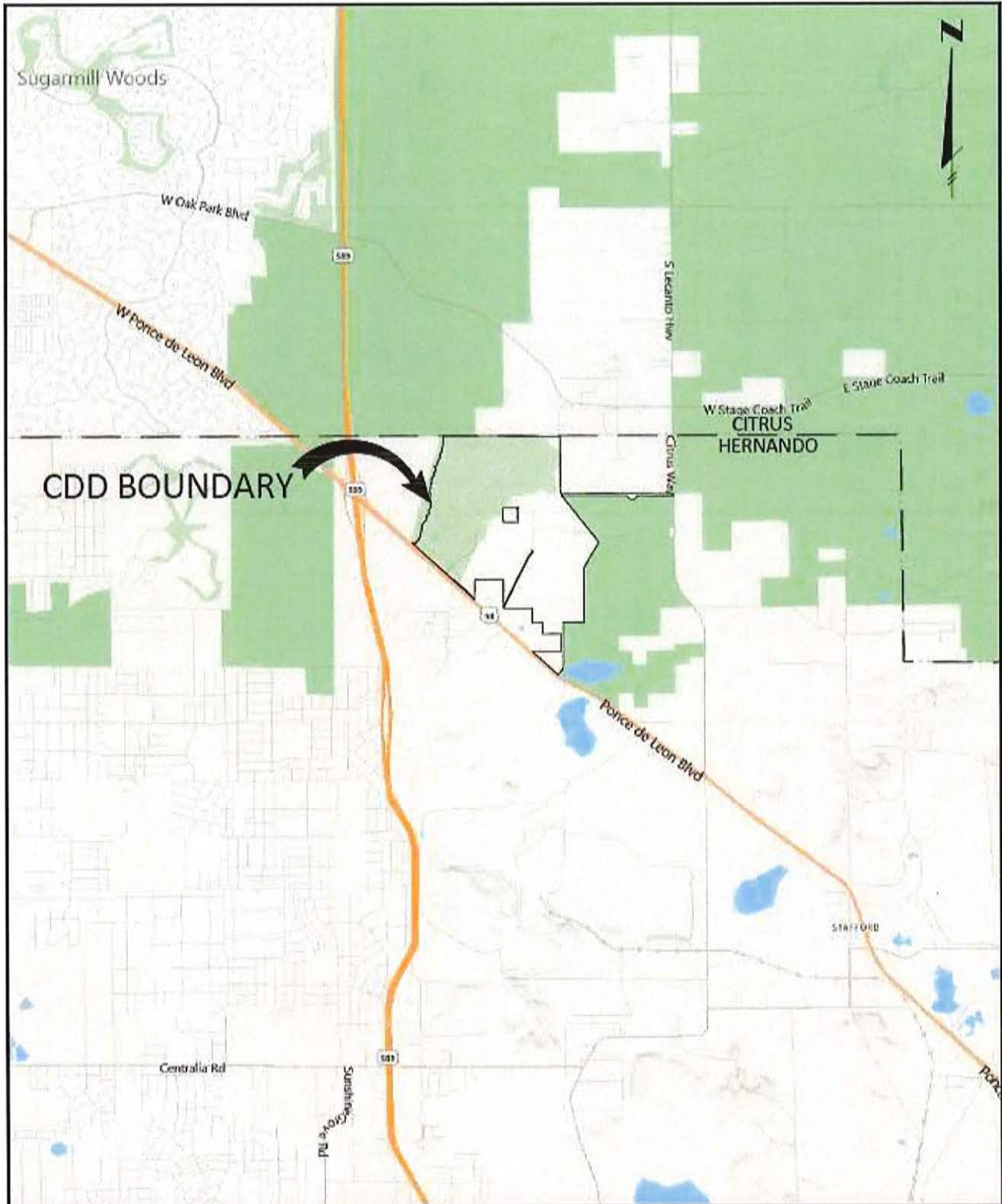
Respectfully submitted this 22nd day of September 2023

**Fishkind Litigation Services, Inc.**

A handwritten signature in black ink that reads "Hank Fishkind". The signature is written in a cursive style with a horizontal line underneath the name.

Hank Fishkind, Ph.D., President

**Composite Exhibit "A"**  
**Location Maps**



**Coastal** Engineering Planning Surveying Environmental Traffic Transportation Construction Management  
 engineering associates, inc.  
 666 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 798-6423 • Fax (352) 798-8388  
 EB-0000142

<b>LOCATION MAP</b>  <b>CABOT CITRUS FARMS          COMMUNITY DEVELOPMENT DISTRICT</b>	DATE 8/1/23
	22009-28

EX-A1



**Coastal** Engineering  
 Planning  
 Surveying  
 Environmental  
 Traffic  
 Transportation  
 Construction Management

engineering associates, inc.  
 969 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 706-9423 • Fax (352) 799-8389  
 EB-0000142

DISTRICT BOUNDARY

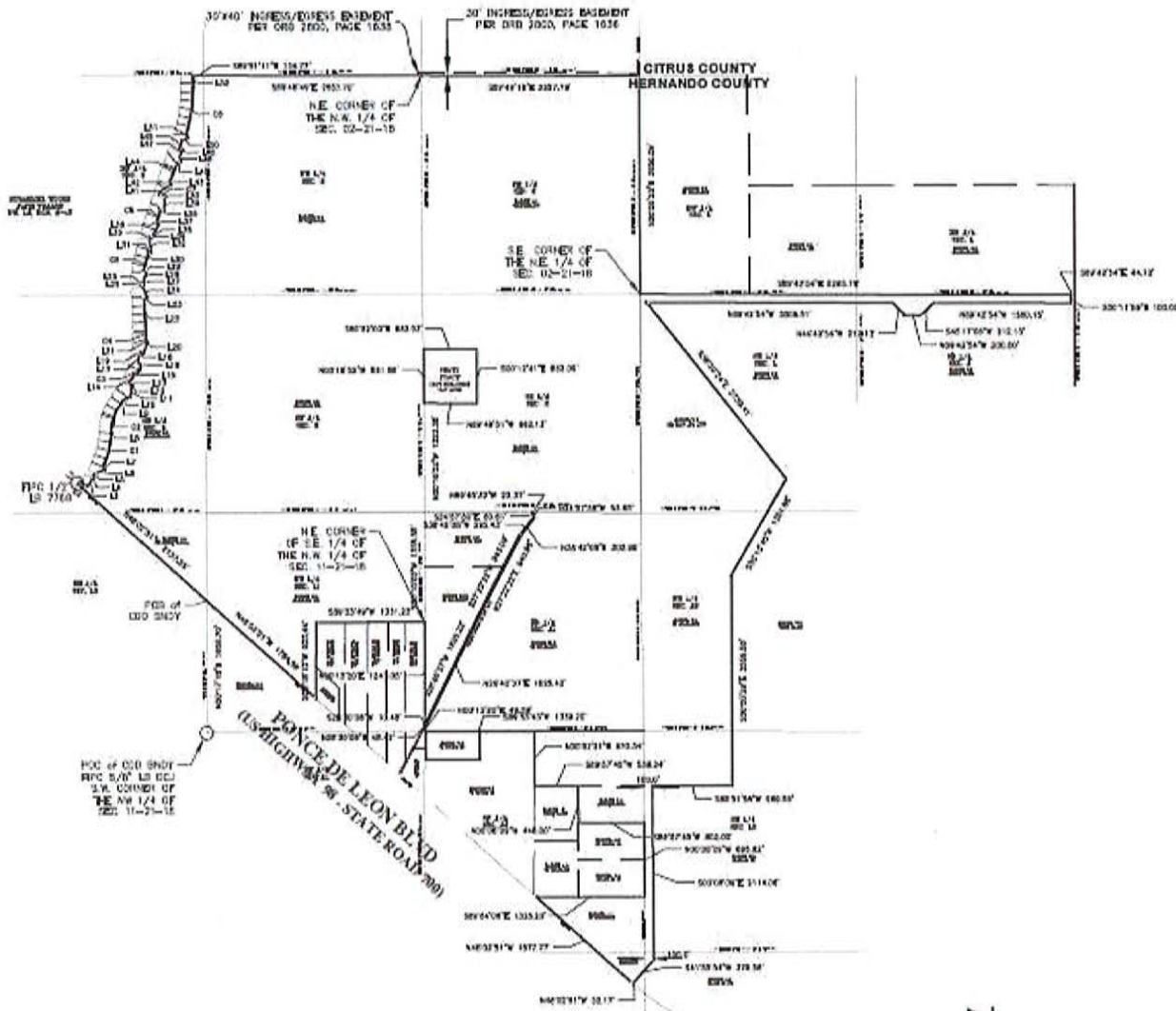
CABOT CITRUS FARMS  
 COMMUNITY DEVELOPMENT DISTRICT

DATE  
 8/1/23  
 22009-28  
 EX-A2

**Exhibit "B"**  
**Metes & Bounds Survey**



SECTION 1,2,11 & 12 TOWNSHIP 21 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

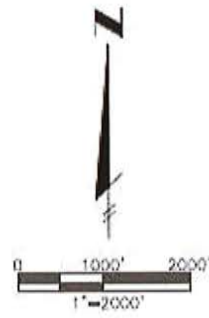



**LEGEND AND ABBREVIATIONS**

- CI = SEE CURVE TABLE
- LI = SEE LINE TABLE
- (C) = CALCULATED
- (P) = PLAT OR MAP
- (M) = FIELD MEASURED
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- O.R. = OFFICIAL RECORD
- P.B. = PLAT BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- Δ = DESCRIPTIVE POINT
- ||| = BASIS for BEARINGS

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 ADJUSTMENT AND ARE GROUND MEASUREMENTS.
2. BASIS FOR SURVEY IS OCCUPATION, SECOND PLAT, AND MASSADAMATION FOUND IN PLACE.
3. ACCORDING TO CERTAIN REPRODUCTIONS OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROVIDED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
4. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REVISIONS OF THIS SURVEY MAP.
5. THIS PROPERTY IS SUBJECT TO ANY DEVIATION, LIMITATIONS, RESTRICTIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE PROPERTY DESCRIBED HEREIN APPEARS TO BE IN FLOOD ZONE "A" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOOD(L)S, AND FLOOD ZONES "A" & "AE", (AREA) DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOOD(L)S) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 22019, MAP NUMBER 12050, PANEL NUMBER 0001-0, EFFECTIVE DATE 02/02/2012.



 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>1988 Cambridge Road - Brooksville - Florida 34601 (813) 796-4423 • Fax (813) 796-0358 EO#000142</p>	<p><b>METES AND BOUNDS SKETCH</b></p>	<p>DATE 8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28</p>

**LEGAL DESCRIPTION**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 11, RUN N00°17'18"E, 1606.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, RUN N48°02'51"W, 2137.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALM BOULEVARD SOUTH. SAID POINT ALSO BEING ON THE EAST BOUNDARY LINE OF SUGARMILL WOODS, PALM VILLAGE AS RECORDED IN PLAT BOOK 14, PAGES 3-15 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE, RUN N41°57'18"E, 40.37 FEET; THENCE S56°28'28"E, 117.51 FEET; THENCE N33°31'32"E, 150.00 FEET; THENCE N56°28'28"W, 7.33 FEET; THENCE N33°31'32"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OWATONNA DRIVE; THENCE N66°29'30"E, 143.03 FEET; THENCE N39°00'46"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1088.79 FEET, A CENTRAL ANGLE OF 20°06'36", AND A CHORD BEARING AND DISTANCE OF N14°54'51"E, 380.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 382.15 FEET; THENCE N04°51'33"E, 110.00 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 513.80 FEET, A CENTRAL ANGLE OF 31°35'04", AND A CHORD BEARING AND DISTANCE OF N20°39'05"E, 279.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 283.23 FEET; THENCE N36°26'33"E, 116.12 FEET; THENCE N83°39'17"E, 61.40 FEET; THENCE N09°57'43"E, 126.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HUPA ROAD; THENCE N28°23'49"E, 30.00 FEET TO THE CENTERLINE OF HUPA ROAD; THENCE ALONG SAID CENTERLINE, RUN N61°36'11"W, 48.70 FEET; THENCE N28°23'49"E, 115.00 FEET; THENCE N79°04'24"E, 55.23 FEET TO A NON TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1321.78 FEET, A CENTRAL ANGLE OF 4°20'20", AND A CHORD BEARING AND DISTANCE OF N19°42'41"E, 100.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 100.10 FEET; THENCE N40°37'11"W, 56.40 FEET; THENCE N11°01'33"E, 115.00 FEET TO THE CENTERLINE OF SHAWNIGAN CIRCLE; THENCE ALONG SAID CENTERLINE, RUN; THENCE S78°58'27"E, 52.43 FEET; THENCE N11°01'33"E, 110.00 FEET; THENCE N37°22'24"E, 44.64 FEET, THENCE N40°03'32"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1321.78 FEET, A CENTRAL ANGLE OF 6°13'11", AND A CHORD BEARING AND DISTANCE OF N00°18'08"E, 143.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 143.49 FEET; THENCE N02°48'28"W, 334.29 FEET; THENCE N39°21'37"E, 50.00 FEET; THENCE N24°30'39"W, 130.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHAWNIGAN CIRCLE; THENCE N01°53'28"W, 30.00 FEET TO THE CENTERLINE OF SHAWNIGAN CIRCLE; THENCE ALONG SAID CENTERLINE, RUN N88°06'32"E, 10.00 FEET; THENCE N01°53'28"W, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SHAWNIGAN CIRCLE; THENCE N16°32'38"E, 126.49 FEET; THENCE N31°07'15"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1056.83 FEET, A CENTRAL ANGLE OF 7°05'26", AND A CHORD BEARING AND DISTANCE OF N11°43'49"E, 130.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 130.79 FEET; THENCE N15°16'32"E, 70.24 FEET; THENCE S88°04'10"E, 40.00 FEET; THENCE N08°39'47"W, 170.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PONTIAC COURT; THENCE N15°56'32"E, 30.00 FEET TO THE CENTERLINE OF PONTIAC COURT; THENCE ALONG SAID CENTERLINE, RUN S74°03'28"E, 25.00 FEET; THENCE N15°56'32"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONTIAC COURT;

-CONTINUED ON SHEET EX-B3



**METES AND BOUNDS DESCRIPTION**

**CABOT CITRUS FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

DATE

8/1/23

22009-28


EX-B2

**LEGAL DESCRIPTION**

-CONTINUED FROM SHEET EX-B2

THENCE N29°58'33"E, 153.36 FEET; THENCE N31°37'30"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 9321.56 FEET, A CENTRAL ANGLE OF 0°49'37", AND A CHORD BEARING AND DISTANCE OF N17°37'14"E, 134.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.54 FEET; THENCE N66°45'08"E, 50.00 FEET; THENCE N03°45'54"E, 133.74 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INGALIK ROAD; THENCE N27°06'32"E, 30.00 FEET TO THE CENTERLINE OF INGALIK ROAD AND A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 654.36 FEET, A CENTRAL ANGLE OF 7°20'19", AND A CHORD BEARING AND DISTANCE OF N66°33'37"W, 83.76 FEET; THENCE ALONG THE CENTERLINE OF INGALIK ROAD, AND THE ARC OF SAID CURVE 83.81 FEET; THENCE N19°46'13"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INGALIK ROAD; THENCE N58°58'52"E, 147.84 FEET; THENCE N05°48'26"W, 40.00 FEET; THENCE N20°06'33"E, 229.10 FEET; THENCE N62°12'06"E, 54.92 FEET; THENCE N08°26'35"W, 67.10 FEET; THENCE N20°06'32"E, 90.00 FEET TO THE CENTERLINE OF PUMA ROAD; THENCE ALONG SAID CENTERLINE, RUN N69°53'28"W, 40.10 FEET; THENCE N20°06'32"E, 105.00 FEET; THENCE N70°18'17"E, 71.19 FEET; THENCE N11°51'36"W, 50.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 2174.11 FEET, A CENTRAL ANGLE OF 15°27'54", AND A CHORD BEARING AND DISTANCE OF N07°44'02"E, 585.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 586.83 FEET; THENCE N00°00'05"E, 130.28 FEET TO A POINT ON THE NORTH LINE OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°51'11"E, 134.77 FEET TO THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, RUN S89°48'49"E, 2657.70 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 2, RUN S89°49'18"E, 2657.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE ALONG THE EAST LINE OF SAID SECTION 2, RUN S00°06'23"E, 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN S89°42'54"E, 5265.76 FEET TO A POINT LYING 44.72 FEET WEST OF THE EAST LINE OF SAID SECTION 01; THENCE S00°11'59"E, 100.00 FEET; THENCE RUN 100.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 01, N89°42'54"W, 1680.15 FEET; THENCE S45°17'06"W, 212.13 FEET; THENCE N89°42'54"W, 200.00 FEET; THENCE N44°42'54"W, 212.13 FEET TO A POINT LYING 100.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 01; THENCE RUN 100.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE, N89°42'54"W, 3006.51 FEET; THENCE S38°20'24"E, 2739.41 FEET; THENCE S30°13'40"W, 1351.86 FEET; THENCE S00°00'29"E, 2559.58 FEET; THENCE S89°51'58"W, 969.59 FEET TO A POINT LYING 100.00 FEET EAST OF THE EAST BOUNDARY LINE OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN 100.00 FEET EAST OF AND PARALLEL TO SAID EAST BOUNDARY LINE, S00°08'09"E, 2114.06 FEET; THENCE S41°55'54"W, 379.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD;

-CONTINUED ON SHEET EX-B4

 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>800 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-6423 • Fax (352) 796-6356 EIS-0000142</p>	<p><b>METES AND BOUNDS DESCRIPTION</b></p>	<p>DATE</p> <p>8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28</p> <p>EX-B3</p>

**LEGAL DESCRIPTION**

-CONTINUED FROM SHEET EX-B3


THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 1577.77 FEET TO THE NORTHWEST CORNER OF PARCEL 11.1. AS RECORDED IN OFFICIAL RECORDS BOOK 4100, PAGE 1505 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL 11.1, RUN S89°54'06"E, 1325.20 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, RUN N00°08'09"W, 895.82 FEET TO THE SOUTHEAST CORNER OF PARCEL 4.3 AS RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 1520 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 4.3, RUN S89°57'45"W, 802.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4.3; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 4.3, RUN N00°08'09"W, 448.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4.3; THENCE S89°57'45"W, 539.24 FEET; THENCE N00°02'21"E, 670.34 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, RUN S89°53'43"W, 1339.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN N00°13'20"E, 48.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N28°30'06"E, 48.42 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, RUN N26°40'37"E, 1625.42 FEET; THENCE N27°22'22"E, 940.96 FEET; THENCE N38°42'08"E, 302.99 FEET; THENCE N24°57'56"W, 53.65 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°45'32"W, 22.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S24°57'50"E, 50.61 FEET; THENCE S38°42'08"W, 292.43 FEET; THENCE S27°22'22"W, 943.09 FEET; THENCE S26°40'37"W, 1625.22 FEET; THENCE S28°30'06"W, 10.48 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, RUN N00°13'20"E, 1243.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S89°53'49"W, 1331.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S00°18'10"W, 923.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 1784.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PARCEL KNOWN AS THE PENTZ TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. (10.07 AC MORE OR LESS)

TOTAL NET AREA OF PARCEL CONTAINING 1206.00 AC MORE OR LESS.

LEGAL DESCRIPTION AND SKETCH AS PROVIDED BY COASTAL ENGINEERING ASSOCIATES, DATED 3/29/23, BY: SCOTT OSBOURNE, PSM

 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>1888 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-6423 • Fax (352) 796-8966 EB-0300142</p>	<p><b>METES AND BOUNDS DESCRIPTION</b></p>	<p>DATE 8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28 EX-B4</p>

**Exhibit "C"**  
**Landowner Consent**

**CONSENT AND JOINDER OF  
LANDOWNERS TO ESTABLISHMENT OF  
THE DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "1"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that Cabot Citrus OpCo LLC, a Delaware limited liability company (the "Petitioner"), intends to submit a petition to establish a community development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District is established. 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 the Petitioner, a consent to establishment of the 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.

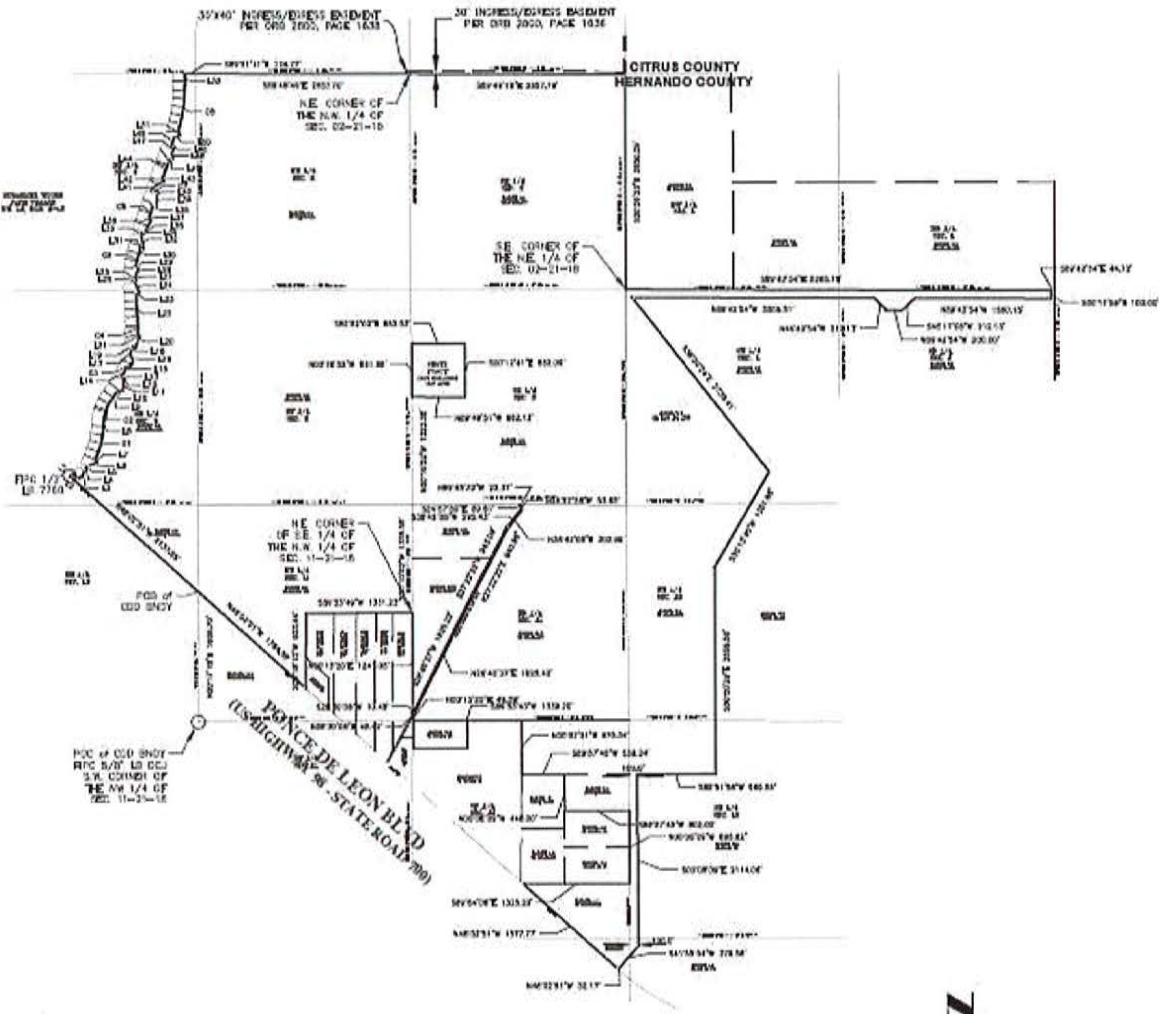
Executed this 22nd day of September 2023.

**Cabot Citrus OpCo LLC**  
a Delaware limited liability company

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**Exhibit "1"**  
**The Property**

SECTION 1,2,11 & 12 TOWNSHIP 21 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS

- CT = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
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- POC = POINT OF COMMENCEMENT
- Δ = DESCRIPTIVE POINT
- ||| = BASIS BY BEARINGS

SURVEY NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT AND ARE USED HEREIN.
2. BASIS FOR SURVEY IS DESCRIPTION, FIELD PLAT, AND INFORMATION FOUND IN PLACE.
3. ACCORDING TO CERTAIN REPRODUCTIONS OF SURVEY CHANGES BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.
4. THIS SURVEY WAS IN VALUE ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS SURVEY MAP.
5. THIS PROPERTY IS SUBJECT TO ANY DESIGNATION, LIMITATIONS, RESTRICTIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE PROPERTY DESCRIBED HEREIN APPEARS TO BE IN FLOOD ZONE "A" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), AND FLOOD ZONE "A" & "AE", (AREAS DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12210, MAP NUMBER 12030, PANEL NUMBER 000-0, EFFECTIVE DATE 02/02/2012.

**Coastal**  
engineering associates, inc.

888 Circlelight Boulevard - Brooksville - Florida 34601  
(352) 796-1423 - Fax (352) 796-0389  
SB-0000142

Engineering  
Planning  
Surveying  
Environmental  
Traffic  
Transportation  
Construction Management

<p><b>METES AND BOUNDS SKETCH</b></p> <p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	DATE 8/1/23
	22009-28


EX-B1



**LEGAL DESCRIPTION**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 11, RUN N00°17'18"E, 1606.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, RUN N48°02'51"W, 2137.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALM BOULEVARD SOUTH. SAID POINT ALSO BEING ON THE EAST BOUNDARY LINE OF SUGARMILL WOODS, PALM VILLAGE AS RECORDED IN PLAT BOOK 14, PAGES 3-15 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE, RUN N41°57'18"E, 40.37 FEET; THENCE S56°28'28"E, 117.51 FEET; THENCE N33°31'32"E, 150.00 FEET; THENCE N56°28'28"W, 7.33 FEET; THENCE N33°31'32"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OWATONNA DRIVE; THENCE N66°29'30"E, 143.03 FEET; THENCE N39°00'46"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1088.79 FEET, A CENTRAL ANGLE OF 20°06'36", AND A CHORD BEARING AND DISTANCE OF N14°54'51"E, 380.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 382.15 FEET; THENCE N04°51'33"E, 110.00 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 513.80 FEET, A CENTRAL ANGLE OF 31°35'04", AND A CHORD BEARING AND DISTANCE OF N20°39'05"E, 279.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 283.23 FEET; THENCE N36°26'33"E, 116.12 FEET; THENCE N83°39'17"E, 61.40 FEET; THENCE N09°57'43"E, 126.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HUPA ROAD; THENCE N28°23'49"E, 30.00 FEET TO THE CENTERLINE OF HUPA ROAD; THENCE ALONG SAID CENTERLINE, RUN N61°36'11"W, 48.70 FEET; THENCE N28°23'49"E, 115.00 FEET; THENCE N79°04'24"E, 55.23 FEET TO A NON TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1321.78 FEET, A CENTRAL ANGLE OF 4°20'20", AND A CHORD BEARING AND DISTANCE OF N19°42'41"E, 100.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 100.10 FEET; THENCE N40°37'11"W, 56.40 FEET; THENCE N11°01'33"E, 115.00 FEET TO THE CENTERLINE OF SHAWNIGAN CIRCLE; THENCE ALONG SAID CENTERLINE, RUN; THENCE S78°58'27"E, 52.43 FEET; THENCE N11°01'33"E, 110.00 FEET; THENCE N37°22'24"E, 44.64 FEET, THENCE N40°03'32"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1321.78 FEET, A CENTRAL ANGLE OF 6°13'11", AND A CHORD BEARING AND DISTANCE OF N00°18'08"E, 143.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 143.49 FEET; THENCE N02°48'28"W, 334.29 FEET; THENCE N39°21'37"E, 50.00 FEET; THENCE N24°30'39"W, 130.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHAWNIGAN CIRCLE; THENCE N01°53'28"W, 30.00 FEET TO THE CENTERLINE OF SHAWNIGAN CIRCLE; THENCE ALONG SAID CENTERLINE, RUN N88°06'32"E, 10.00 FEET; THENCE N01°53'28"W, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SHAWNIGAN CIRCLE; THENCE N16°32'38"E, 126.49 FEET; THENCE N31°07'15"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1056.83 FEET, A CENTRAL ANGLE OF 7°05'26", AND A CHORD BEARING AND DISTANCE OF N11°43'49"E, 130.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 130.79 FEET; THENCE N15°16'32"E, 70.24 FEET; THENCE S88°04'10"E, 40.00 FEET; THENCE N08°39'47"W, 170.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PONTIAC COURT; THENCE N15°56'32"E, 30.00 FEET TO THE CENTERLINE OF PONTIAC COURT; THENCE ALONG SAID CENTERLINE, RUN S74°03'28"E, 25.00 FEET; THENCE N15°56'32"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONTIAC COURT;

-CONTINUED ON SHEET EX-B3


 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>8880 Candler Road - Brooksville - Florida 34601 (352) 796-6423 • Fax (352) 796-0369 ISS-03001542</p>	<p>METES AND BOUNDS DESCRIPTION</p>	<p>DATE</p> <p>8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28</p> <p>EX-B2</p>

**LEGAL DESCRIPTION**

-CONTINUED FROM SHEET EX-B2

THENCE N29°58'33"E, 153.36 FEET; THENCE N31°37'30"W, 40.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 9321.56 FEET, A CENTRAL ANGLE OF 0°49'37", AND A CHORD BEARING AND DISTANCE OF N17°37'14"E, 134.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.54 FEET; THENCE N66°45'08"E, 50.00 FEET; THENCE N03°45'54"E, 133.74 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INGALIK ROAD; THENCE N27°06'32"E, 30.00 FEET TO THE CENTERLINE OF INGALIK ROAD AND A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 654.36 FEET, A CENTRAL ANGLE OF 7°20'19", AND A CHORD BEARING AND DISTANCE OF N66°33'37"W, 83.76 FEET; THENCE ALONG THE CENTERLINE OF INGALIK ROAD, AND THE ARC OF SAID CURVE 83.81 FEET; THENCE N19°46'13"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INGALIK ROAD; THENCE N58°58'52"E, 147.84 FEET; THENCE N05°48'26"W, 40.00 FEET; THENCE N20°06'33"E, 229.10 FEET; THENCE N62°12'06"E, 54.92 FEET; THENCE N08°26'35"W, 67.10 FEET; THENCE N20°06'32"E, 90.00 FEET TO THE CENTERLINE OF PUMA ROAD; THENCE ALONG SAID CENTERLINE, RUN N69°53'28"W, 40.10 FEET; THENCE N20°06'32"E, 105.00 FEET; THENCE N70°18'17"E, 71.19 FEET; THENCE N11°51'36"W, 50.00 FEET TO A NON-TANGENT CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 2174.11 FEET, A CENTRAL ANGLE OF 15°27'54", AND A CHORD BEARING AND DISTANCE OF N07°44'02"E, 585.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 586.83 FEET; THENCE N00°00'05"E, 130.28 FEET TO A POINT ON THE NORTH LINE OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°51'11"E, 134.77 FEET TO THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, RUN S89°48'49"E, 2657.70 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 2, RUN S89°49'18"E, 2657.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE ALONG THE EAST LINE OF SAID SECTION 2, RUN S00°06'23"E, 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN S89°42'54"E, 5265.76 FEET TO A POINT LYING 44.72 FEET WEST OF THE EAST LINE OF SAID SECTION 01; THENCE S00°11'59"E, 100.00 FEET; THENCE RUN 100.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 01, N89°42'54"W, 1680.15 FEET; THENCE S45°17'06"W, 212.13 FEET; THENCE N89°42'54"W, 200.00 FEET; THENCE N44°42'54"W, 212.13 FEET TO A POINT LYING 100.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 01; THENCE RUN 100.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE, N89°42'54"W, 3006.51 FEET; THENCE S38°20'24"E, 2739.41 FEET; THENCE S30°13'40"W, 1351.86 FEET; THENCE S00°00'29"E, 2559.58 FEET; THENCE S89°51'58"W, 969.59 FEET TO A POINT LYING 100.00 FEET EAST OF THE EAST BOUNDARY LINE OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN 100.00 FEET EAST OF AND PARALLEL TO SAID EAST BOUNDARY LINE, S00°08'09"E, 2114.06 FEET; THENCE S41°55'54"W, 379.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD;

-CONTINUED ON SHEET EX-B4

 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-6423 • Fax (352) 796-8369 EB-000142</p>	<p><b>METES AND BOUNDS DESCRIPTION</b></p>	<p>DATE</p> <p>8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28</p> <p>EX-B3</p>

**LEGAL DESCRIPTION**

-CONTINUED FROM SHEET EX-B3


THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 1577.77 FEET TO THE NORTHWEST CORNER OF PARCEL 11.1. AS RECORDED IN OFFICIAL RECORDS BOOK 4100, PAGE 1505 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL 11.1, RUN S89°54'06"E, 1325.20 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, RUN N00°08'09"W, 895.82 FEET TO THE SOUTHEAST CORNER OF PARCEL 4.3 AS RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 1520 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 4.3, RUN S89°57'45"W, 802.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4.3; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 4.3, RUN N00°08'09"W, 448.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4.3; THENCE S89°57'45"W, 539.24 FEET; THENCE N00°02'21"E, 670.34 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, RUN S89°53'43"W, 1339.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN N00°13'20"E, 48.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N28°30'06"E, 48.42 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, RUN N26°40'37"E, 1625.42 FEET; THENCE N27°22'22"E, 940.96 FEET; THENCE N38°42'08"E, 302.99 FEET; THENCE N24°57'56"W, 53.65 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°45'32"W, 22.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S24°57'50"E, 50.61 FEET; THENCE S38°42'08"W, 292.43 FEET; THENCE S27°22'22"W, 943.09 FEET; THENCE S26°40'37"W, 1625.22 FEET; THENCE S28°30'06"W, 10.48 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, RUN N00°13'20"E, 1243.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S89°53'49"W, 1331.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S00°18'10"W, 923.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 1784.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PARCEL KNOWN AS THE PENTZ TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. (10.07 AC MORE OR LESS)

TOTAL NET AREA OF PARCEL CONTAINING 1206.00 AC MORE OR LESS.

LEGAL DESCRIPTION AND SKETCH AS PROVIDED BY COASTAL ENGINEERING ASSOCIATES, DATED 3/29/23, BY: SCOTT OSBOURNE, PSM

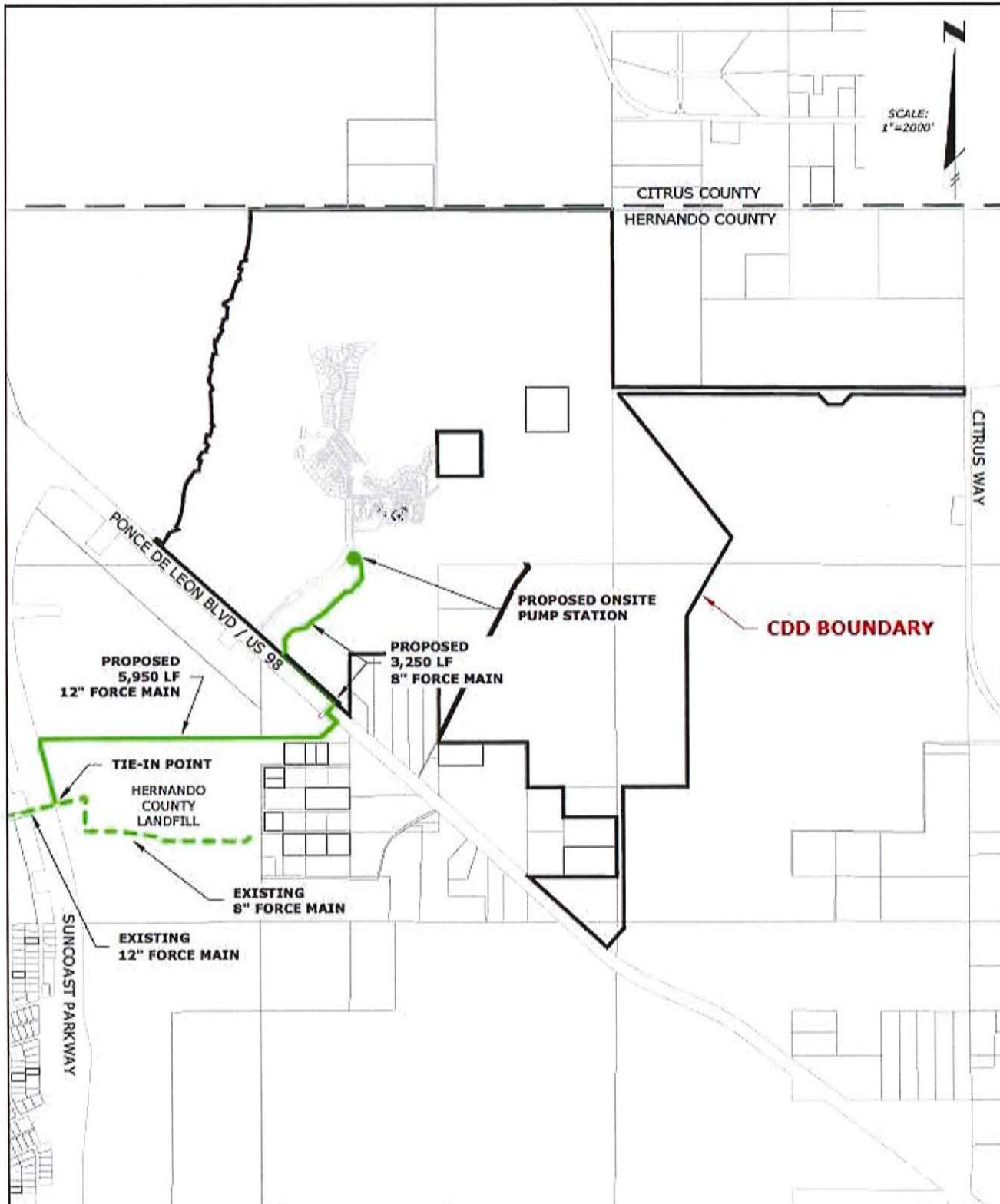
 <p>Engineering Planning Surveying Environmental Traffic Transportation Construction Management</p> <p>150 Canal Light Boulevard - Brooksville - Florida 34601 (352) 795-6423 • Fax (352) 795-6350 EE-000142</p>	<p><b>METES AND BOUNDS DESCRIPTION</b></p>	<p>DATE</p> <p>8/1/23</p>
	<p>CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT</p>	<p>22009-28</p> <p>EX-B4</p>

**Exhibit "D"**  
**Initial Board of Directors**

**Initial Board of Supervisors  
Cabot Citrus Farms Community Development  
District**

1. Hank Fishkind  
c/o Fishkind Litigation Services, Inc.  
3504 Lake Lynda Drive, Suite 107  
Orlando, FL 32817  
Telephone: (407) 382-3256
  
2. Richard Wagner  
c/o Cabot Citrus OpCo, LLC  
17590, Ponce De Leon Boulevard  
Brooksville, FL 34614  
Telephone: (352) 796-5500
  
3. Marcus Motes  
c/o Cabot Citrus OpCo, LLC  
17590, Ponce De Leon Boulevard  
Brooksville, FL 34614  
Telephone: (352) 796-5500
  
4. Steve Blake  
c/o Cabot Citrus OpCo, LLC  
17590, Ponce De Leon Boulevard  
Brooksville, FL 34614  
Telephone: (352) 796-5500
  
5. Thomas Leach  
c/o Cabot Citrus OpCo, LLC  
17590, Ponce De Leon Boulevard  
Brooksville, FL 34614  
Telephone: (352) 796-5500

**Exhibit "E"**  
**Major Trunk Water Mains, Sewer Interceptors, and  
Outfalls**



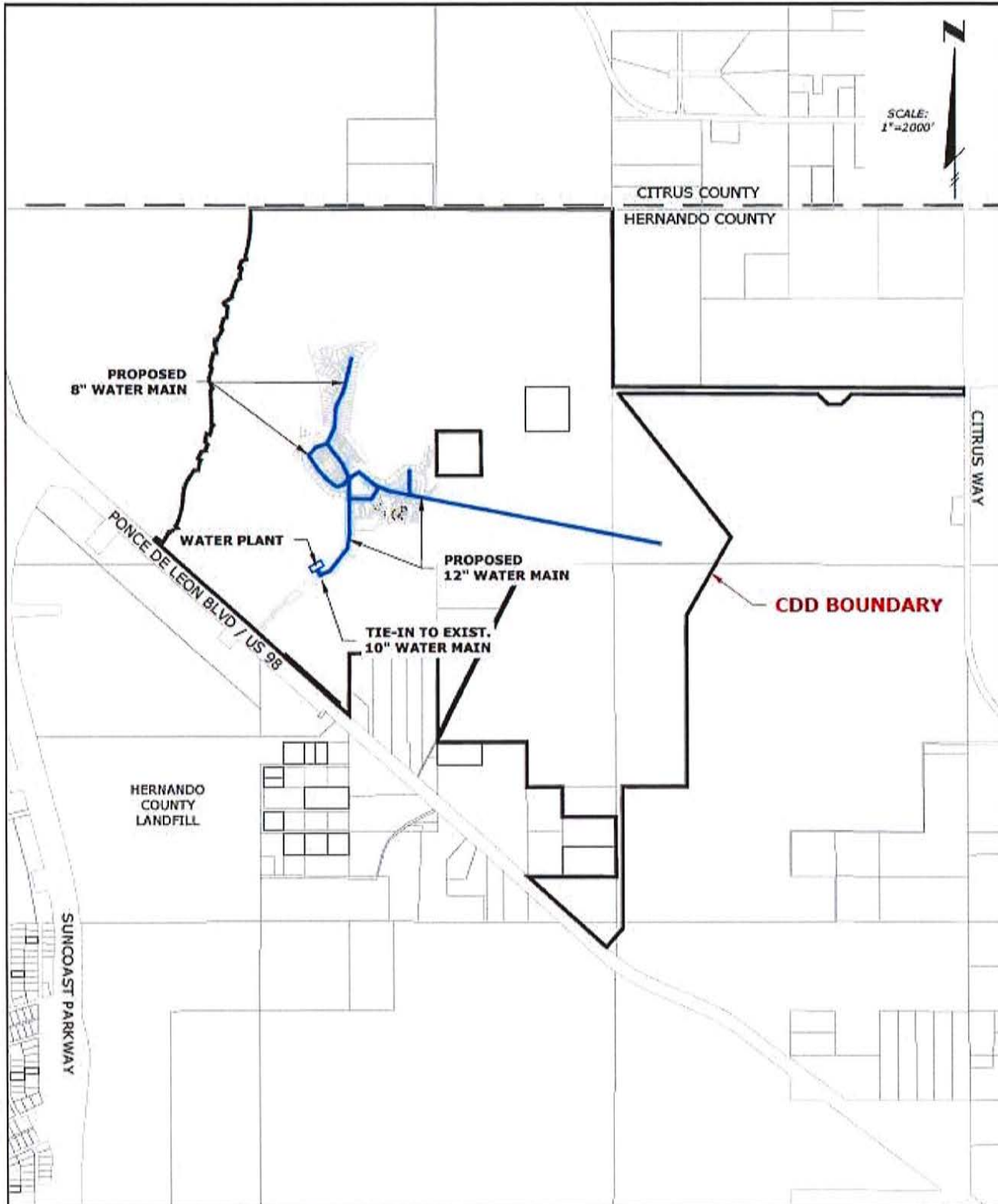
**Coastal** Engineering  
 Planning  
 Surveying  
 Environmental  
 Traffic  
 Transportation  
 Construction Management  
 engineering associates, inc.  
 666 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 706-0423 • Fax (352) 700-8359  
 118-0000142

**PROPOSED OFF-SITE UTILITY  
 IMPROVEMENTS**

**CABOT CITRUS FARMS  
 COMMUNITY DEVELOPMENT DISTRICT**

DATE  
 8/1/23  
 22009-28

**EX-E1**



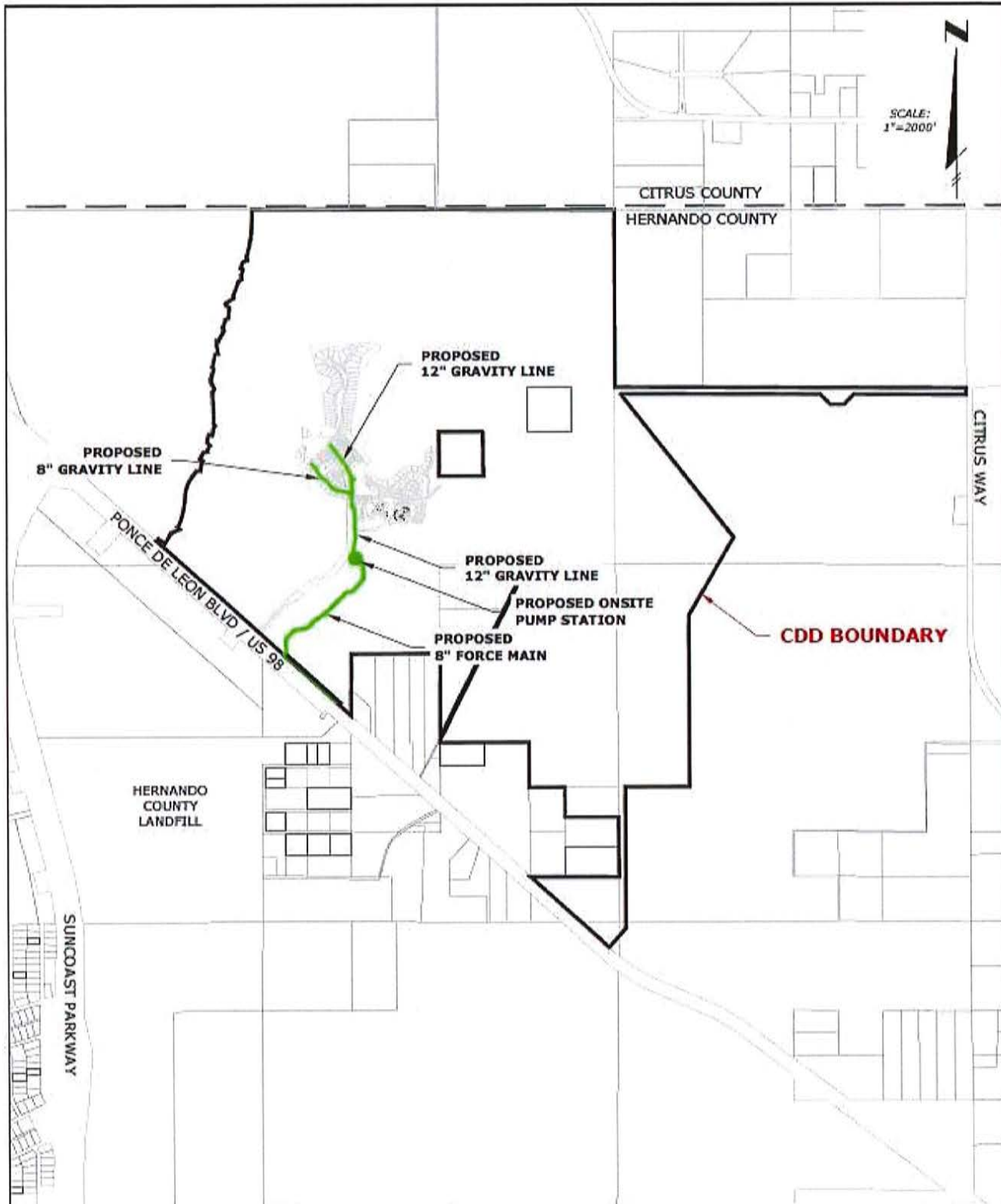
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 Environmental  
 Traffic  
 Transportation  
 Construction Management  
 engineering associates, inc.  
 966 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 706-4423 • Fax (352) 706-8359  
 BB-0000142

**PROPOSED WATER DISTRIBUTION  
 INFRASTRUCTURE**

**CABOT CITRUS FARMS  
 COMMUNITY DEVELOPMENT DISTRICT**

DATE	8/1/23
	22009-28
<b>EX-E2</b>	





SCALE:  
1"=2000'



CITRUS COUNTY  
HERNANDO COUNTY

CITRUS WAY

**CDD BOUNDARY**

HERNANDO COUNTY  
LANDFILL

SUNCOAST PARKWAY

PONCE DE LEON BLVD / US 98

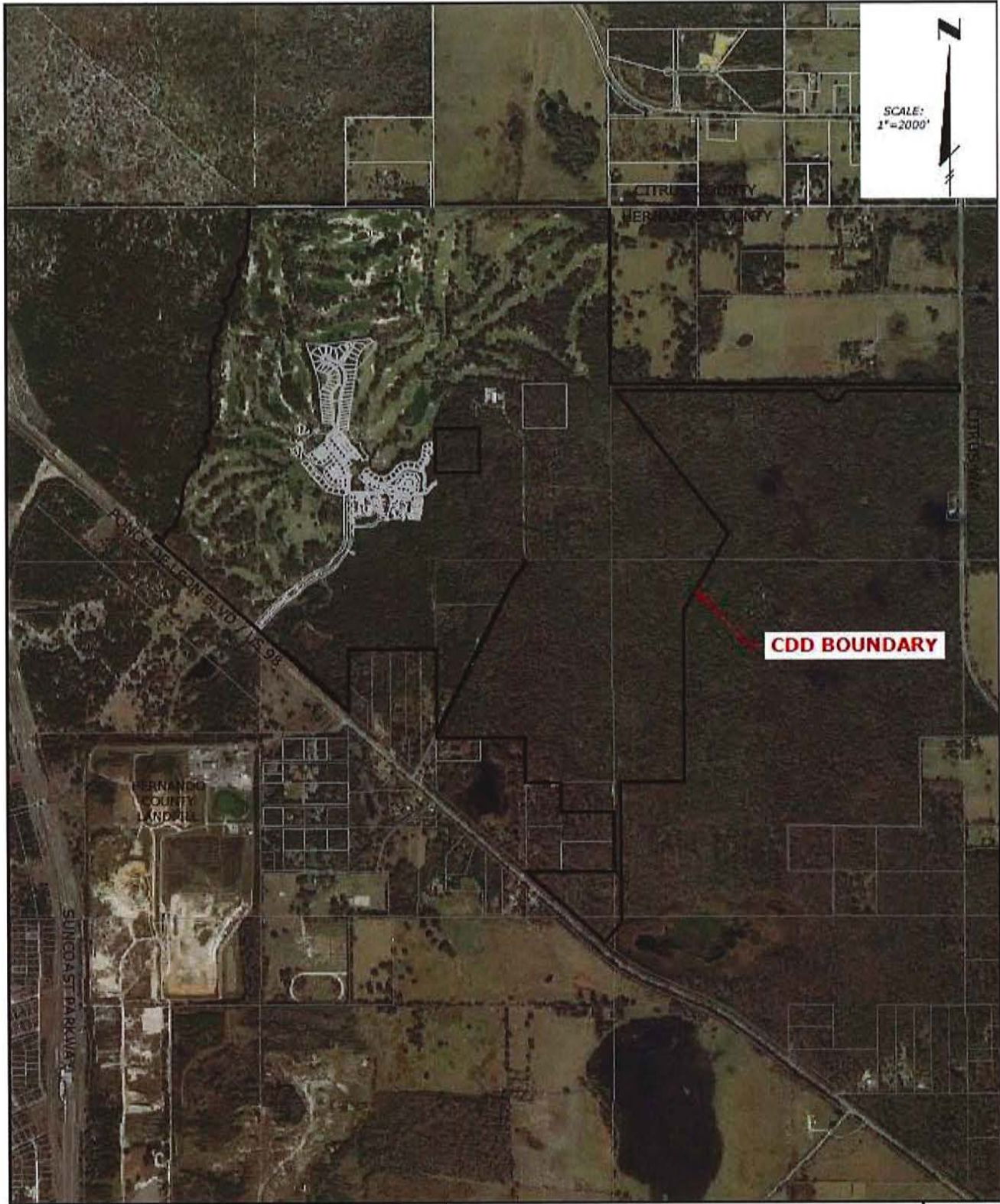
**Coastal** Engineering  
Planning  
Surveying  
Environmental  
Traffic  
Transportation  
Construction Management  
engineering associates, inc.  
969 Candlelight Boulevard • Brooksville • Florida 34601  
(852) 706-0423 • Fax (852) 706-8359  
EIR-0000142

**PROPOSED SANITARY SEWER  
INFRASTRUCTURE**

DATE  
8/1/23  
22009-28

CABOT CITRUS FARMS  
COMMUNITY DEVELOPMENT DISTRICT

**EX-E3**



**Coastal** Engineering  
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 Construction Management  
 engineering associates, inc.  
 966 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 796-0423 • Fax (352) 799-6589  
 EB-0000142

<b>DRAINAGE INFRASTRUCTURE</b>	DATE 8/1/23
	22009-28
<b>CABOT CITRUS FARMS          COMMUNITY DEVELOPMENT DISTRICT</b>	<b>EX-E4</b>

PRINTED: 08/17/2023 - 12:55pm PRINTED BY: WA PATH: L:\22009-28\CABOT CDD\dwg\ENG\Current\22009-28-CDD.dwg

**Composite Exhibit "F"**  
**Estimated Cost and Timetable for Districts  
Improvements & Proposed Infrastructure Plan**

**Cabot Citrus Farms Community Development  
District**

**1. Timetable for and Estimated Cost of  
Improvements \$Millions**

<b>CCFCDD \$Millions 2023</b>	<b>2023-26</b>	<b>2027-30</b>	<b>Total</b>
Roads	\$10	\$22	\$32
Drainage	\$15	\$12	\$27
Utilities	\$10	\$12	\$22
Landscape/Recreation	\$10	\$17	\$27
Other	\$10	\$12	\$22
	=====	=====	=====
<b>Total</b>	<b>\$55</b>	<b>\$75</b>	<b>\$130</b>

**2. Proposed Infrastructure Plan and  
Ownership of Infrastructure**

<b>Category</b>	<b>Construction Funding</b>	<b>Ownership</b>	<b>Operations &amp; Maintenance</b>
<b>Onsite Roads and Drainage</b>	CDD	CDD/HOA	CDD/HOA
<b>Offsite Roads</b>	CDD	County	County
<b>Utilities</b>	CDD	CDD/HOA	CDD/HOA
<b>Subdivision Improvements (i.e., local stormwater)</b>	CDD	CDD/HOA	CDD/HOA
<b>Engineering, Inspection, Contingency</b>	CDD	NA	NA

**Exhibit "G"**

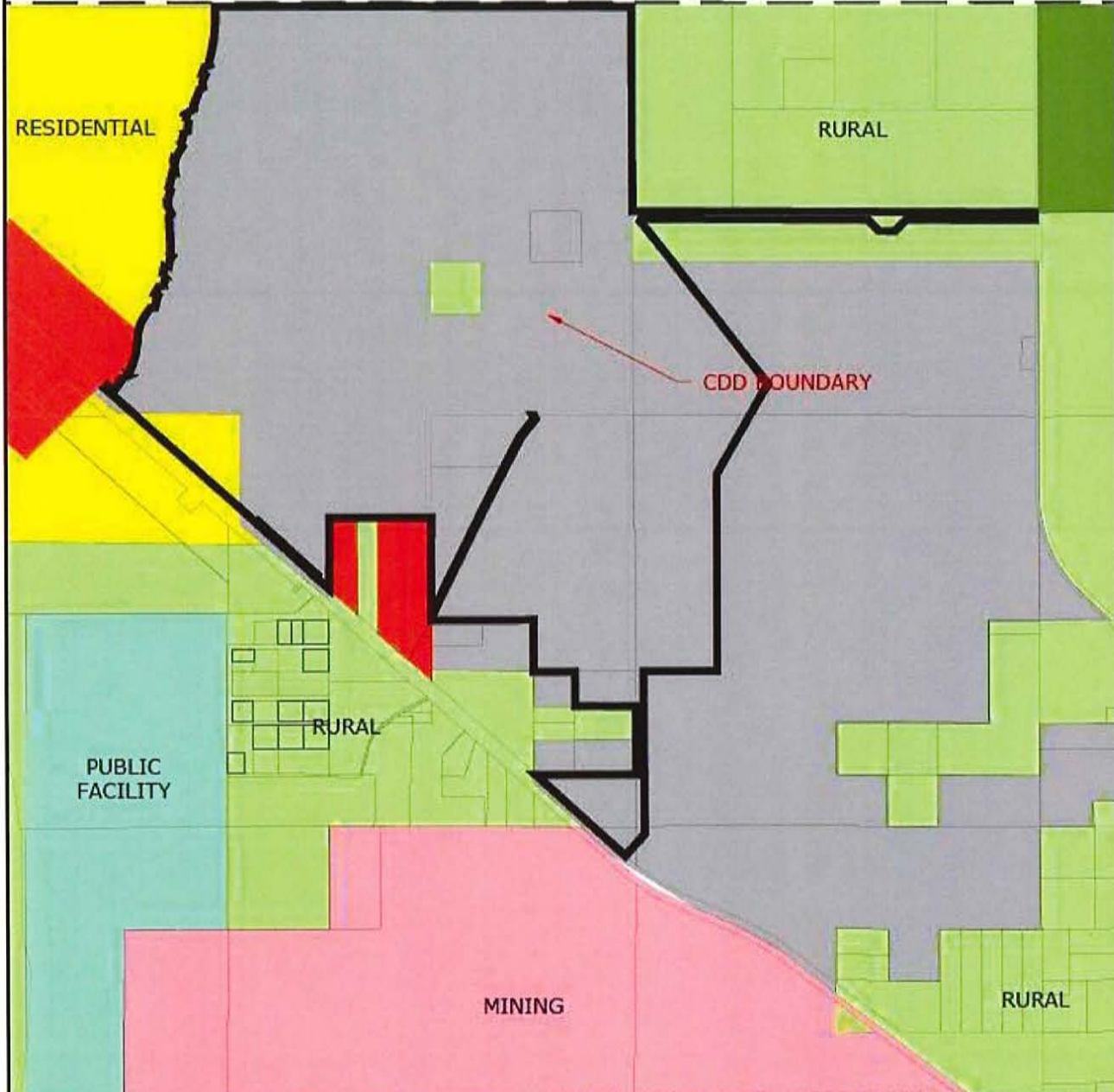
**Compatibility with the Hernando County's  
Comprehensive Plan Land Use Element**

**LEGEND**

CONSERVATION		PUBLIC FACILITY	
COMMERCIAL		PLANNED DEVELOPMENT	
RESIDENTIAL		MINING	
RURAL			



CITRUS COUNTY



**Coastal** engineering associates, inc.  
 Engineering  
 Planning  
 Surveying  
 Environmental  
 Traffic  
 Transportation  
 Construction Management

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 EB-0000142

COMPATIBILITY WITH HERNANDO COUNTY'S  
 COMPREHENSIVE PLAN LAND USE ELEMENT  
 FUTURE LAND USE MAP

CABOT CITRUS FARMS  
 COMMUNITY DEVELOPMENT DISTRICT

DATE  
 8/1/23

22009-28

EX-G

**Exhibit "H"**  
**Statement of Estimated Regulatory Cost**

**Statement of Estimated Regulatory  
Costs for the Establishment of the  
Cabot Citrus Farms Community Development  
District**

September 22, 2023

**Prepared by**

Fishkind Litigation Services, Inc.  
3504 Lake Lynda Drive, Suite 107  
Orlando, Florida 32817



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## A. EXECUTIVE SUMMARY

The Petitioner, **Cabot Citrus OpCo LLC**, seeks to establish a community development district to be known as Cabot Citrus Farms Community Development District (the "**District**"). This Statement of Estimated Regulatory Costs (the "**SERC**") is a component of the petition filed with Hernando County, Florida (the "**County**"), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of public services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with its establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The approval of the District will facilitate and accelerate private development and will produce positive fiscal impacts in the long run.

## B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC prepared pursuant to Section 120.541 Florida Statutes. A community development district ("**CDD**") is established under the Uniform Community Development Districts Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "**Act**"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing, and maintaining of certain public infrastructure improvements and community development services. As an independent special District, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., County) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders. Those powers reside with the local general-purpose government. According to Section 190.004(3), Florida Statutes, "*The establishment of an independent community development district as provided in this act is not a development order within the meaning of Chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*"

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, 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.*"

Therefore, the scope of this SERC is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), Florida Statutes. The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development. Refer to Section 163.3177(6)(h), Florida Statutes (the "**Concurrency Requirement**") for details.

A CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public facilities and delivery of public services. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County because of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

### **C. PROPOSED CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT**

The Petitioner is seeking authority, as outlined in Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by any PUD issued by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit F** for an overview of proposed public facilities and services related to the development of land within the District.

#### **D. STATUTORY ELEMENTS**

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (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 implementation 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 or local revenues;
- (d)** A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule<sup>1</sup>;
- (e)** An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f)** Any additional information that the agency determines may be useful.

The following paragraphs summarize the estimated regulatory impacts of the boundary amendment by each of the above listed statutory elements.

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<sup>1</sup> As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

**1) Impact on economic growth, job creation, business competitiveness, and regulatory costs**

The establishment of the District will not have an adverse impact on the items described in (a) 1, (a) 2, and (a) 3 above.

*Economic Growth*

Since the property is currently under development with a golf course with the balance of the land undeveloped, favorable changes in public costs and revenues associated with the development will occur. The establishment of the District will have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues. This interrelated relationship of costs and revenues will change little over time. So, the District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth within its boundaries and on the surrounding neighborhoods.

In addition, the District provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District will finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and District operating expenditure, which are secured further by the assessment liens on the benefitting property in the District. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than otherwise is available to fund public infrastructure and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for them. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public components of new neighborhoods before improvements are conveyed to the general-purpose government or municipality. The result is that new growth will “pay for itself” instead of burdening an entire community with its costs.

*Job Creation*

The property is currently vacant, raw land. Its development will support substantial employment during its construction phase. The District will facilitate development of the project and accelerate its timeframe. The result will be additional demand supporting additional jobs sooner than would have been the case without the District. Finally, the potential to form the District encouraged the Petitioner to enter into the agreement with the County to accelerate the extension of water and sewer utilities to the project providing service to other properties in the surrounding neighborhoods.

*Transactional Costs*

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above

*Competitiveness*

The establishment of the District will have no 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. All District contracts are required to be competitively bid.

**2) General description of the types of individuals affected**

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (c) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected by District assessments and bonded indebtedness for the construction, operations, and maintenance of public infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit.
- d) FUTURE PROPERTY OWNERS – The District is required to fully disclose all costs and assessments to property owners in the District. Future property owners in the District will be subject to District assessments for bonds used to finance public infrastructure and annual assessments for the operation and maintenance of District infrastructure. The decision to purchase property in the District subject to its assessments is voluntarily made, and future property owners carefully evaluate the costs and benefits of purchasing property. Therefore, the impact of the District on future property owners is a function of the decisions by future property owners to purchase in the District and to subject themselves to the District's assessments.

**3) Estimated cost to the public entities and anticipated effect on state or local revenues**

- a) **THE COUNTY.** The County will not incur any on-going costs from the establishment or operation of the District. The District is not transferring any maintenance or capital expenditures for which the County would not have without any districts. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$15,000 to the County.
- b) **STATE.** The State of Florida will not incur any additional costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175.00 per District per year to pay the costs incurred by the Special District Information Program to administer the reporting requirements of Chapter 189, Florida Statutes. Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.
- c) **DISTRICT.** The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.
- d) **IMPACT ON STATE AND LOCAL REVENUES.** It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased from long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenues are expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District's obligation could become a state, County or County obligation thereby negatively affecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a District constitutes a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a District shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

#### 4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing and maintenance of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District's property owners. The property owner will be responsible for payment of these assessments based on the amount of benefited property owned. All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by County and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they will elect the members of the Districts' Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for the District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.



**5) Estimate of transactional costs**

The transactional costs associated with adoption of an ordinance to establish the District is primarily related to the financing and maintenance of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

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**6) Impact on small businesses and on small counties or cities**

The establishment of the District will not have any negative impact on small businesses. Current land use plans provide for development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for Districts business serving the lands to be included within the District. The District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The Census Bureau reports that the County's population was 200,638 in 2021, the latest data available. Therefore, the County is not small according to Section 120.52(19), Florida Statute. The establishment of the District will not have any negative impact on the County.

**7) Additional information**

Certain data utilized in this report was provided by the developer/Petitioner and represents the best information available at this time. Other data was provided by Fishkind Litigation Services, Inc. and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

**E. CONCLUSION**

For the above stated reasons, the proposed Cabot Citrus Farms Community Development District will be a beneficial land development in the County, and it will not have any material negative impacts to the State or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.