

**PETITION TO AMEND
THE BOUNDARIES OF THE
CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

Submitted by:

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ATTORNEYS FOR PETITIONER

BEFORE THE BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

**PETITION TO AMEND THE BOUNDARIES OF
CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Cabot Citrus Farms Community Development District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and Hernando County Ordinance No. 2023-14 (“**Ordinance**”), and located entirely within Hernando County, Florida (“**District**” or “**Petitioner**”), hereby petitions the County Commission, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to the Ordinance to add approximately 10.07 acres to the District and remove approximately 330.28 acres from the District, resulting in a net contraction of 320.21 acres. In support of this Petition, the District states the following:

1. **Location and Size.** The District is located within the Hernando County (“**County**”). **Exhibit 1** depicts the general location and boundaries of the existing District as well as the Expansion Parcels (herein defined). The current metes and bounds description of the external boundary of the District, consisting of 1,206 acres, more or less, is set forth in **Exhibit 2**. The metes and bounds description of the lands to be added to the District (“Expansion Parcel”), consisting of 10.07 acres, more or less, is set forth in **Exhibit 3**. The metes and bounds of the lands to be removed from the District (“Contraction Parcel”), consisting of 330.28 acres, more or less, are set forth in **Exhibit 4**. Subsequent to the proposed amendment of the District, the District will encompass approximately 885.79 acres, more or less, in total. **Exhibit 5** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. **Excluded Parcels.** There are no parcels to be excluded from the boundaries of the Amended District. Approval of this boundary amendment will eliminate an excluded parcel from the original boundary.

3. **Landowner Consent.** Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent (100%) of the property subject to the proposed amendment. Documentation of this consent is contained in **Composite Exhibit 6**. The favorable action of the Board of Supervisors of the District also constitutes consent of all the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District's Resolution 2025-08 and submission of this Petition. Resolution 2025-08 is attached hereto as **Exhibit 7**.

4. **Future Land Uses.** The designation of future general distribution, location, and extent of the public and private land uses proposed for the Expansion Parcel, Contraction Parcel and Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Composite Exhibit 8**. Amendment of the District in the manner proposed is not inconsistent with the adopted local government comprehensive plan.

5. **District Facilities and Services.** No services or facilities are currently being provided by the District to the Contraction Parcel. The estimated costs of constructing the infrastructure serving lands within the Expansion Parcel are identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed over the time period from 2026-2028. 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.

6. **Statement of Estimated Regulatory Costs.** Exhibit 10 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.

7. **Authorized Agents.** The authorized agents for the Petitioner are Michael C. Eckert and Kubra Metin of Kutak Rock LLP. See Exhibit 11 Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Michael C. Eckert, Esq. (Michael.Eckert@kutakrock.com)
Kubra Metin, Esq. (Kubra.Metin@kutakrock.com)
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

8. This petition to amend the Cabot Citrus Farms Community Development District should be granted for the following reasons:

- a. All statements contained within this petition are true and correct.
- b. Amendment of the District’s boundaries and all land uses and services planned within the Amended District are not inconsistent with applicable elements or the effective local Comprehensive Plan.
- c. The area of land within the Amended District 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, interrelated community.

- d. The area of land within the Amended District will continue to be the best alternative available for delivering community development services and facilities to the area that will be served by the Amended District.
- e. 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.
- f. The area to be served by the District as amended will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Board Of County Commissioners

Hernando County to:

- a. schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;
- b. grant this petition and amend the Ordinance to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and
- c. grant any other relief as appropriate.

RESPECTFULLY SUBMITTED, as of the 22nd day of September 2025.

KUTAK ROCK LLP



Michael C. Eckert
Florida Bar No. 080314
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Florida Bar No. 1023833
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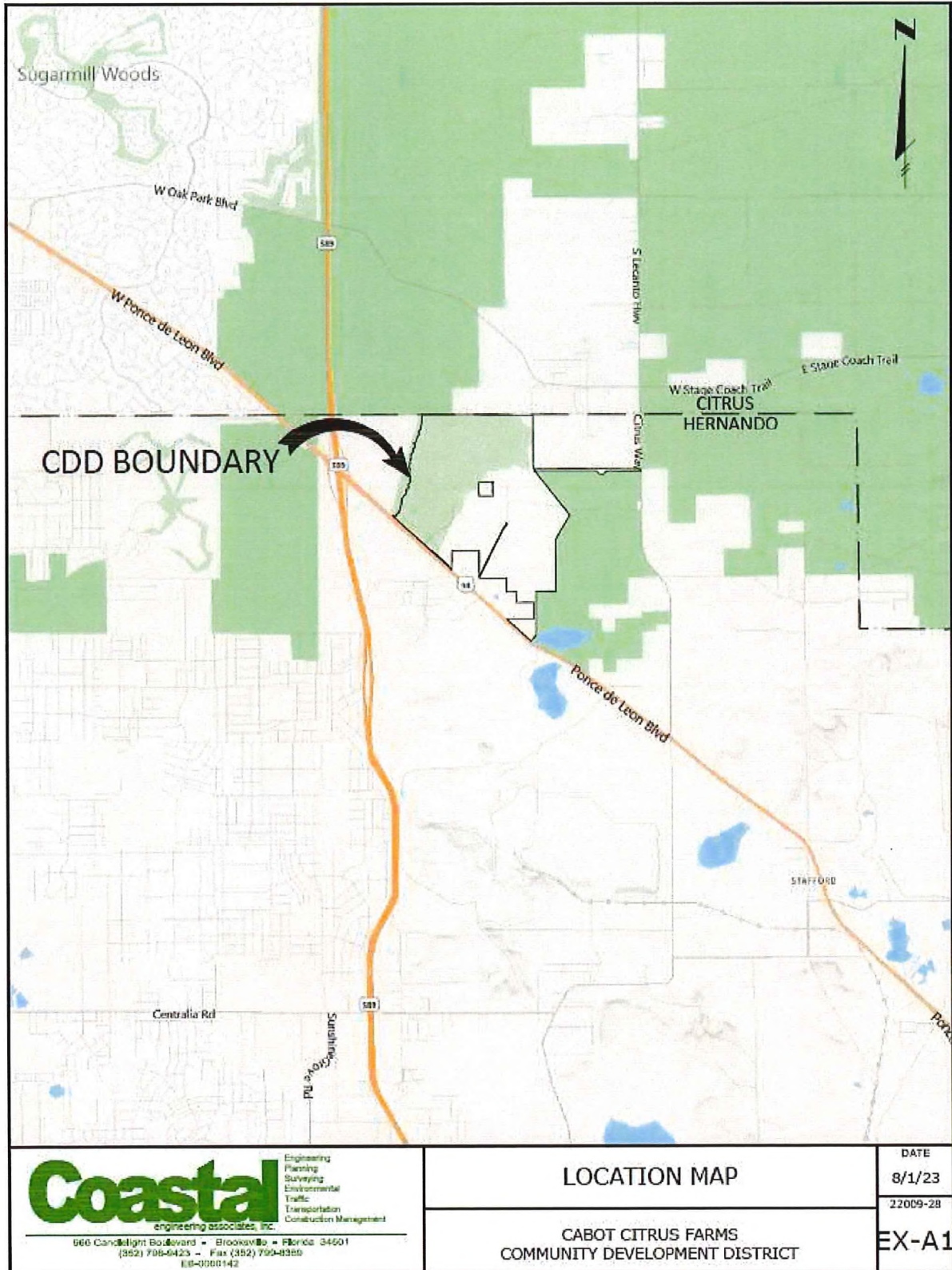
Attorneys for Petitioner
Cabot Citrus Farms Community Development
District

TABLE OF EXHIBITS

Exhibit 1	General Location Map of District
Exhibit 2	Current Legal Description of District
Exhibit 3	Legal Description of Expansion Parcel
Exhibit 4	Legal Description of Contraction Parcel
Exhibit 5	Legal Description of the District as Amended
Composite Exhibit 6	Landowner Consent for Expansion Parcel; Landowner Consent for Contraction Parcel
Exhibit 7	Resolution 2025-08
Composite Exhibit 8	Future Land Use Map
Exhibit 9	Estimated Costs of Construction
Exhibit 10	Statement of Estimated Regulatory Costs (SERC)
Exhibit 11	Authorization of Agent

Exhibit 1

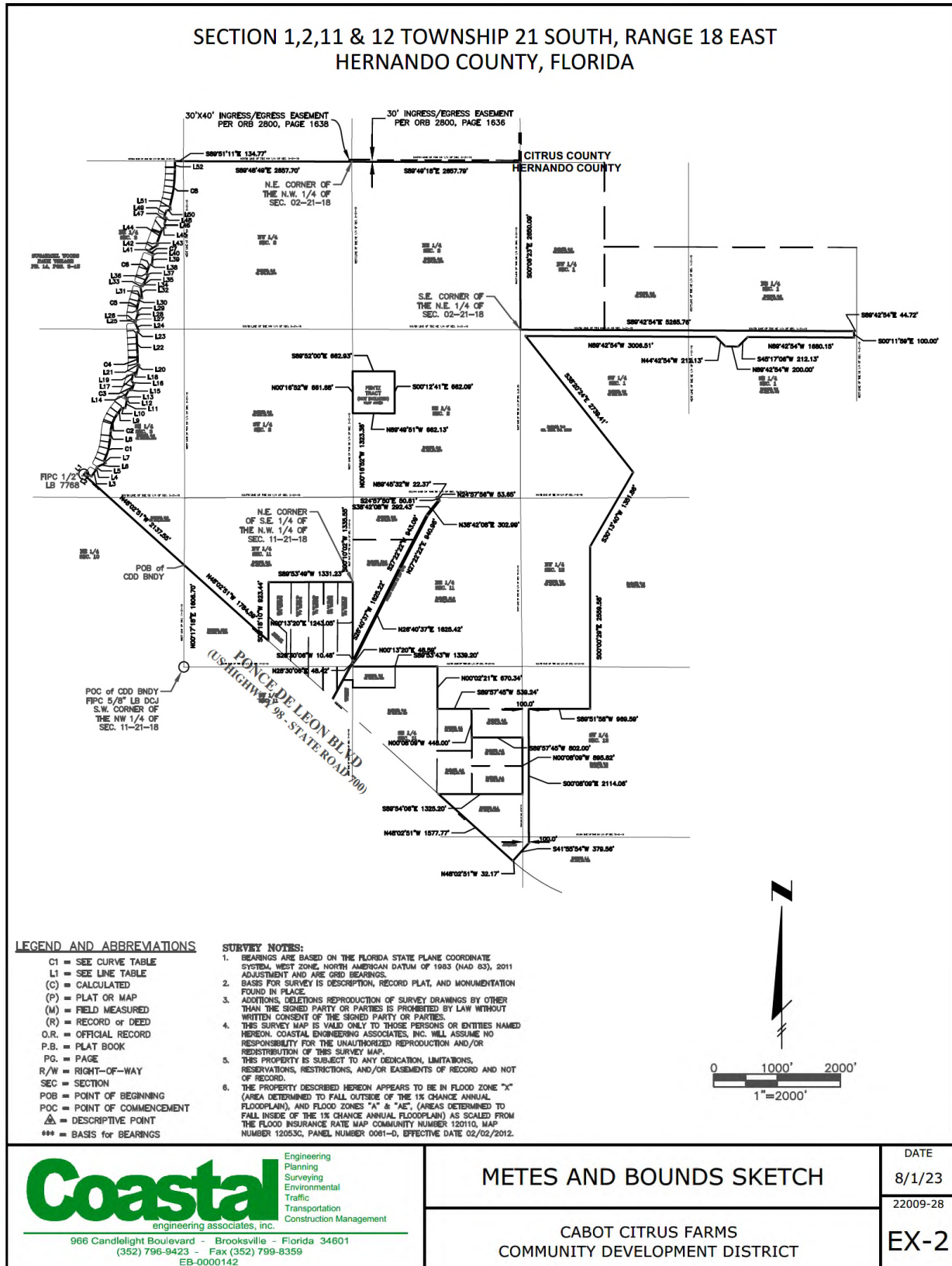
General Location Map of District



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Exhibit 2


Current Legal Description of District



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

 Engineering Planning Surveying Environmental Traffic Transportation Construction Management engineering associates, inc. 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	METES AND BOUNDS DESCRIPTION		DATE 8/1/23
	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT		22009-28 EX-2

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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



METES AND BOUNDS DESCRIPTION

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE
8/1/23

22009-28

EX-2

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

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



METES AND BOUNDS DESCRIPTION

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE

8/1/23

22009-28

EX-2

Exhibit 3

Legal Description of Expansion Parcel

PARCEL I

The South 1/2 of S.W. 1/4 of N.W. 1/4 of S.E. 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

PARCEL II

The North 1/2 of S.W. 1/4 of N.W. 1/4 of S.E. 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 02, RUN N00°16'52"W, 1323.36 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, RUN N00°17'54"W, 661.75 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN S89°51'38"E, 663.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN S00°11'50"E, 662.11 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 02, RUN N89°49'51"W, 662.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.07 ACRES MORE OR LESS.

Legal Description of Contraction Parcel

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
SEC = SECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
▲ = DESCRIPTIVE POINT
*** = BASIS for REARINGS

1. SURVEY DATA IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT AND ARE GROUND BEARINGS.

2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.

3. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.

4. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REPRODUCTION OF THIS SURVEY.

5. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.

6. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), AND FLOOD ZONES "A" & "AE" (AREAS DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE 02/02/2011, NUMBER 12053C, PANEL NUMBER 0061-B, EFFECTIVE DATE 02/02/2011.



Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
ER-0000142

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE	9/22/25
22009-28	
EX-4	
SHEET 1	

**SECTION 1,2,11,12,13 & 14 TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4100, PAGE 1505, OFFICIAL RECORDS BOOK 4173, PAGE 1520 AND OFFICIAL RECORDS BOOK 4506, PAGE 623; ALL OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1, 2, 11, 12, 13 AND 14, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 11, THENCE, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, RUN N00°13'09"E, 48.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID RIGHT-OF-WAY-LINE, RUN N28°30'06"E, 48.42 FEET; THENCE 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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE ALONG SAID SOUTH LINE, RUN N89°45'32"W, 22.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID WESTERLY 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°13'09"E, 1243.07 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11 AND THE EASTERLY BOUNDARY OF THE PLAT OF SUGARMILL RANCHES AS RECORDED IN PLAT BOOK 16, PAGE 98 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, N.00°10'12"E., A DISTANCE OF 1,335.57 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 2, THENCE N.79°54'10"E., A DISTANCE OF 1,400.89 FEET, THENCE N.83°01'38"E., A DISTANCE OF 2,079.14 FEET, THENCE S.83°52'39"E., A DISTANCE OF 983.41 FEET TO A POINT OF INTERSECTION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1241, PAGE 972, OF THE SAID PUBLIC RECORDS, THENCE, ALONG THE WESTERLY BOUNDARY OF THE SAID LANDS FOR THE NEXT SIX (6) DESCRIPTIVE CALLS (1)S.30°13'29"W., A DISTANCE OF 464.24 FEET, THENCE (2) S.30°13'37"W., A DISTANCE OF 887.58 FEET, THENCE (3)S.00°00'11"E., A DISTANCE OF 2,559.38 FEET, THENCE (4)S.89°52'24"W., A DISTANCE OF 969.69 FEET, THENCE (5)S.00°08'40"E., A DISTANCE OF 2,114.25 FEET, THENCE (6)S.41°55'41"W., A DISTANCE OF 379.59 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, STATE ROAD 700 AND PONCE DE LEON BOULEVARD, A 200 FOOT RIGHT-OF-WAY AS PER THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 0808-101, DATED 1950, THENCE, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N.48°03'25"W., A DISTANCE OF 1,577.60 FEET THENCE, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, S.89°54'46"E., A DISTANCE OF 1,325.10 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, N.00°06'56"W., A DISTANCE OF 895.71 FEET TO THE NORTHEAST CORNER OF THE EAST 802.00 FEET OF THE SOUTH 448.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE NORTH BOUNDARY OF THE EAST 802.00 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 11, S.89°56'54"W., A DISTANCE OF 802.13 FEET; THENCE N.00°08'49"W., A DISTANCE OF 448.31 FEET TO THE NORTHWEST CORNER OF THE EAST 802.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE S.89°55'56"W., A DISTANCE OF 539.91 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE N.00°05'28"E., A DISTANCE OF 670.52 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 11, S.89°53'42"W., A DISTANCE OF 1,339.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 330.28 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
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SEC = SECTION
POB = POINT OF BEGINNING
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▲ = 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 GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
4. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
5. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), AND FLOOD ZONES "A" & "AE", (AREAS DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12053C, PANEL NUMBER 0061-D, EFFECTIVE DATE 02/02/2012.



METES AND BOUNDS SKETCH

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE

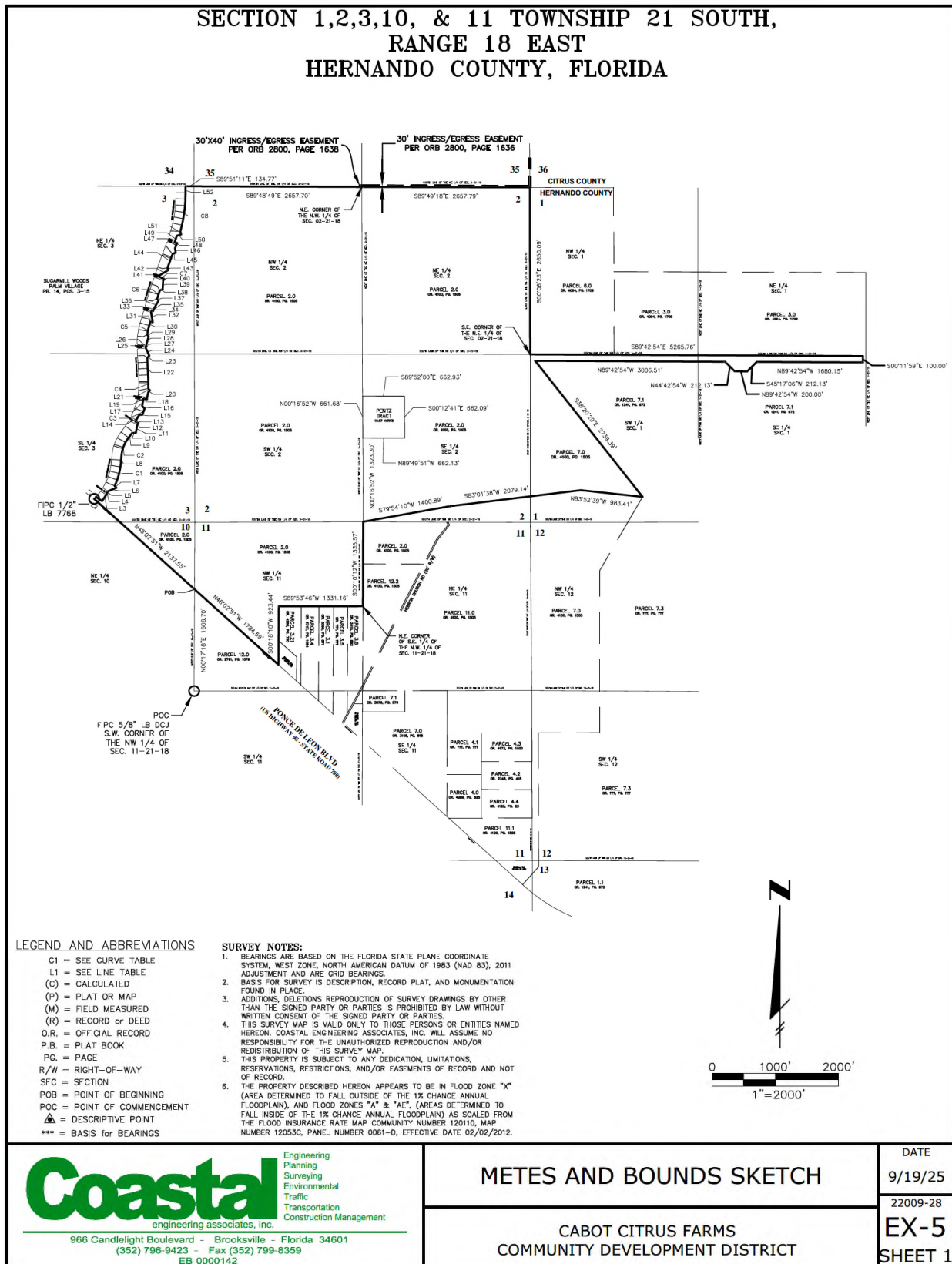
9/22/25

22009-28

EX-4
SHEET 2

Exhibit 5

Legal Description of the District as Amended



**SECTION 1,2,3,10, & 11 TOWNSHIP 21 SOUTH,
RANGE 18 EAST
HERNANDO COUNTY, FLORIDA**

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 3 EX-5

LEGEND AND ABBREVIATIONS

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SURVEY NOTES:

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METES AND BOUNDS SKETCH

**CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT**

DATE

9/19/25

22009-28

**EX-5
SHEET 2**

**SECTION 1,2,3,10, & 11 TOWNSHIP 21 SOUTH,
RANGE 18 EAST
HERNANDO COUNTY, FLORIDA**

LEGAL DESCRIPTION

-CONTINUED FROM SHEET 2 EX-5

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; 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°20'29"E, 2739.39 FEET; THENCE N83°52'39"W, 983.41 FEET; THENCE S83°01'38"W, 2079.14 FEET; THENCE S79°54'10"W, 1400.89 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, RUN S00°10'12"W, 1335.57 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°53'46"W, 1331.16 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.

CONTAINING 885.79 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

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5. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), AND FLOOD ZONES "A" & "AE", (AREAS DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0061-D, EFFECTIVE DATE 02/02/2012.

Coastal
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

METES AND BOUNDS SKETCH

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE

9/19/25

22009-28

EX-5
SHEET 3

Composite Exhibit 6

Landowner Consent for Expansion Parcel; Landowner Consent for Contraction Parcel

Consent and Joinder of Landowner For the Amendment of the Boundaries of the Cabot Citrus Farms Community Development District

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

As the owner of lands that are intended to be added to the 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 boundary amendment of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to the addition of the Property to the 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 District. The undersigned further acknowledges that the consent will remain in full force and effect for three (3) years from the date hereof. The undersigned further agrees that, in the event all or any portion of the Property is sold prior to the boundary amendment, 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 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 22 day of September, 2025.

CABOT CITRUS OPCO, LLC,
a Delaware limited liability company

By: [Signature]
Name: Rich Wagner
Its: Regional Vice President

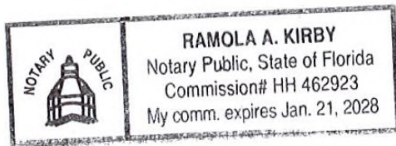
Witnessed:

[Signature]
Print Name: John J. Jarrard

[Signature]
Print Name: Ramola A. Kirby

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September 2025, by Rich Wagner, as Regional Vice President of Cabot Citrus OPCO, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced Florida Driver License as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Ramola A. Kirby
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Property Description

PARCEL I

The South 1/2 of S.W. 1/4 of N.W. 1/4 of S.E. 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

PARCEL II

The North 1/2 of S.W. 1/4 of N.W. 1/4 of S.E. 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 02, RUN N00°16'52"W, 1323.36 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, RUN N00°17'54"W, 661.75 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN S89°51'38"E, 663.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 02; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN S00°11'50"E, 662.11 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 02, RUN N89°49'51"W, 662.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.07 ACRES MORE OR LESS.

**Consent and Joinder of Landowner
For the Amendment of the Boundaries of the
Cabot Citrus Farms Community Development District**

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

As the owner of lands that are intended to be removed from the 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 boundary amendment of one hundred percent (100%) of the owners of the lands to be removed from the District.

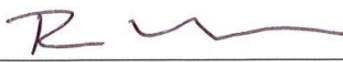
The undersigned hereby requests and consents to the removal of any portion of the Property within the District's current boundaries from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three (3) years from the date hereof. The undersigned further agrees that, in the event all or any portion of the Property is sold prior to the boundary amendment, 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 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]

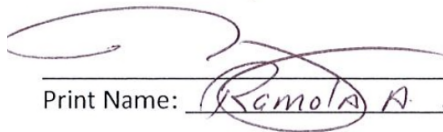
Executed this 22 day of September, 2025.

CABOT CITRUS OPCO, LLC,
a Delaware limited liability company

By: 
Name: Rich Wagner
Its: Regional Vice President

Witnessed:

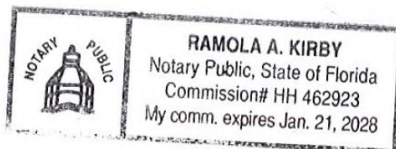

Print Name: John Sarrard


Print Name: Ramola A. Kirby

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of September 2025, by Rich Wagner, as Regional Vice President of Cabot Citrus OPCO, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced Florida Driver License as identification.


NOTARY PUBLIC, STATE OF FLORIDA



Name: Ramola A. Kirby
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4100, PAGE 1505, OFFICIAL RECORDS BOOK 4173, PAGE 1520 AND OFFICIAL RECORDS BOOK 4506, PAGE 623; ALL OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 1, 2, 11, 12, 13 AND 14, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 11, THENCE, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, RUN N00°13'09"E, 48.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID RIGHT-OF-WAY-LINE, RUN N28°30'06"E, 48.42 FEET; THENCE 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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE ALONG SAID SOUTH LINE, RUN N89°45'32"W, 22.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HEBRON CHURCH ROAD; THENCE ALONG SAID WESTERLY 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°13'09"E, 1243.07 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11 AND THE EASTERLY BOUNDARY OF THE PLAT OF SUGARMILL RANCHES AS RECORDED IN PLAT BOOK 16, PAGE 98 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, N.00°10'12"E., A DISTANCE OF 1,335.57 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 2, THENCE N.79°54'10"E., A DISTANCE OF 1,400.89 FEET, THENCE N.83°01'38"E., A DISTANCE OF 2,079.14 FEET, THENCE S.83°52'39"E., A DISTANCE OF 983.41 FEET TO A POINT OF INTERSECTION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1241, PAGE 972, OF THE SAID PUBLIC RECORDS, THENCE, ALONG THE WESTERLY BOUNDARY OF THE SAID LANDS FOR THE NEXT SIX (6) DESCRIPTIVE CALLS (1)S.30°13'29"W., A DISTANCE OF 464.24 FEET, THENCE (2) S.30°13'37"W., A DISTANCE OF 887.58 FEET, THENCE (3)S.00°00'11"E., A DISTANCE OF 2,559.38 FEET, THENCE (4)S.89°52'24"W., A DISTANCE OF 969.69 FEET, THENCE (5)S.00°08'40"E., A DISTANCE OF 2,114.25 FEET, THENCE (6)S.41°55'41"W., A DISTANCE OF 379.59 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, STATE ROAD 700 AND PONCE DE LEON BOULEVARD, A 200 FOOT RIGHT-OF-WAY AS PER THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 0808-101, DATED 1950, THENCE, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N.48°03'25"W., A DISTANCE OF 1,577.60 FEET THENCE, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, S.89°54'46"E., A DISTANCE OF 1,325.10 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, N.00°06'56"W., A DISTANCE OF 895.71 FEET TO THE NORTHEAST CORNER OF THE EAST 802.00 FEET OF THE SOUTH 448.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE NORTH BOUNDARY OF THE EAST 802.00 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 11, S.89°56'54"W., A DISTANCE OF 802.13 FEET; THENCE N.00°08'49"W., A DISTANCE OF 448.31 FEET TO THE NORTHWEST CORNER OF THE EAST 802.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE S.89°55'56"W., A DISTANCE OF 539.91 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE N.00°05'28"E., A DISTANCE OF 670.52 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 11, THENCE, ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 11, S.89°53'42"W., A DISTANCE OF 1,339.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 330.28 ACRES MORE OR LESS.

Exhibit 7

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE VICE-CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH HERNANDO COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE 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 Cabot Citrus Farms 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* ("**Act**"), and Hernando County, Florida, Ordinance No. 2023-14 (the "**Ordinance**"); and

WHEREAS, the District presently consists of 1,206 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain property totaling approximately 10 acres described in **Exhibit A** attached hereto and incorporated herein by reference ("**Expansion Area**"); and

WHEREAS, the District will obtain written consent for the addition of the Expansion Area to the District from the owners of the Expansion Area; and

WHEREAS, the District desires to amend its boundaries to remove certain property totaling approximately 339.87 acres generally described in **Exhibit B** attached hereto and incorporated herein by reference ("**Contraction Area**"); and

WHEREAS, the District will obtain written consent for the removal of the Contraction Area from the District from the owners of the Contraction Area; and

WHEREAS, the proposed 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 within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended will continue to be 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 of Supervisors ("**Board**"); and

WHEREAS, the District desires to 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 Hernando County, Florida, 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 CABOT CITRUS FARMS 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 its Vice-Chair and District staff to prepare and file a petition and any other materials with Hernando County, Florida, as necessary to amend the District's boundaries to add the Expansion Area and to remove the Contraction Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Vice Chair Marcus Motes, and Michael C. Eckert and Kubra Metin, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. Vice Chair Marcus Motes, after consultation with the District Engineer, shall have the authority to approve the final metes and bonds legal description of the Contraction Area once it is prepared and finalized, provided the total acreage of the Contraction Area as finally and legally described does not deviate from the total acreage of 339.87 depicted on Exhibit B by more than ten percent.

SECTION 5. This Resolution shall become effective upon its passage.

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PASSED AND ADOPTED this 10th day of September 2025.

ATTEST:



Secretary/Assistant Secretary

**CABOT CITRUS FARMS COMMUNITY
DEVELOPMENT DISTRICT**


Marcus Motes (Sep 16, 2025 07:00:59 EDT)

Vice-Chair, Board of Supervisors

EXHIBIT A: Expansion Area
EXHIBIT B: Contraction Area

Exhibit A

Expansion Area

PARCELS I and II (Parcel Key 555624; Parcel Number R02 421 18 0000 0080 0020)

PARCEL I

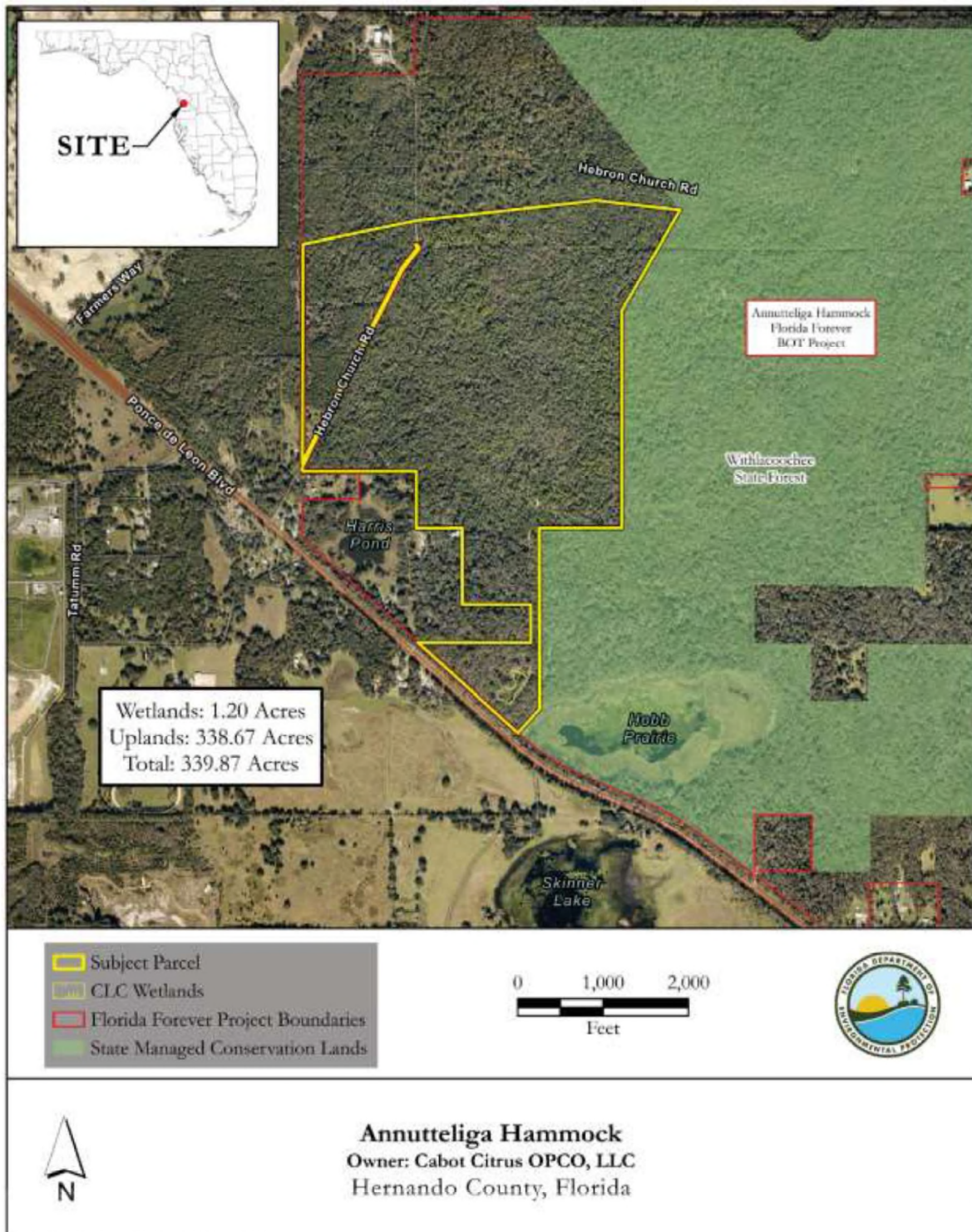
The South 1/2 of SW 1/4 of NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

PARCEL II

The North 1/2 of SW 1/4 of NW 1/4 of SE 1/4 of Section 2, Township 21 South, Range 18 East, Hernando County, Florida.

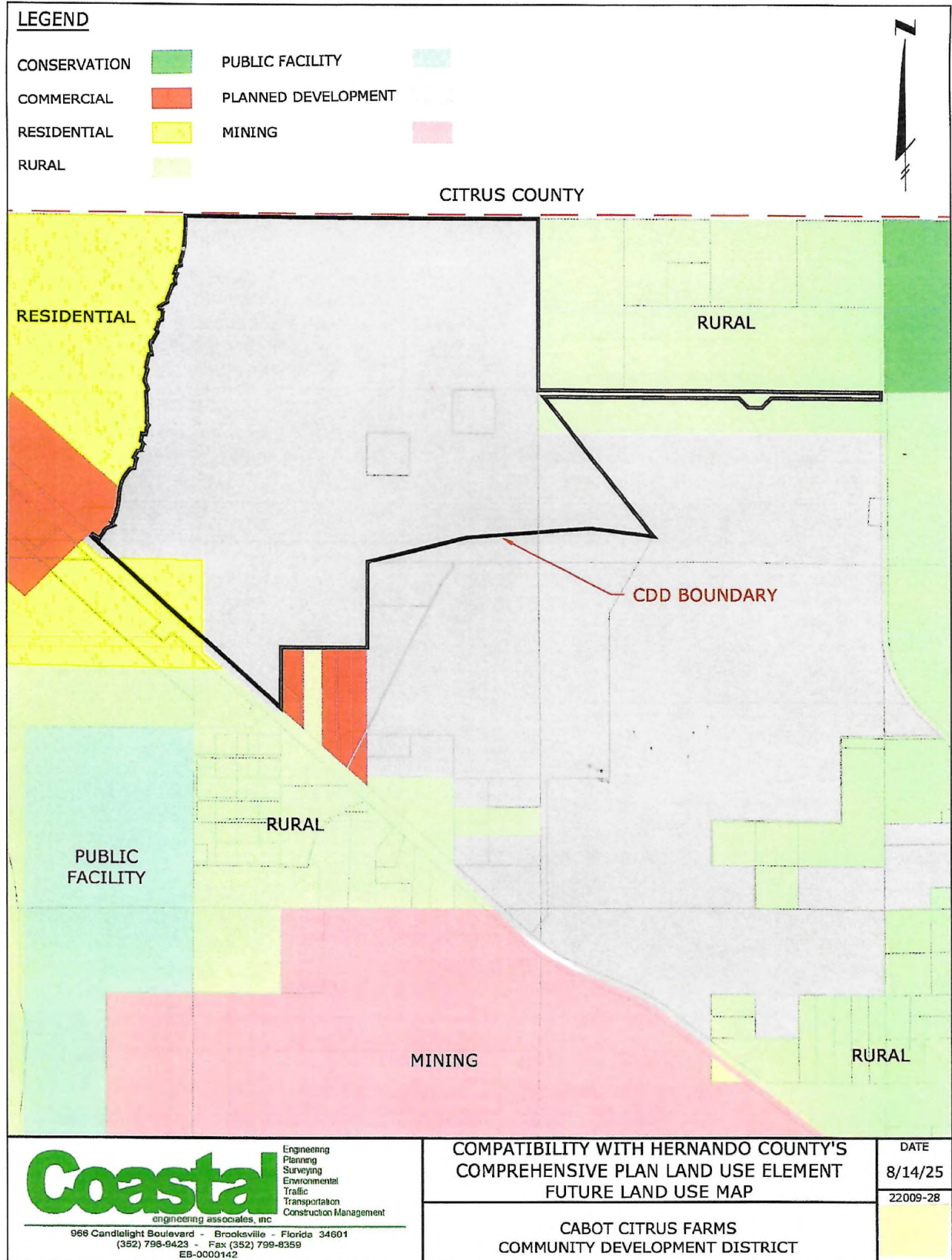
Exhibit B

Contraction Area (outlined in yellow)



Composite Exhibit 8

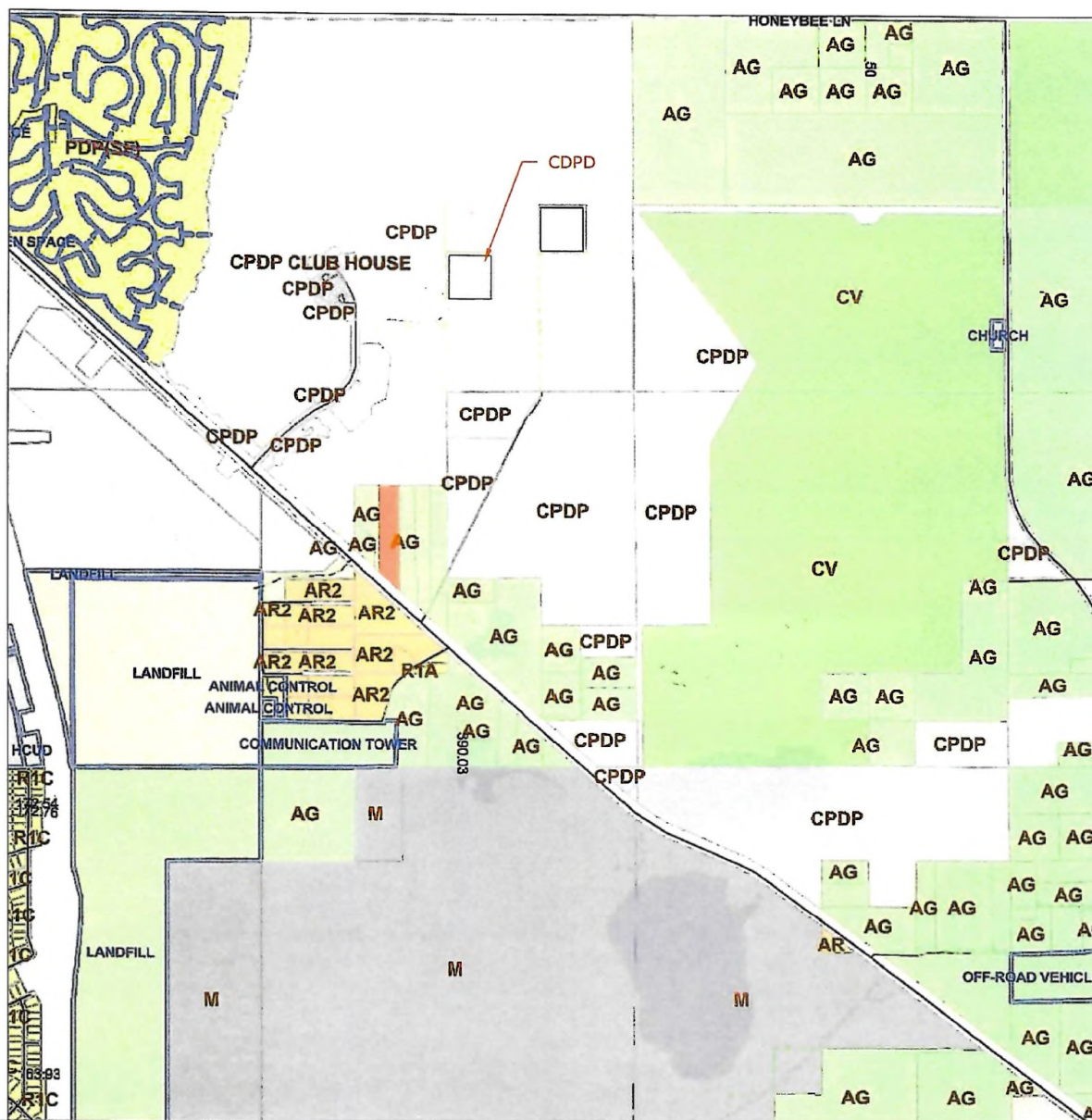
Future Land Use Map



PRINTED: 08/21/2025 - 8:45am PRINTED BY: JP PATH: L:\22009-28 CDD\CABOT CDD\dwg\ENG\Current\22009-28-CDD recover.dwg

LEGEND

CONSERVATION		PUBLIC FACILITY	
COMMERCIAL		PLANNED DEVELOPMENT	
RESIDENTIAL		MINING	
RURAL			



Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Engineering
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Environmental
Traffic
Transportation
Construction Management

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

CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

DATE
8/14/25

22009-28

Exhibit 9

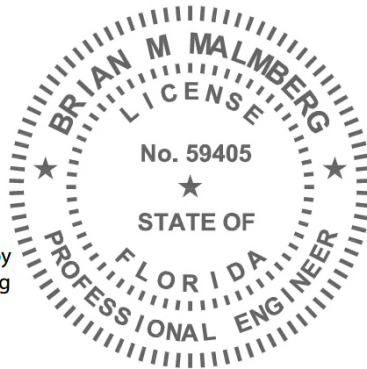
Estimated Costs of Construction

Exhibit 9 Estimated Costs

Improvement Category	Estimated Cost
Roadway, Sidewalk, Curbing and Gutter	\$ 65,000
Stormwater	\$ 25,000
Sanitary Sewer	\$ 85,000
Water Distribution	\$ 85,000
Reclaimed Water System	\$ 0
Landscape / Hardscape	\$ 100,000
Total Estimated Costs	\$ 360,000

Brian M
Malmberg

Digitally signed by
Brian M Malmberg
Date: 2025.09.19
11:15:46 -04'00'



Brian Malmberg, P.E., MBA
FL Reg. No. 59405
Coastal Engineering Associates, Inc.
966 Candlelight Boulevard
Brooksville, FL 34601

Exhibit 10



Your Community.
Our Commitment.

Statement of Estimated Regulatory Costs For The Contraction of the Cabot Citrus Farms Community Development District

September 22, 2025

Prepared by
Vesta District Services
250 International Parkway | Suite 208
Lake Mary, Florida 32746



TABLE OF CONTENTS

A. EXECUTIVE SUMMARY 2

B. PURPOSE AND SCOPE..... 2

C. THE DISTRICT’S PROPOSED CONTRACTION 3

D. STATUTORY ELEMENTS..... 3

 (1) Impact on economic growth, job creation, business competitiveness, and regulatory costs..... 5

 (2) General description of the types of individuals affected 6

 (3) Estimated cost to the public entities and anticipated effect on state or local revenues 7

 (4) Estimate of transactional costs 8

 (5) Impact on small businesses and on small counties..... 8

 (6) Additional information 8

A. EXECUTIVE SUMMARY

The Petitioner, **Cabat Citrus Farms Community Development District** (the “**CDD**”, or “**District**”), is requesting the Board of County Commissioners of Hernando County, Florida, (the “**County**”) to adopt an amendment to County Ordinance No. 2023-14 to add approximately 10.07 acres to its boundaries, and remove approximately 330.28 acres, resulting in a net contraction of 320.21 acres (“**Contraction**”), which would reduce the service area of the District. After the boundary has been contracted, the District will encompass approximately 885.79 acres. This Statement of Estimated Regulatory Costs (the “**SERC**”) is a required component of the petition filed with the County to contract the boundary of the District.

With respect to such Contraction, this document outlines the impacts on state and local revenues, and on small businesses. It is important to note that the Contraction in and of itself does not impact state and local revenues. While the intention is to convey to the State of Florida the lands being removed from the District, nothing legally precludes the State of Florida from owning land within a community development district. And if that were to occur, the same impact on state and local revenues would be experienced regarding of the Contraction. Also, there are no material, additional administrative costs and transactional costs associated with the Contraction, other than the one-time review by the County.

The Contraction will not create any significant economic costs overall for the State of Florida, nor for the County. The Contraction will both preserve public lands and facilitate private development, both of which may result in positive fiscal and societal impacts in the long run.

B. PURPOSE AND SCOPE

Section 190.046(1), Florida Statutes requires, as part of the petition, a SERC be prepared pursuant to Section 120.541 Florida Statutes. On October 24, 2023, the County enacted Ordinance No. 2023-14 (the “**Ordinance**”), establishing the District. The District currently consists of approximately 1206.00 acres of land as identified in the Ordinance. The District is a local unit of special-purpose government that is limited to the performance 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., a county or city) whose boundaries include the CDD.

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.¹ Therefore, the scope of this SERC is limited to an evaluation of only those factors that are material to managing and financing the service-delivery function of the District as outlined in Section 120.541(2), Florida Statutes related to the Contraction.

C. THE DISTRICT'S PROPOSED BOUNDARY AMENDMENT

The District seeks to add approximately 10.07 acres of land which is an infill parcel on which a road and utilities will be installed, with the majority of the parcel reserved for open space. In addition, the District seeks to remove approximately 330.28 acres of land (which is in the process of being conveyed to the State of Florida).

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, read in conjunction with section 190.005(1)(a)8., Florida Statutes, provides that the SERC must contain the following:

- (a)** An economic analysis showing whether the ordinance 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 ordinance;
 - 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 ordinance; 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 ordinance.
- (b)** A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;

¹ Refer to Section 163.3180, Florida Statutes (the "Concurrency Requirement") for details.

- (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 ordinance, 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 ordinance. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:
 - 1. Filing fees.
 - 2. Expenses to obtain a license.
 - 3. Necessary equipment.
 - 4. Installation, utilities for, and maintenance of necessary equipment.
 - 5. Necessary operations or procedures.
 - 6. Accounting, financial, information management, and other administrative processes.
 - 7. Labor, based on relevant wages, salaries, and benefits.
 - 8. Materials and supplies.
 - 9. Capital expenditures, including financing costs.
 - 10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
 - 11. Monitoring and reporting.
 - 12. Qualifying and recurring education, training, and testing.
 - 13. Travel.
 - 14. Insurance and surety requirements.
 - 15. A fair and reasonable allocation of administrative costs and other overhead.
 - 16. Reduced sales or other revenue.
 - 17. Other items suggested by the ordinance's ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative.
- (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;
 - (a) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed ordinance, including:
 - 1. Changes to customer charges for goods or services.
 - 2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing required education, training, or testing.

(f) Any additional information that the agency determines may be useful.

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

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

Economic Growth

The 10.07 acres being added to the District is planned to include a road, utilities, and open space and which will provide needed access to other future residential lands. 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. The portion of the boundary amendment which adds new land, will help facilitate a larger tax base and promote economic growth.

The property to be contracted from the District is currently vacant and in raw land condition. In addition, it is being conveyed to the State of Florida for preservation which may have a positive impact on economic growth for tourism. Although not a direct result of the Contraction and instead a result of the conveyance of the lands to the State of Florida, if the contracted lands are not developed, there may be a negative impact on economic growth associated with construction jobs and future tax revenues.

Job Creation

For the land being added, the Contraction will have no material impact on job creation because the District will be building the road and utilities regardless of whether the Contraction is approved. Although not a direct result of the Contraction and instead a result of the conveyance of the lands to the State of Florida, if the contracted lands are not developed, there may be a negative impact on economic growth associated with construction jobs and other jobs that serve residential development and existing housing. However, such impact may be offset at least partially with the tourism that comes with preservation lands.

Competitiveness

The Contraction is not 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. The Contraction is neutral as it relates to competitiveness.

Transactional Costs

It is unlikely that transactional costs will be incurred in excess of \$1 million in the aggregate within 5 years after the Contraction occurs.

Further, the ordinance contracting the District boundaries is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Hernando County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the District is already one of many already existing CDDs in Florida and Hernando County.

(2) General description of the types of individuals affected

The individuals and entities likely to be affected by the proposed Contraction ordinance are:

- a) **THE STATE OF FLORIDA** - The State of Florida and its residents and general population will not incur any material compliance costs as a result of the Contraction. In addition, the removal of the 330.28 acres from the District is being requested by the State of Florida as a precondition to acquisition of such property by the State of Florida.
- 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 Contraction, that are any different than are currently incurred by virtue of the fact the District already exists.
- c) **CURRENT PROPERTY OWNERS** - The current property owners of the lands subject to the Contraction will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. For the lands to be removed, those lands will no longer be subject to District special assessments. It is important to note that the Contraction requires consent from the owners of land subject to the boundary amendment and any impacts are voluntarily assumed by such landowner.
- d) **FUTURE PROPERTY OWNERS** – It is likely that the District will ultimately own the property being added to the District, as it will be used for roadway, utilities and open space. The property being removed from the District is intended to be conveyed to the State of Florida.

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

- a) **THE COUNTY** - The District is not transferring any capital expenditures to the local government. 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.
- b) **THE STATE** - The State of Florida will not incur any additional administrative costs as a result of the Contraction to review the periodic reports required pursuant to Chapters 189 and 190, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures which are already required and being provided by the District. To offset these costs, the Legislature has established a fee of \$175 per District per year to pay the costs incurred by the Special Districts 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 administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State as a result of the Contraction.
- c) **THE DISTRICT** - The District will continue to incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from developer funding and annual special assessments levied against all properties within the District that benefit from its facilities and services. For the land added to the District, there will be no impact as the land is planned for a road, utilities and open space. For the land removed from the District, the District will no longer be responsible for providing service to such lands. The reduction in the number of units to be developed within the District reduces the number of future assessment payors, but is offset by the fact that District will not be constructing and maintaining infrastructure to support those units.
- d) **IMPACT ON STATE AND LOCAL REVENUES** - After the Contraction, the proposed development within the District is still planned for the construction of single family detached and attached residential units and various commercial and recreation uses, although the number of residential units planned for development in the District will be reduced. Although not a direct result of the Contraction, and instead a result of the conveyance of the contracted lands to the State of Florida, state and local revenues will be reduced for the lands removed from the District and conveyed to the State of Florida.

(4) Estimate of transactional costs

The County will be required to comply with the ordinance, but will not incur any additional transaction costs. The County's effort and transaction costs to review annual reporting information remains the same whether the Contraction is approved or not.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. The State's effort and transaction costs to review annual reporting information remains the same. An annual Special District fee of \$175 is paid by the District to the State per provisions of Section 189.018, Florida Statutes.

(5) Impact on small businesses and on small counties

Except as attributable to the reduction in the amount and intensity of development, the Contraction should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes, and the County, as defined according to Section 120.52(19), Florida Statutes. The District must follow certain competitive bidding requirements for certain goods and services it will purchase. It can be reasonably expected that Contraction will not produce any marginal effects that would be different from those that would have occurred without the Contraction.

Further, the Contraction ordinance is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Hernando County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

The County has an estimated population that is greater than 75,000; therefore it is not defined as a small County according to Section 120.52(19), Florida Statutes.

(6) Additional information

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

Exhibit 11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Michael Eckert and Kubra Metin of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Petitioner, Cabot Citrus Farms Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Hernando County, Florida, to amend the boundaries of Cabot Citrus Farms Community Development District pursuant to Chapter 190, *Florida Statutes*. The Petition is true and correct. This authorization shall remain in effect until revoked in writing.

Executed this 17 day of September, 2025.

Witnessed:

[Signature]
Print Name: Dylan Henderson

[Signature]
Print Name: TATE BUTLER

CABOT CITRUS FARMS COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Printed Name: Marcus Motes
Title: Chair/Vice-Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF Hellborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September 2025, by Marcus Motes, as Vice Chair of CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Mary Kolesar
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

