

ORDINANCE NO.: 2026-____

AN ORDINANCE DISSOLVING THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT, AS ESTABLISHED IN HERNANDO COUNTY ORDINANCE NO. 2024-14 AND AS ORDINANCED IN CHAPTER 10.5, ARTICLE II, DIVISION 14 OF THE HERNANDO COUNTY CODE OF ORDINANCES, IN ACCORDANCE WITH SECTION 190.046(10), FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR REPEAL OF ORDINANCE NO. 2024-14 AND CHAPTER 10.5, ARTICLE II, DIVISION 14 OF THE HERNANDO COUNTY CODE OF ORDINANCES, AND OTHER CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Springside Community Development District (“District”)—a District wholly within the boundaries of Hernando County, Florida (“County”)—was established on September 13, 2024, by Hernando County Ordinance No. 2024-14, dated September 10, 2024, attached hereto as “**EXHIBIT A**” and incorporated herein by reference; and

WHEREAS, on March 27, 2026, the District’s Board of Supervisors (“District Board”) determined that it is in the best interests of the current and future property owners within the District to submit a Petition to Dissolve the District to the Board of County Commissioners of Hernando County, Florida, as approved by the District Board pursuant to Resolution No. 2026-02, attached hereto as “**EXHIBIT B**” and incorporated herein by reference; and

WHEREAS, the District, by and through counsel, submitted a Petition to Dissolve¹ the District on April 15, 2026 (“Petition to Dissolve”), attached hereto as “**EXHIBIT C**” and incorporated herein by reference, requesting that the Board of County Commissioners of Hernando County, Florida, adopt an ordinance dissolving the District pursuant to Section 190.046(10), Florida Statutes; and

WHEREAS, JDG Springside Grove Owner, LLC, a Florida limited liability company, is the owner of the lands within the District (“Landowner”); and

WHEREAS, the Landlord consents to and approves the dissolution of the District, as stated in the Landowner’s Letter dated March 24, 2026 (“Landowner’s Letter”), attached hereto as “**EXHIBIT D**” and incorporated herein by reference²; and

WHEREAS, the Landowner entered into a Dissolution Funding Agreement with the

¹ The formal title of the Petition to Dissolve is: “Petition by Springside Community Development District Requesting that the Board of County Commissioners of Hernando County, Florida, Approve an Ordinance Terminating and Dissolving the District Pursuant to Section 190.046(10), Florida Statutes.”

² Such approval and certifications are also attached as Exhibit B and Exhibit D in the District’s Petition to Dissolve.

District on March 27, 2026, attached as Exhibit B to District Resolution No. 2026-02, in order to ensure financing for administrative costs through final dissolution; and

WHEREAS, the District otherwise has no outstanding financial obligations other than the costs associated with completing this Dissolution, has no operating or maintenance responsibilities, does not presently own any real property or infrastructure improvements, does not have any outstanding bonds, notes, or other debt instruments, and any remaining expenses associated with this dissolution or the continued operation of the District during the pendency of this dissolution are being funded under an agreement by and between the District and the majority Landowner, as sworn to by the District Manager in the Affidavit of District Manager (“Affidavit”), attached hereto as “**EXHIBIT E**” and incorporated herein by reference³; and

WHEREAS, pursuant to Section 190.046(10), Florida Statutes, a community development district that has no outstanding financial obligations and no operating or maintenance responsibilities may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district, upon the petition of the district.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Incorporated Whereas Clauses. The foregoing Whereas clauses are true and correct and are incorporated herein as reference.

Section 2. Findings. After public hearing and consideration of testimony, and being fully advised in the record, the Board of County Commissioners of Hernando County, Florida (“Board”), based upon and in reliance of the Petition to Dissolve and supporting documents, hereby finds that the Springside Community Development District has no outstanding financial obligations and no operating or maintenance responsibilities. The Board further determines that dissolving the District is in the best interest of the property owners within the District, and that the County will not assume any obligations, liabilities, or responsibilities of the District as a result of this dissolution.

Section 3. Dissolution of the District. In reliance of the Petition to Dissolve and supporting documents, as well as the evidence and testimony provided therein and presented at the public hearing, and pursuant to the findings set forth herein, the Springside Community Development District is hereby dissolved, in accordance with Section 190.046(10), Florida Statutes.

Section 4. Repeal of Ordinance No. 2024-14; Chapter 10.5, Article II, Division 14 of the Hernando County Code of Ordinances; and Other Conflicting Provisions. Upon dissolution of the Springside Community Development District, Ordinance No. 2024-14, dated September 10, 2024, and Chapter 10.5, Article II, Division 14 of the Hernando County Code of Ordinances, together with any ordinances or parts of ordinances in conflict herewith, are hereby repealed.

³ Such Affidavit is also attached as Exhibit A in the District’s Petition to Dissolve.

Section 5. Inclusion in the Code. It is the intent of the Board of County Commissioners of Hernando County, Florida, that the provisions of this Ordinance shall become and be made a part of Chapter 10.5, Article II, Division 14 of the Hernando County Code of Ordinances. To that end, the sections of this Ordinance may be renumbered or re-lettered as necessary to accomplish such intent, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 6. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 7. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
By: Natasha López Perez
County Attorney's Office

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Heidi Kurppe](#); [Patricia Tapia](#)
Subject: RE: Hernando County Ordinance No. 2024-14 - Adopted on September 10, 2024
Date: Friday, September 13, 2024 11:38:21 AM
Attachments: [Hernando20240912_Ordinance2024_14_Ack.pdf](#)

Good morning,

Please find the attached acknowledgment letter for Hernando County Ordinance No. 2024-14.

Best,

County Ordinances
Florida Administrative Code and Register
Room 701 The Capitol | Tallahassee, Florida

From: Ordinances <ord@hernandoclerk.org>
Sent: Thursday, September 12, 2024 5:22 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Heidi Kurppe <hkurppe@hernandoclerk.org>; Patricia Tapia <ptapia@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2024-14 - Adopted on September 10, 2024

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name: Heidi Kurppe
Sender Phone number: 352-754-4970
County Name: Hernando
Ordinance Number: 2024-14

Thank You,

Heidi Kurppe
Administrative Services | Deputy Clerk
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)754-4201 | Email: hkurppe@hernandoclerk.org <<mailto:hkurppe@hernandoclerk.org>>
20 N Main Street, Brooksville, FL 34601
Visit our Website <<http://hernandoclerk.com>> | Facebook



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 13, 2024

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Honorable Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2024-14, which was filed in this office on September 12, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh

ORDINANCE NO. 2024 - 14

AN ORDINANCE ESTABLISHING THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petitioner, Diamond Developing of Florida, Inc ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Springside Community Development District pursuant to Chapter 190, *Florida Statutes* ("District"), and designating the real property described in **EXHIBIT A**, attached hereto, as the area of land for which the District is authorized to manage and finance applicable service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **EXHIBIT A**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital

infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.
2. All statements contained in the Petition are true and correct.
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*.

2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Springside Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006 through 190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. Darren Williamson
2. Debbie Grubbs
3. Danial Williamson
4. Tammi Jo Fernandez
5. Deborah Ricciardi

Section 5. Severability. It is the intention of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made part of Article II, Chapter 10.5, of the Code of Ordinances, Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this day 10th of September, 2024.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Heidi Kruger, Deputy Clerk
fa DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: ENarverud
ELIZABETH NARVERUD
Chairperson



Approved for Form and Legal Sufficiency

Melissa Tartaglia
County Attorney's Office

EXHIBIT A

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT A

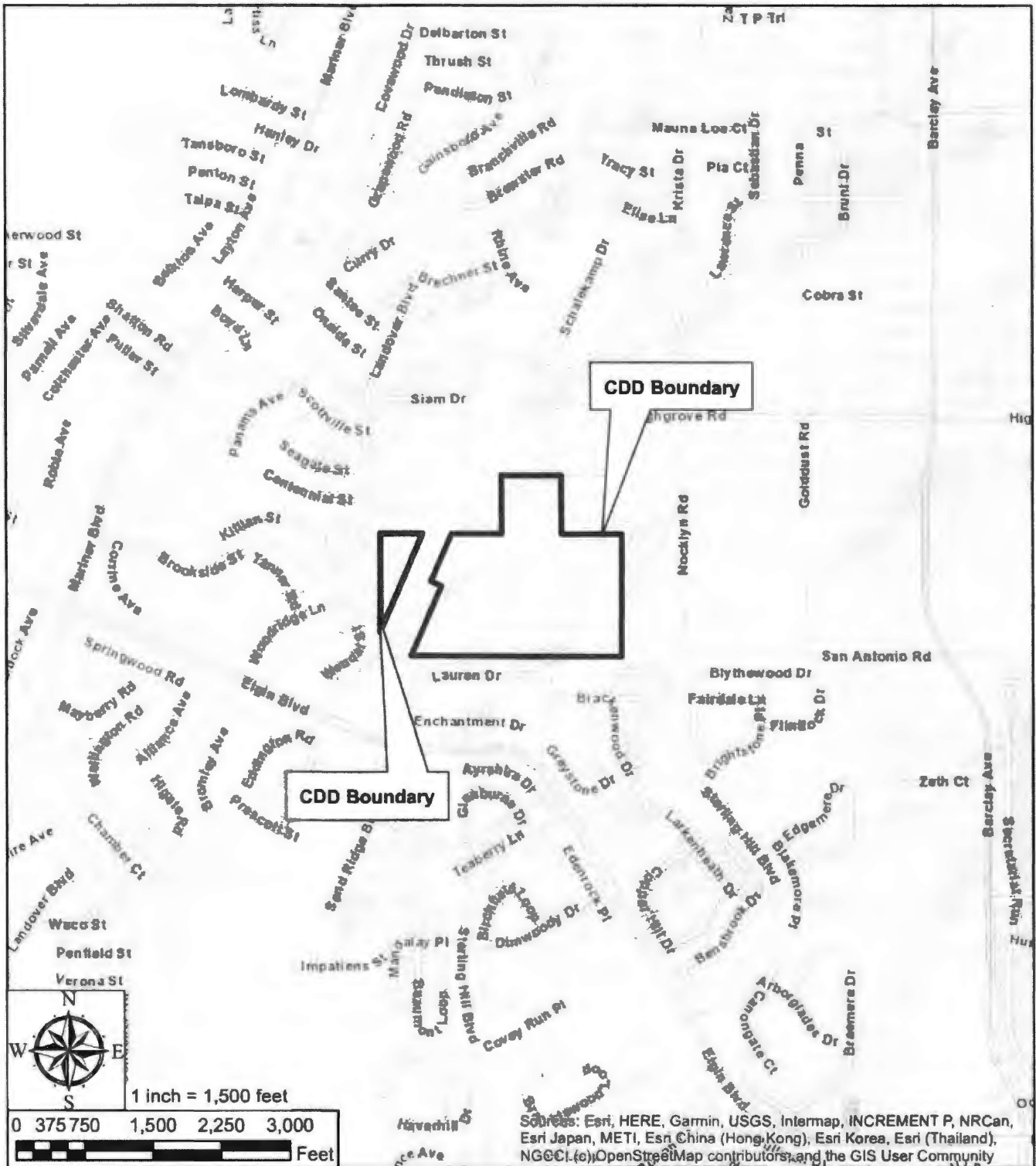


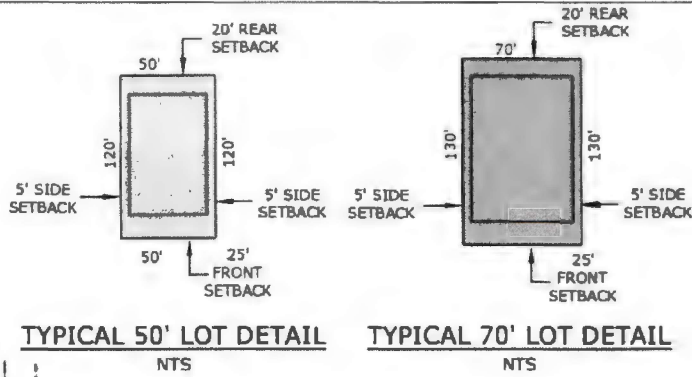
EXHIBIT 1.0: Location Map

Springside Community Development District Diamond Developing, LLC

Sec/Twn/Rng
04/23S/18E

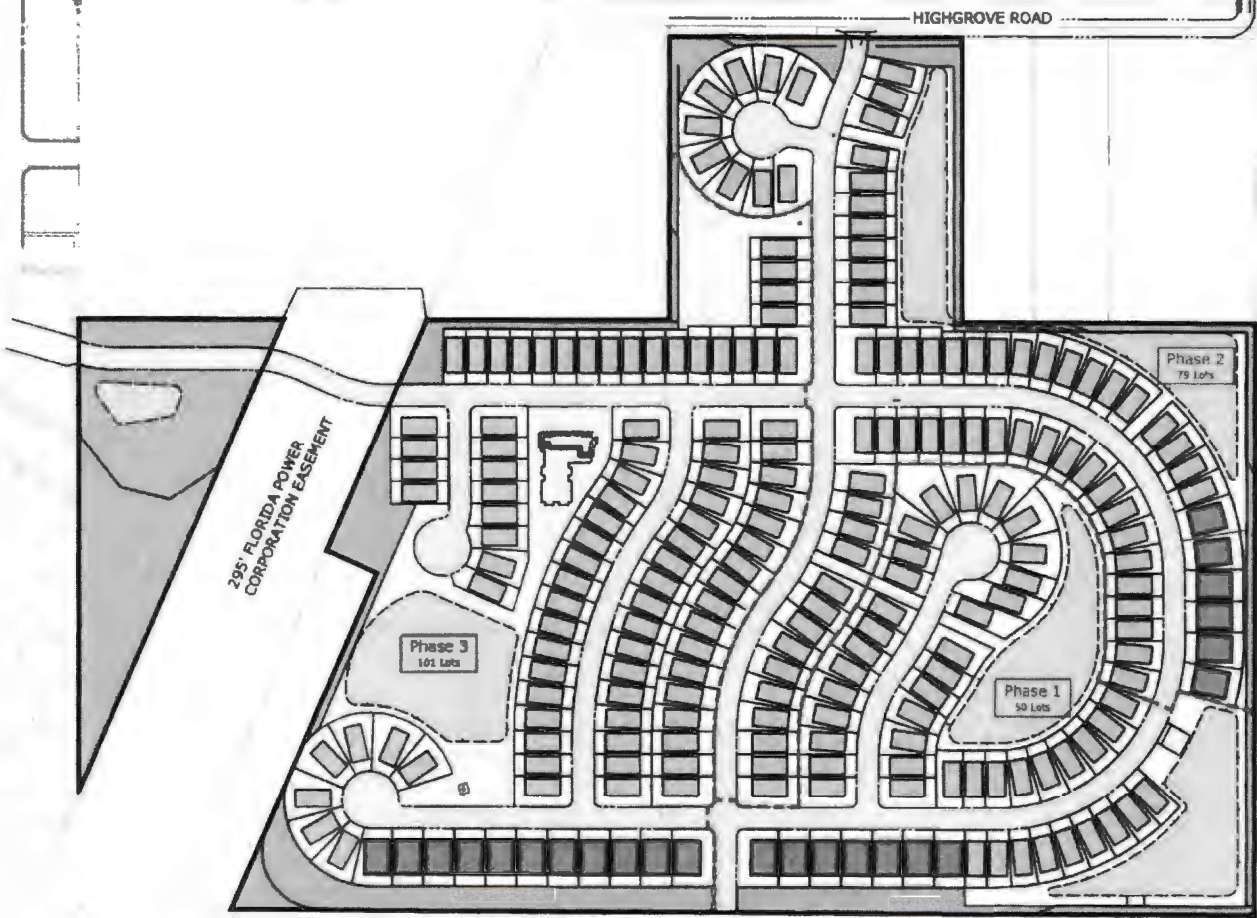
Document Path: M:\2023 Projects\23034 Diamond Developing_VanGogh-Springside Grove\ENG\GIS\GIS(23034)1.mxd

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Surveying
Environmental
Traffic
Transportation
Construction Management
engineering associates, inc.



LEGEND:

- DRAINAGE
- RECREATION
- BUFFERS AND NATURAL VEGETATION AREAS
- RIGHT-OF-WAY
- PHASE LIMITS



Coastal
engineering & architecture, inc.

Engineering
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Environmental
Traffic
Transportation
Construction Management

966 Candlelight Boulevard • Brooksville • Florida 34601
(852) 796-9423 • Fax (352) 799-8359
EB-0000142

SITE PLAN

**SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT
DIAMOND DEVELOPING, LLC**

DATE
11/06/23

23034

EXHIBIT

1.1

LEGAL DESCRIPTION

As provided with the Commitment of Title Insurance issued by First American Title Insurance Company, File No. 1062-5199176, Dated January 25, 2021 at 8:00AM

TRACT NO. 11.

Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida, go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 990.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet, thence North 00°06'16" East, a distance of 664.87 feet, thence South 89°57'29" East, a distance of 330.00 feet; thence South 00°06'16" West, a distance of 665.16 feet to the Point of Beginning, LESS the Northerly 25 feet thereof for road right-of-way [SHOWN AS "(L1)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

TRACT NO. 12.

Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida, go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 660.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet, thence North 00°06'16" East, a distance of 665.16 feet, thence South 89°57'29" East, a distance of 330.00 feet, thence South 00°06'16" West, a distance of 665.45 feet to the Point of Beginning, LESS the Northerly 25 feet for road right-of-way [SHOWN AS "(L2)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL I.

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows: From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4; thence North 00°13'54" East, 1,326.15 feet to the Point of Beginning; thence South 89°42'45" East, 463.66 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement, thence South 23°46'43" West, 475.00 feet along said easement; thence 221.22 feet along the arc of a curve to the right, radius of 199.00 feet, chord North 34°22'28" West, 210.01 feet, thence 248.77 feet along the arc of a curve to the left, having a radius of 199.00 feet, chord North 38°20'28" West, 232.89 feet; thence North 74°09'15" West, 9.78 feet, thence North 00°13'54" East, 78.34 feet to the Point of Beginning [SHOWN AS "(L3)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL II.

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows: From the Southeast corner of said Section 4, run North 00°17'54" East, 590.00 feet along the East line of Section 4 to the Point of Beginning; thence North 89°36'19" West, 1,465.63 feet, thence 426.66 feet along the arc of a curve to the right, radius 1,000.00 feet, chord North 77°54'48" West, 423.43 feet, thence North 66°13'17" West, 247.24 feet to the Southeasterly line of a 295.00 foot Florida Power Corporation easement; thence North 23°46'43" East, 603.22 feet along said line; thence South 89°42'45" East, 1,866.55 feet to the East line of Section 4; thence South 00°17'54" West, 741.10 feet along the East line of Section 4 to the Point of Beginning [SHOWN AS "(L4)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL III.

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4 as a Point of Beginning, run North 89°36'19" West, 2,442.85 feet along the South line of Section 4 to the Southeasterly line of a 295.00 foot Florida Power Corporation easement, thence North 23°46'43" East, 843.19 feet along said line; thence South 66°13'17" East, 247.24 feet, thence 426.66 feet along the arc of a curve to the left, radius 1,000.00 feet, chord South 77°54'48" East, 423.43 feet; thence South 89°36'19" East, 1,465.63 feet to the East line of Section 4, thence South 00°17'54" West, 590.00 feet along the East line of Section 4 to the Point of Beginning [SHOWN AS "(L5)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL IV.

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4; thence North 00°13'54" East, 261.74 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement and the Point of Beginning; thence North 00°13'54" East, 986.07 feet, thence South 74°09'15" East, 9.78 feet, thence 248.77 feet along the arc of a curve to the right, radius 199.00 feet, chord South 38°20'28" East, 232.89 feet, thence 221.22 feet along the arc of a curve to the left, radius 199.00 feet, chord South 34°22'28" East, 210.01 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement; thence South 23°46'43" West, 685.60 feet along said line to the Point of Beginning [SHOWN AS "(L6)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

EASEMENT

A 50-foot wide Easement Area for roadway purposes to provide private access across Grantor's fee-owned 295-foot wide electric transmission line right-of-way strip in the South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, said 50-foot wide Easement Area being located across said 295-foot wide right-of-way strip in the area generally Southerly of Grantor's existing Towers No. CC-155 and CLT-154 and being more particularly described as follows:

From the Northwest corner of South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida, run South 89°54'28" East, along the North boundary of said South 1/2 of Southeast 1/4 of Section 4, for 463.02 feet to its point of intersection with the Westerly line of Grantor's fee owned 295-foot wide electric transmission line right-of-way strip, said point being North 89°54'28" West, 2,189.44 feet from the Northeast corner of said South 1/2 of Southeast 1/4 of Section 4; run thence South 23°32'36" West, along said Westerly right-of-way line, 450.00 feet to the Point of Beginning; thence South 66°27'24" East, on a course perpendicular to said Westerly right-of-way line, 295.00 feet to the Easterly line of said 295.00-foot wide right-of-way strip, thence South 23°32'36" West, along said Easterly right-of-way line, 50.00 feet, thence North 66°27'24" West, parallel to and 50 feet from the aforesaid perpendicular course, 295.00 feet to said Westerly right-of-way line, thence North 23°32'36" East, along said Westerly right-of-way line, 50.00 feet to the Point of Beginning. [SHOWN AS "(L7)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]


LESS AND EXCEPT

that portion conveyed to Hernando County Water and Sewer District, a public body corporate and politic, by Warranty Deed recorded in Book 3489, Page 724, of the public records of Hernando County, Florida, and being more particularly described as follows:

A parcel of land lying in and being a part of Section 4, Township 23 South, Range 18 East, Hernando County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; thence N 89°48'26"W along the South line of said Section 4 a distance of 2307.37 feet to the Point of Beginning; thence continue N 89°48'26"W along said South line a distance of 135.38 feet to a point on the East right-of-way line of Florida Power Corporation, thence N 23°33'36"E along said East right-of-way line a distance of 878.85 feet, thence leaving said East right-of-way line S 66°26'24"E, a distance of 124.28 feet, thence S 23°33'36"W parallel to said East right-of-way line a distance of 825.15 feet to the Point of Beginning.

A total of 78.69 acres more or less

 <p>Engineering Planning Surveying Easements Title Transmission Construction Management</p> <p>966 Canollet Blvd. - Hooksville - Florida 34601 (352) 759-9423 - Fax (352) 759-8359 E.E.0001142</p>	<p>LEGAL DESCRIPTION EXHIBIT</p>	<p>DATE 11/06/23</p>
	<p>SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT DIAMOND DEVELOPING, LLC</p>	<p>23034 EXHIBIT 2.1</p>

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO DISSOLVE THE DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Springside Community Development District (the “**District**”) was established by Ordinance No. 2024-14 of the Board of County Commissioners of the Hernando County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is located wholly within the boundaries of the Hernando County, Florida (the “**County**”); and

WHEREAS, JDG Springside Grove Owner, LLC (“**Developer**”), is the primary developer and landowner within the District, the primary owner of the assessable lands within the District; and

WHEREAS, the District has received a letter from the Developer requesting the dissolution of the District; and

WHEREAS, the District has received written consent to the dissolution of the District from 100% of the landowners within the District; and

WHEREAS, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements, or providing any financing for the same; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) determined, based upon information provided to it by Developer, changes in and projections for market conditions, and the current economic conditions, that the planned community development services to be provided to the lands and landowners (current and future) within the boundaries of the District may be provided by and through Developer, a community association, a subsequently established

community development district, or other means in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District; and

WHEREAS, the Board finds that it is in the best interest of the District and the current and future landowners within the District that the District be dissolved and that the planned community development services be provided by the Developer, its successors or assigns or by other means; and

WHEREAS, the District's Board of Supervisors further finds that it is in the best interest of the District and the District's landowners that, prior to its dissolution, the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property owned by the District (the "**District Property**") to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest; and

WHEREAS, the District does not presently own any real, personal, tangible or intangible property or infrastructure improvements; and

WHEREAS, the dissolution of the District will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District desires to authorize and direct the District Chairperson and District staff to proceed with such actions and steps as are necessary to effect such transfers; and

WHEREAS, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts, and contracts, if any; and

WHEREAS, in anticipation of the dissolution, the District desires to enter into that certain "Dissolution Funding Agreement" dated March 1, 2026, and attached hereto as **Exhibit B** whereby the Developer has agreed, among other things, to directly fund any costs associated with the dissolution; and

WHEREAS, the Board desires that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings, and determinations contained within the recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. APPROVAL OF PLAN OF DISSOLUTION. The District hereby approves the Plan of Dissolution substantially in the form attached to this Resolution as **Exhibit A**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the District's filing of the petition for dissolution with the County.

SECTION 3. APPROVAL OF DISSOLUTION FUNDING AGREEMENT. The District hereby authorizes and approves the Dissolution Funding Agreement substantially in the form attached to this Resolution as **Exhibit B**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the execution thereof. The Chairperson or Vice Chairperson is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest such Dissolution Funding Agreement.

SECTION 4. REQUEST FOR ACTION. The District hereby requests that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

SECTION 5. GENERAL AUTHORIZATION. The District Manager and District Counsel are hereby directed, upon the final payment of all of the District's outstanding financial obligations in a manner consistent with the Plan of Dissolution, to take the appropriate actions to transmit this Resolution to the County. Upon the adoption of a non-emergency ordinance by the County, the District Manager, and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District. The District's Chairperson, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby further directed and authorized, upon the adoption of this Resolution, to do all acts and things required of them to carry out the Plan of Dissolution to effectuate an orderly dissolution of the District, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chairperson and Secretary are hereby further authorized to execute any and all documents necessary to effectuate an orderly dissolution of the District. The Vice Chairperson, in the absence or unavailability of the Chairperson, shall be authorized to undertake any action herein authorized to be taken by the Chairperson and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

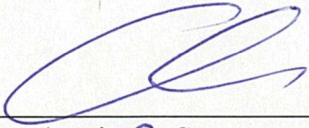
SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this 27th day of March, 2026.

ATTEST:

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisors

- EXHIBIT A:** Plan of Dissolution
- EXHIBIT B:** Dissolution Funding Agreement

Exhibit A
Plan of Dissolution

**PLAN OF DISSOLUTION FOR THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

1. PURPOSE. The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Springside Community Development District (the “**District**”).

2. CONSTRUCTION. This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. AUTHORITY. Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. FUNDS. Prior to submitting the petition requesting dissolution to the Hernando County, Florida (the “**County**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with JDG Springside Grove Owner, LLC (“**Developer**”), whereby Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. SERVICES. The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the County, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. ASSETS AND LIABILITIES. The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. CONTRACTUAL OBLIGATIONS OF THE DISTRICT. All contractual obligations shall be addressed as follows:

A. The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.

B. The District’s agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective

dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.

- C. Prior to submitting the resolution requesting dissolution to the County, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District's agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Springside Community Development District in the public records of the County. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

9. MODIFICATION OF THE PLAN OF DISSOLUTION. Prior to the effective date of any ordinance of the County dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2026-02.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State's Division of Library and Information Services ("**DOL**") by the District Manager; provided however, if the DOL refuses to accept the District's official records, the District Manager shall transfer such records to the County Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

11. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Attachment 1

1. District Management
2. District Counsel
3. Interim District Engineer
4. Trustee
5. Underwriter
6. Bond Counsel
7. Website Vendor
8. Statewide Mutual Aid
9. Interlocal Uniform Collection Agreements (Property Appraiser and Tax Collector)
10. Any other agreement previously entered into by the District

Exhibit B
Dissolution Funding Agreement

**DISSOLUTION FUNDING AGREEMENT BETWEEN THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT AND
JDG SPRINGSIDE GROVE OWNER, LLC**

This **DISSOLUTION FUNDING AGREEMENT** (“**Agreement**”) is made and entered into this _____ day of _____ 2026, by and between:

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Hernando County, Florida (the “**District**”), and

JDG SPRINGSIDE GROVE OWNER, LLC, a Florida profit corporation and the landowner of all of the lands within the District (“**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Hernando; and

WHEREAS, the District is currently not providing any infrastructure systems, facilities, and services to the lands within the District; and

WHEREAS, based on representations from and request of Landowner, the District’s Board of Supervisors (“**Board**”) has determined that it is in the best interests of the District that the District be dissolved; and

WHEREAS, subject to the final payment of all outstanding financial obligations of the District, the proposed dissolution is authorized by Section 190.046(10), *Florida Statutes*; and

WHEREAS, the District’s Board has directed the District Manager and District Counsel, upon final payment of all outstanding financial obligations of the District, to petition the County to dissolve the District in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, in accordance with Section 190.046(10), *Florida Statutes*, and such other actions as are necessary in furtherance of the dissolution process; and

WHEREAS, in order to seek a dissolution pursuant to Chapter 190, *Florida Statutes*, District Staff, including but not limited to legal and managerial staff, must provide certain services necessary to the dissolution process; and

WHEREAS, any such work shall only be performed as necessary to seek the dissolution of the District and in accordance with the delegated authority of pursuant to Resolution 2026-02; and

WHEREAS, Landowner desires to pay for any such expenditures including, but not limited to, legal and other consultant fees, filing fees, administrative, and other expenses, if any, incurred to date by the District as well as through completion of the dissolution process.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. Above recitals so stated are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. PROVISION OF FUNDS. Landowner agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal and managerial staff, to assist in the operation and dissolution process and proceedings. Landowner will pay such funds within fifteen (15) days of a written request by the respective District Staff directly to the requesting party. Landowner may be required to prepay certain fees and expenses, if the District is required to do so under any of the District's agreements with District Staff.

3. DISTRICT USE OF FUNDS. Any funds provided under this Agreement shall be used solely for the fees, costs, and other expenditures accruing or accrued by the District with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District in accord with Chapter 190, *Florida Statutes*. Upon final payment of all presently outstanding financial obligations of the District, the District agrees to use good faith and best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the dissolution of the District pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the dissolution of the District.

4. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and paralegal fees, costs for trial, alternative dispute resolution, or appellate proceedings, all as may be incurred in court, out of court, or otherwise.

6. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

7. AMENDMENTS; ASSIGNMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto. Neither party may assign this Agreement or any monies to become due

hereunder without the prior written approval of the other party. Any purported assignment without such written approval shall be void.

8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Landowner: JDG Springside Grove Owner, LLC
444 Seabreeze BLVD STE 805
Daytona Beach, FL 32118
Attn: Anand Jobalia

If to District: Springside Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: Craig Wrathell

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302
Attn: Michael C. Eckert

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. The purpose of this Agreement is to provide the necessary funding for the District, and for those third parties acting on behalf of the District, with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District. It is intended that this Agreement shall inure to the benefit of those parties listed in the Plan of Dissolution, attached hereto as **Exhibit 1**, including but not limited to the District Staff. (“**Third Parties**”), which Plan of Dissolution is attached hereto and incorporated herein by reference. Further, Landowner recognizes that the Third Parties may maintain a right or cause of action by reason hereof. All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns. Nothing herein shall be construed to require the District to commence any cause of action on behalf of any Third Party.

10. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Hernando County, Florida.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated in writing by both parties or until the effective dissolution of the District in accordance with the Plan of Dissolution.

12. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accordance with Florida law.

13. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

ATTEST:

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

WITNESS:

**JDG SPRINGSIDE GROVE OWNER,
LLC, a Florida limited liability company**

Print Name: _____

By: _____
Its: _____

EXHIBIT A: Plan of Dissolution

Exhibit A

PLAN OF DISSOLUTION FOR THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Springside Community Development District (the “**District**”).

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. **FUNDS.** Prior to submitting the petition requesting dissolution to the Hernando County, Florida (the “**County**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with JDG Springside Grove Owner, LLC (“**Developer**”) whereby Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the County, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.** All contractual obligations shall be addressed as follows:

- A. The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.

- B. The District’s agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.
- C. Prior to submitting the resolution requesting dissolution to the County, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District’s agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Springside Community Development District in the public records of the County. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

9. MODIFICATION OF THE PLAN OF DISSOLUTION. Prior to the effective date of any ordinance of the County dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2026-02.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State’s Division of Library and Information Services (“**DOL**”) by the District Manager; provided however, if the DOL refuses to accept the District’s official records, the District Manager shall transfer such records to the County Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

11. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District’s Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Attachment 1

1. District Management
2. District Counsel
3. Interim District Engineer
4. Trustee
5. Underwriter
6. Bond Counsel
7. Website Vendor
8. Statewide Mutual Aid
9. Interlocal Uniform Collection Agreements (Property Appraiser and Tax Collector)
10. Any other agreement previously entered into by the District

PETITION BY SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS FOR HERNANDO COUNTY, FLORIDA, APPROVE AN ORDINANCE TERMINATING AND DISSOLVING THE DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES

Petitioner, the Springside Community Development District (the “District”), hereby petitions the Hernando County Board of County Commissioners to enact an ordinance dissolving the District pursuant to Chapter 190, *Florida Statutes*. In support of this Petition, Petitioner states:

1. Establishment. The District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and created by Hernando County Ordinance No. 2024-14, adopted September 10, 2024.

2. Authority. Section 190.046(10), *Florida Statutes*, provides that:

If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district . . .

3. The District does not presently have any outstanding financial obligations and does not have any operating or maintenance responsibilities. Additionally, the District does not own any real property or infrastructure improvements; the District has no outstanding bonds, notes, or other debt instruments. The District Manager completed an affidavit attesting to these and other facts, which is attached to this Petition as **Exhibit A**.

4. Upon review of the status of the District, JDG Springside Grove Owner, LLC (“Landowner”), has requested that the District undergo a dissolution in order to allow the Landowner to finance its infrastructure improvements through conventional methods and to operate and maintain

such improvements or to allow a property owners' association or other entity to operate and maintain such improvements. A copy of the Landowner's letter is attached to this Petition as **Exhibit B**.

5. The District's Board of Supervisors (the "Board"), met on March 27, 2026, at a duly noticed public meeting to consider the Landowner's request. The Board determined that, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements or providing financing for the same.

6. Accordingly, on March 27, 2026, the District's Board adopted Resolution No. 2026-02, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution No. 2026-02 and this Petition to the Board of County Commissioners. A copy of Resolution No. 2026-02 is attached to this Petition as **Exhibit C**, and a copy of the Plan of Dissolution is attached as Exhibit A to Resolution No. 2026-02.

7. As part of Resolution No. 2026-02, the District's Board of Supervisors determined that it is in the best interest of the District and the owners of the lands located within the District that the District be dissolved and that the planned community services to be provided to the lands within the District may be provided by and through a developer, community association, or other means in a manner as efficiently as the District, at a level of quality equal to the level of quality to be delivered to the users of those services by the District, and at an annual cost that would be equal to or lower than the annual assessment amount that could be levied by the District.

8. Petitioner has obtained written request and direction from 100% of the landowners of the lands within the District. Such consent is attached to this Petition as **Exhibit D**.

9. Any expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded pursuant to a

funding agreement with the Landowner. As such, all outstanding obligations of the District have been paid or will be paid.

10. Accordingly, the District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto.

11. Official District Records. Upon dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

12. Notice of Dissolution. Upon the dissolution of the District, and pursuant to the Plan of Dissolution, the District will cause notice of the dissolution to be transmitted to the Florida Department of Commerce and will further cause a Notice of Dissolution to be recorded in the Official Records of Hernando County, Florida.

13. District's Representative. Pursuant to Resolution 2026-02 of the District, Kutak Rock LLP, as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

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

WHEREFORE, because the District has no outstanding financial obligations and no operating or maintenance responsibilities, accordingly has met the requirements for dissolution set forth in Section 190.046(10), *Florida Statutes*, and for the other reasons stated herein, Petitioner respectfully requests that the Board of County Commissioners consider this Petition and adopt a nonemergency ordinance dissolving the District and grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 15th day of April, 2026.

KUTAK ROCK LLP

/s/ Michael C. Eckert

Michael C. Eckert, Esq.

Florida Bar No. 80314

Michael.Eckert@kutakrock.com

Kirsten H. Mood, Esq.

Florida Bar No. 115595

Kirsten.Mod@kutakrock.com

KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

(850) 692-7300

Attorneys for Petitioner

STATE OF Florida)
COUNTY OF Palm Beach)

AFFIDAVIT OF DISTRICT MANAGER

BEFORE ME, the undersigned authority, this day personally appeared Cindy Cerbone, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein. I, Cindy Cerbone, am employed by Wrathell Hunt & Associates LLC, and, in the course of that employment, serve as District Manager for the Springside Community Development District.
2. I do hereby certify that I have reviewed Resolution 2026-02 and the Plan of Dissolution attached thereto and all of the facts in it are true and correct. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations except for the costs to complete this dissolution, and does not have any operating or maintenance responsibilities. Further, the District does not presently own any real property or infrastructure improvements and the District does not presently have any outstanding bonds, notes or other debt instruments. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Majority Landowner. As such, all outstanding obligations have been paid.


FURTHER AFFIANT SAYETH NOT.

WRATHELL, HUNT & ASSOCIATES LLC

Cindy Cerbone
Cindy Cerbone

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 3 day of April, 2026, by Cindy Cerbone, as District Manager of Wrathell, Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC

 CHRISTOPHER DAVID CONTI
Notary Public
State of Florida
Comm# HH612525
EXPIRES 11/14/2028

Christopher David Conti
Print Name: Christopher David Conti
Notary Public, State of Florida
Commission No.: HH612525
My Commission Expires: 11/14/2028

March 24, 2026

Board of Supervisors
Springside Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt & Associates LLC
2300 Glades Road Suite 410W
Boca Raton, Florida 33431

Dear Board of Supervisors:

As its president, I am authorized to issue this letter on behalf of JDG Springside Grove Owner, LLC ("**Owner**"). Owner is the majority landowner of the property located within the Springside Community Development District (the "**District**"). Although the District was initially established to construct and/or acquire certain infrastructure improvements (the "**Improvements**") and to operate and maintain such Improvements, Owner has determined that it is more advantageous to the development needs and the needs of the current and future landowners within the District to finance further infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements. Accordingly, there will not be any infrastructure improvements constructed by or conveyed to the District and the District will be left without any improvements to fund, construct, acquire, operate or maintain.

Accordingly, Owner respectfully requests that the Board of Supervisors proceed with dissolving the District; inasmuch as the dissolution of the District is in the best interest of all concerned; and furthermore Owner does hereby consent to the same.

Thank you for your consideration of this request.

Sincerely,

JDG SPRINGSIDE GROVE OWNER, LLC

a Florida limited liability company

By: 

Name: Arund Jobalia

Title: Manager

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO DISSOLVE THE DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Springside Community Development District (the “**District**”) was established by Ordinance No. 2024-14 of the Board of County Commissioners of the Hernando County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is located wholly within the boundaries of the Hernando County, Florida (the “**County**”); and

WHEREAS, JDG Springside Grove Owner, LLC (“**Developer**”), is the primary developer and landowner within the District, the primary owner of the assessable lands within the District; and

WHEREAS, the District has received a letter from the Developer requesting the dissolution of the District; and

WHEREAS, the District has received written consent to the dissolution of the District from 100% of the landowners within the District; and

WHEREAS, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements, or providing any financing for the same; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) determined, based upon information provided to it by Developer, changes in and projections for market conditions, and the current economic conditions, that the planned community development services to be provided to the lands and landowners (current and future) within the boundaries of the District may be provided by and through Developer, a community association, a subsequently established

community development district, or other means in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District; and

WHEREAS, the Board finds that it is in the best interest of the District and the current and future landowners within the District that the District be dissolved and that the planned community development services be provided by the Developer, its successors or assigns or by other means; and

WHEREAS, the District's Board of Supervisors further finds that it is in the best interest of the District and the District's landowners that, prior to its dissolution, the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property owned by the District (the "**District Property**") to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest; and

WHEREAS, the District does not presently own any real, personal, tangible or intangible property or infrastructure improvements; and

WHEREAS, the dissolution of the District will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District desires to authorize and direct the District Chairperson and District staff to proceed with such actions and steps as are necessary to effect such transfers; and

WHEREAS, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts, and contracts, if any; and

WHEREAS, in anticipation of the dissolution, the District desires to enter into that certain "Dissolution Funding Agreement" dated March 1, 2026, and attached hereto as **Exhibit B** whereby the Developer has agreed, among other things, to directly fund any costs associated with the dissolution; and

WHEREAS, the Board desires that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings, and determinations contained within the recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. APPROVAL OF PLAN OF DISSOLUTION. The District hereby approves the Plan of Dissolution substantially in the form attached to this Resolution as **Exhibit A**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the District's filing of the petition for dissolution with the County.

SECTION 3. APPROVAL OF DISSOLUTION FUNDING AGREEMENT. The District hereby authorizes and approves the Dissolution Funding Agreement substantially in the form attached to this Resolution as **Exhibit B**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the execution thereof. The Chairperson or Vice Chairperson is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest such Dissolution Funding Agreement.

SECTION 4. REQUEST FOR ACTION. The District hereby requests that the County adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

SECTION 5. GENERAL AUTHORIZATION. The District Manager and District Counsel are hereby directed, upon the final payment of all of the District's outstanding financial obligations in a manner consistent with the Plan of Dissolution, to take the appropriate actions to transmit this Resolution to the County. Upon the adoption of a non-emergency ordinance by the County, the District Manager, and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District. The District's Chairperson, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby further directed and authorized, upon the adoption of this Resolution, to do all acts and things required of them to carry out the Plan of Dissolution to effectuate an orderly dissolution of the District, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chairperson and Secretary are hereby further authorized to execute any and all documents necessary to effectuate an orderly dissolution of the District. The Vice Chairperson, in the absence or unavailability of the Chairperson, shall be authorized to undertake any action herein authorized to be taken by the Chairperson and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this 27th day of March, 2026.

ATTEST:



Secretary/Assistant Secretary

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**



Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Plan of Dissolution
EXHIBIT B: Dissolution Funding Agreement

Exhibit A
Plan of Dissolution

**PLAN OF DISSOLUTION FOR THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

1. PURPOSE. The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Springside Community Development District (the “**District**”).

2. CONSTRUCTION. This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. AUTHORITY. Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. FUNDS. Prior to submitting the petition requesting dissolution to the Hernando County, Florida (the “**County**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with JDG Springside Grove Owner, LLC (“**Developer**”), whereby Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. SERVICES. The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the County, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. ASSETS AND LIABILITIES. The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. CONTRACTUAL OBLIGATIONS OF THE DISTRICT. All contractual obligations shall be addressed as follows:

- A.** The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.
- B.** The District’s agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective

dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.

- C. Prior to submitting the resolution requesting dissolution to the County, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District's agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Springside Community Development District in the public records of the County. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

9. MODIFICATION OF THE PLAN OF DISSOLUTION. Prior to the effective date of any ordinance of the County dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2026-02.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State's Division of Library and Information Services ("DOL") by the District Manager; provided however, if the DOL refuses to accept the District's official records, the District Manager shall transfer such records to the County Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

11. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Attachment 1

1. District Management
2. District Counsel
3. Interim District Engineer
4. Trustee
5. Underwriter
6. Bond Counsel
7. Website Vendor
8. Statewide Mutual Aid
9. Interlocal Uniform Collection Agreements (Property Appraiser and Tax Collector)
10. Any other agreement previously entered into by the District

Exhibit B
Dissolution Funding Agreement

**DISSOLUTION FUNDING AGREEMENT BETWEEN THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT AND
JDG SPRINGSIDE GROVE OWNER, LLC**

This **DISSOLUTION FUNDING AGREEMENT** (“**Agreement**”) is made and entered into this 27th day of March 2026, by and between:

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the Hernando County, Florida (the “**District**”), and

JDG SPRINGSIDE GROVE OWNER, LLC, a Florida profit corporation and the landowner of all of the lands within the District (“**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Hernando; and

WHEREAS, the District is currently not providing any infrastructure systems, facilities, and services to the lands within the District; and

WHEREAS, based on representations from and request of Landowner, the District’s Board of Supervisors (“**Board**”) has determined that it is in the best interests of the District that the District be dissolved; and

WHEREAS, subject to the final payment of all outstanding financial obligations of the District, the proposed dissolution is authorized by Section 190.046(10), *Florida Statutes*; and

WHEREAS, the District’s Board has directed the District Manager and District Counsel, upon final payment of all outstanding financial obligations of the District, to petition the County to dissolve the District in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, in accordance with Section 190.046(10), *Florida Statutes*, and such other actions as are necessary in furtherance of the dissolution process; and

WHEREAS, in order to seek a dissolution pursuant to Chapter 190, *Florida Statutes*, District Staff, including but not limited to legal and managerial staff, must provide certain services necessary to the dissolution process; and

WHEREAS, any such work shall only be performed as necessary to seek the dissolution of the District and in accordance with the delegated authority of pursuant to Resolution 2026-02; and

WHEREAS, Landowner desires to pay for any such expenditures including, but not limited to, legal and other consultant fees, filing fees, administrative, and other expenses, if any, incurred to date by the District as well as through completion of the dissolution process.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. Above recitals so stated are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. PROVISION OF FUNDS. Landowner agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal and managerial staff, to assist in the operation and dissolution process and proceedings. Landowner will pay such funds within fifteen (15) days of a written request by the respective District Staff directly to the requesting party. Landowner may be required to prepay certain fees and expenses, if the District is required to do so under any of the District's agreements with District Staff.

3. DISTRICT USE OF FUNDS. Any funds provided under this Agreement shall be used solely for the fees, costs, and other expenditures accruing or accrued by the District with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District in accord with Chapter 190, *Florida Statutes*. Upon final payment of all presently outstanding financial obligations of the District, the District agrees to use good faith and best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the dissolution of the District pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the dissolution of the District.

4. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and paralegal fees, costs for trial, alternative dispute resolution, or appellate proceedings, all as may be incurred in court, out of court, or otherwise.

6. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

7. AMENDMENTS; ASSIGNMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such written approval shall be void.

8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Landowner: JDG Springside Grove Owner, LLC
444 Seabreeze BLVD STE 805
Daytona Beach, FL 32118
Attn: Anand Jobalia

If to District: Springside Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: Craig Wrathell

With a copy to: Kutak Rock LLP
P.O. Box 10230
Tallahassee, Florida 32302
Attn: Michael C. Eckert

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. The purpose of this Agreement is to provide the necessary funding for the District, and for those third parties acting on behalf of the District, with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District. It is intended that this Agreement shall inure to the benefit of those parties listed in the Plan of Dissolution, attached hereto as **Exhibit 1**, including but not limited to the District Staff. (“**Third Parties**”), which Plan of Dissolution is attached hereto and incorporated herein by reference. Further, Landowner recognizes that the Third Parties may maintain a right or cause of action by reason hereof. All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns. Nothing herein shall be construed to require the District to commence any cause of action on behalf of any Third Party.

10. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Hernando County, Florida.

10. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Hernando County, Florida.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated in writing by both parties or until the effective dissolution of the District in accordance with the Plan of Dissolution.

12. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accordance with Florida law.

13. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

ATTEST:

**SPRINGSIDE COMMUNITY
DEVELOPMENT DISTRICT**



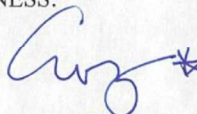
Secretary




Chairperson, Board of Supervisors

WITNESS:

**JDG SPRINGSIDE GROVE OWNER,
LLC, a Florida limited liability company**



Print Name: Ethan Bouley



By: Anand Jobalia
Its: Manager

EXHIBIT A: Plan of Dissolution

Exhibit A

**PLAN OF DISSOLUTION FOR THE
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

1. PURPOSE. The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Springside Community Development District (the “**District**”).

2. CONSTRUCTION. This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. AUTHORITY. Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. FUNDS. Prior to submitting the petition requesting dissolution to the Hernando County, Florida (the “**County**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with JDG Springside Grove Owner, LLC (“**Developer**”) whereby Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. SERVICES. The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the County, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. ASSETS AND LIABILITIES. The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. CONTRACTUAL OBLIGATIONS OF THE DISTRICT. All contractual obligations shall be addressed as follows:

- A.** The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Kutak Rock LLP.

- B. The District's agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.
- C. Prior to submitting the resolution requesting dissolution to the County, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District's agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Springside Community Development District in the public records of the County. A copy of the Ordinance passed by the County dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

9. MODIFICATION OF THE PLAN OF DISSOLUTION. Prior to the effective date of any ordinance of the County dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2026-02.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State's Division of Library and Information Services ("DOL") by the District Manager; provided however, if the DOL refuses to accept the District's official records, the District Manager shall transfer such records to the County Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

11. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Attachment 1

1. District Management
2. District Counsel
3. Interim District Engineer
4. Trustee
5. Underwriter
6. Bond Counsel
7. Website Vendor
8. Statewide Mutual Aid
9. Interlocal Uniform Collection Agreements (Property Appraiser and Tax Collector)
10. Any other agreement previously entered into by the District

**CONSENT AND JOINDER OF LANDOWNER TO THE DISSOLUTION OF
THE SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned understands and acknowledges that the Springside Community Development District (the "District") intends to seek dissolution of the District in accordance with the provisions of Chapter 190.046(10), Florida Statutes.

As the owner of all of the of lands within the Springside Community Development District, the undersigned hereby consents to the dissolution of the District. The undersigned also hereby waives the right to object to the District's failure to comply with any and all requirements prescribed by Florida law, including, but not limited to, Chapters 189 and 190, Florida Statutes. A description of the District lands owned by the undersigned is more fully described in Exhibit A attached hereto and made a part hereof.

The undersigned acknowledges that this consent will remain in full force and effect until the dissolution of the District is final or three (3) years from the date hereof, which ever shall first occur.

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 24th day of March, 2026.

Witnessed:

JDG Springside Grove Owner, LLC

[Signature]
Print Name: Kevin Jones
Address: 449 Seabreeze Blvd Ste 808
Dunedin Beach, FL 32628

By: [Signature]
Print Name: Amel Jozalia
Its: Manager

[Signature]
Print Name: Jordan Hopkins
Address: 449 Seabreeze Blvd
Ste 805 Dunedin Beach, FL 32628

STATE OF Florida
COUNTY OF Volusia

I hereby certify that on this day, before me by means of physical presence or online notarization, an officer duly authorized to take acknowledgments, personally appeared Amel Jozalia as Manager of JDG SPRINGSIDE GROVE OWNER, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below this 24th day of March, 2026.

[Signature]
Notary Public
Personally known: Yes
Produced Identification: HH627820
Type of Identification: _____

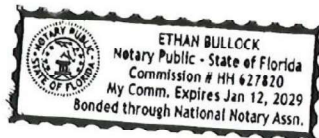


Exhibit A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

As provided with the Commitment of Title Insurance issued by First American Title Insurance Company, File No. 1062-5199176, Dated January 25, 2021 at 8:00AM.

TRACT NO. 11:

Commencing at the Southeast corner of the North 1/2 of the southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 990.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet; thence North 00°06'16" East, a distance of 664.87 feet; thence South 89°57'29" East, a distance of 330.00 feet; thence South 00°06'16" West, a distance of 665.16 feet to the Point of Beginning, LESS the Northerly 25 feet thereof for road right-of-way. [SHOWN AS "(L1)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

TRACT NO. 12:

Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 660.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet; thence North 00°06'16" East, a distance of 665.16 feet; thence South 89°57'29" East, a distance of 330.00 feet; thence South 00°06'16" West, a distance of 665.45 feet to the Point of Beginning, LESS the Northerly 25 feet for road right-of-way. [SHOWN AS "(L2)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL I:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows; From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4; thence North 00°13'54" East, 1,326.15 feet to the Point of Beginning; thence South 89°42'45" East, 463.66 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement; thence South 23°46'43" West, 475.00 feet along said easement; thence 221.22 feet along the arc of a curve to the right, radius of 199.00 feet, chord North 34°22'28" West, 210.01 feet; thence 248.77 feet along the arc of a curve to the left, having a radius of 199.00 feet, chord North 38°20'28" West, 232.89 feet; thence North 74°09'15" West, 9.78 feet; thence North 00°13'54" East, 78.34 feet to the Point of Beginning. [SHOWN AS "(L3)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL II:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows: From the Southeast corner of said Section 4, run North 00°17'54" East, 590.00 feet along the East line of Section 4 to the Point of Beginning; thence North 89°36'19" West, 1,465.63 feet; thence 426.66 feet along the arc of a curve to the right, radius 1,000.00 feet, chord North 77°54'48" West, 423.43 feet; thence North 66°13'17" West, 247.24 feet to the Southeasterly line of a 295.00 foot Florida Power Corporation easement; thence North 23°46'43" East, 603.22 feet along said line; thence South 89°42'45" East, 1,866.55 feet to the East line of Section 4; thence South 00°17'54" West, 741.10 feet along the East line of Section 4 to the Point of Beginning. [SHOWN AS "(L4)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL III:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4 as a Point of Beginning, run North 89°36'19" West, 2,442.85 feet along the South line of Section 4 to the Southeasterly line of a 295.00 foot Florida Power Corporation easement; thence North 23°46'43" East, 843.19 feet along said line; thence South 66°13'17" East, 247.24 feet, thence 426.66 feet along

the arc of a curve to the left, radius 1,000.00 feet, chord South 77°54'48" East, 423.43 feet; thence South 89°36'19" East, 1,465.63 feet to the East line of Section 4; thence South 00°17'54" West, 590.00 feet along the East line of Section 4 to the Point of Beginning. [SHOWN AS "(L5)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL IV:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4, thence North 00°13'54" East, 261.74 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement and the Point of Beginning; thence North 00°13'54" East, 986.07 feet, thence South 74°09'15" East, 9.78 feet, thence 248.77 feet along the arc of a curve to the right, radius 199.00 feet, chord South 38°20'28" East, 232.89 feet, thence 221.22 feet along the arc of a curve to the left, radius 199.00 feet, chord South 34°22'28" East, 210.01 feet to the Northwesterly line of a 295.00 foot Florida Power Corporation easement; thence South 23°46'43" West, 685.60 feet along said line to the Point of Beginning. [SHOWN AS "(L6)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

EASEMENT

A 50-foot wide Easement Area for roadway purposes to provide private access across Grantor's fee-owned 295-foot wide electric transmission line right-of-way strip in the South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, said 50-foot wide Easement Area being located across said 295-foot wide right-of-way strip in the area generally Southerly of Grantor's existing Towers No. CC-155 and CLT-154 and being more particularly described as follows:

From the Northwest corner of South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida, run South 89°54'28" East, along the North boundary of said South 1/2 of Southeast 1/4 of Section 4, for 463.02 feet to its point of intersection with the Westerly line of Grantor's fee owned 295-foot wide electric transmission line right-of-way strip, said point being North 89°54'28" West, 2,189.44 feet from the Northeast corner of said South 1/2 of Southeast 1/4 of Section 4; run thence South 23°32'36" West, along said Westerly right-of-way line, 450.00 feet to the Point of Beginning; thence South 66°27'24" East, on a course perpendicular to said Westerly right-of-way line, 295.00 feet to the Easterly line of said 295.00-foot wide right-of-way strip; thence South 23°32'36" West, along said Easterly right-of-way line, 50.00 feet; thence North 66°27'24" West, parallel to and 50 feet from the aforesaid perpendicular course, 295.00 feet to said Westerly right-of-way line; thence North 23°32'36" East, along said Westerly right-of-way line, 50.00 feet to the Point of Beginning. [SHOWN AS "(L7)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

LESS AND EXCEPT

that portion conveyed to Hernando County Water and Sewer District, a public body corporate and politic, by Warranty Deed recorded in Book 3489, Page 724, of the public records of Hernando County, Florida, and being more particularly described as follows:

A parcel of land lying in and being a part of Section 4, Township 23 South, Range 18 East, Hernando County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; thence N.89°48'26"W. along the South line of said Section 4 a distance of 2307.37 feet to the Point of Beginning; thence continue N.89°48'26"W along said South line a distance of 135.38 feet to a point on the East right-of-way line of Florida Power Corporation; thence N.23°33'36"E. along said East right-of-way line a distance of 878.85 feet; thence leaving said East right-of-way line S.66°26'24"E. a distance of 124.28 feet; thence S.23°33'36"W. parallel to said East right-of-way line a distance of 825.15 feet to the Point of Beginning.

March 24, 2026

Board of Supervisors
 Springside Community Development District
 c/o Craig Wrathell, District Manager
 Wrathell, Hunt & Associates LLC
 2300 Glades Road Suite 410W
 Boca Raton, Florida 33431

Dear Board of Supervisors:

As its president, I am authorized to issue this letter on behalf of JDG Springside Grove Owner, LLC ("**Owner**"). Owner is the majority landowner of the property located within the Springside Community Development District (the "**District**"). Although the District was initially established to construct and/or acquire certain infrastructure improvements (the "**Improvements**") and to operate and maintain such Improvements, Owner has determined that it is more advantageous to the development needs and the needs of the current and future landowners within the District to finance further infrastructure improvements through conventional methods and to allow a property owners' association or other entity to operate and maintain such improvements. Accordingly, there will not be any infrastructure improvements constructed by or conveyed to the District and the District will be left without any improvements to fund, construct, acquire, operate or maintain.

Accordingly, Owner respectfully requests that the Board of Supervisors proceed with dissolving the District; inasmuch as the dissolution of the District is in the best interest of all concerned; and furthermore Owner does hereby consent to the same.

Thank you for your consideration of this request.

Sincerely,

JDG SPRINGSIDE GROVE OWNER, LLC

a Florida limited liability company

By: 

Name: Arunel Jobaria

Title: Manager

STATE OF Florida)
COUNTY OF Palm Beach)

AFFIDAVIT OF DISTRICT MANAGER

BEFORE ME, the undersigned authority, this day personally appeared Cindy Cerbone, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein. I, Cindy Cerbone, am employed by Wrathell Hunt & Associates LLC, and, in the course of that employment, serve as District Manager for the Springside Community Development District.
2. I do hereby certify that I have reviewed Resolution 2026-02 and the Plan of Dissolution attached thereto and all of the facts in it are true and correct. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations except for the costs to complete this dissolution, and does not have any operating or maintenance responsibilities. Further, the District does not presently own any real property or infrastructure improvements and the District does not presently have any outstanding bonds, notes or other debt instruments. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Majority Landowner. As such, all outstanding obligations have been paid.

FURTHER AFFIANT SAYETH NOT.

WRATHELL, HUNT & ASSOCIATES LLC

Cindy Cerbone
Cindy Cerbone

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 8 day of April, 2026, by Cindy Cerbone, as District Manager of Wrathell, Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC

Christopher David Conti
Print Name: Christopher David Conti
Notary Public, State of Florida
Commission No.: HH612525
My Commission Expires: 11/14/2028

