

1 **MINUTES OF MEETING**  
2 **CABOT CITRUS FARMS**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cabot Citrus Farms Community  
5 Development District was held on September 11, 2024 at 10:00 a.m. at 15801 Hebron Church  
6 Road, Brooksville, FL 34614. The actions taken are summarized as follows:

7 **FIRST ORDER OF BUSINESS: Roll Call**

8 Mr. Darin called the meeting to order at 10:04 a.m. and conducted roll call.

9 Present and constituting a quorum were:

10	Marcus Motes (S3)	Board Supervisor, Vice Chairman
11	Harmon Barton (S2)	Board Supervisor, Assistant Secretary
12	Steve Blake (S4)	Board Supervisor, Assistant Secretary
13	Thomas Leach (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15	Hank Fishkind (S1)	Board Supervisor, Chairman ( <i>virtually</i> )
16	Kyle Darin	District Manager, Vesta District Services
17	Michael Eckert	District Counsel, Kutak Rock
18	Brian Malmberg	District Engineer, Coastal Engineering ( <i>virtually</i> )

19 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*  
20 *3 minutes per individual for agenda items*)

21 Comments were heard on community concerns regarding a developer land exchange  
22 outside the purview of the CDD. Audience concerns included change of land use  
23 assignment, cultural heritage sites, and water resources. Mr. Eckert clarified that the CDD  
24 has no involvement in the land exchange and that incorrect information was posted on  
25 social media by parties unrelated to the District.

26 **THIRD ORDER OF BUSINESS: Staff Reports**

27 A. District Counsel

28 Mr. Eckert requested the Board approve an amendment to the agenda to include  
29 the following construction-related items:

30 C. Authorization of RFQ for Continuing Contract for Landscape Architecture  
31 Services (evaluation criteria attached)

32 D. Authorization of RFP for Iron Range Civil Site Work (using same  
33 evaluation criteria point values as previously approved for Phase 1B)

34 E. Consideration of RFP for Phase 1B Landscape and Irrigation Installation  
35 (using same evaluation criteria point values as previously approved for  
36 Phase 1B)

37 F. Consideration of RFP for Phase 1B Lighting (using same evaluation criteria  
38 point values as previously approved for Phase 1B)

39 G. Consideration of RFP for Iron Range Landscape and Irrigation Installation

40 (using same evaluation criteria point values as previously approved for  
41 Phase 1B)

42 H. Consideration of RFP for Iron Range Lighting (using same evaluation  
43 criteria point values as previously approved for Phase 1B)

44 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
45 approved amending the agenda to include new Business Items C-H, for Cabot Citrus Farms  
46 Community Development District.

47 B. District Engineer

48 Mr. Malmberg advised of the permitting updates and made himself available to  
49 answer any questions regarding the new business items added to the agenda.

50 C. District Manager

51 **FOURTH ORDER OF BUSINESS: Business Items**

52 A. Exhibit 1: Consideration of FY 2025 Special District Annual Performance  
53 Measures and Standards

54 Mr. Eckert discussed the new law requiring the District to establish goals,  
55 objectives and performance measures. Mr. Darin presented the proposed goals  
56 and objectives.

57 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
58 established the FY 2025 goals and objectives with performance measures and standards, for  
59 Cabot Citrus Farms Community Development District.

60 B. Exhibit 2: Consideration of the U.S. Water Services Corporation Operation  
61 Services Agreement for the Water Treatment Facility Pending Acceptance of  
62 District's Form of Agreement

63 Mr. Eckert explained the agreement would be to convert the current District-  
64 owned water plant service agreement to the District's form of agreement.  
65 Approval would be in substantial form with ability for the Chair to approve the  
66 final form of agreement once U.S. Water responds with any changes.

67 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
68 approved the U.S. Water Services Corporation operation services agreement for the water  
69 treatment facility in substantial form with authority for the Chair or Vice Chair to execute once  
70 finalized, for Cabot Citrus Farms Community Development District.

71 C. Authorization of RFQ for Continuing Contract for Landscape Architecture  
72 Services (evaluation criteria attached)

73 Mr. Eckert presented the RFQ and answered Supervisor questions. Authorization  
74 of the advertisement and approval of the presented evaluation criteria was  
75 requested.

76 On a MOTION by Mr. Blake, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
77 authorized the RFQ advertisement and approved the evaluation criteria for the continuing contract  
78 for landscape architecture services, for Cabot Citrus Farms Community Development District.

- 79 D. Authorization of RFP for Iron Range Civil Site Work (using same evaluation  
80 criteria point values as previously approved for Phase 1B)

81 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
82 authorized the RFP advertisement for Iron Range civil site work and approved the same evaluation  
83 criteria point values as previously approved for Phase 1B, for Cabot Citrus Farms Community  
84 Development District.

- 85 E. Consideration of RFP for Phase 1B Landscape and Irrigation Installation  
86 (using same evaluation criteria point values as previously approved for Phase  
87 1B)

88 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
89 authorized the RFP for Phase 1B landscape and irrigation installation advertisement and approved  
90 using the same evaluation criteria point values as previously approved for Phase 1B, for Cabot  
91 Citrus Farms Community Development District.

- 92 F. Consideration of RFP for Phase 1B Lighting (using same evaluation criteria  
93 point values as previously approved for Phase 1B)

94 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
95 authorized the RFP for Phase 1B lighting advertisement and approved using the same evaluation  
96 criteria point values as previously approved for Phase 1B, for Cabot Citrus Farms Community  
97 Development District.

- 98 G. Consideration of RFP for Iron Range Landscape and Irrigation Installation  
99 (using same evaluation criteria point values as previously approved for Phase  
100 1B)

101 On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
102 authorized the RFP for Iron Range landscape and irrigation installation advertisement and  
103 approved using the same evaluation criteria point values as previously approved for Phase 1B, for  
104 Cabot Citrus Farms Community Development District.

- 105 H. Consideration of RFP for Iron Range Lighting (using same evaluation  
106 criteria point values as previously approved for Phase 1B)

107 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
108 authorized the RFP for Iron Range lighting advertisement and approved using the same evaluation  
109 criteria point values as previously approved for Phase 1B, for Cabot Citrus Farms Community  
110 Development District.

111 **FIFTH ORDER OF BUSINESS: Consent Agenda**

- 112 A. Exhibit 3: Consideration and Approval of the Minutes of the Board of  
113 Supervisors Regular Meeting Held July 10, 2024
- 114 B. Exhibit 4: Consideration and Approval of the Minutes of the Board of  
115 Supervisors Regular Meeting Held August 14, 2024
- 116 C. Exhibit 5: Consideration and Acceptance of the July 2024 Unaudited Financial  
117 Statement

- 118 D. Exhibit 6: Ratification of Funding Request GF2024-12
- 119 E. Exhibit 7: Ratification of Corrected Exhibit Attached to **Resolution 2024-45,**
- 120 **Setting FY 2025 Meeting Schedule**

121 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
 122 approved Consent Agenda – items A-E as presented, for Cabot Citrus Farms Community  
 123 Development District.

124 **SIXTH ORDER OF BUSINESS:** **Audience Comments – New Business** *(Limited to*  
 125 *3 minutes per individual for non-agenda items)*

126 Comments were heard on dark sky certification, requests for the agenda packet, and the  
 127 potential effects of the land swap. Mr. Eckert advised that the CDD does not own any land  
 128 involved in a land swap, that is a matter for the landowners, County and State. Additional  
 129 comments were heard on heritage sites. Mr. Eckert clarified that the CDD acquires  
 130 completed infrastructure or builds infrastructure serving the boundaries of the CDD and  
 131 the County would have to approve any CDD boundary changes.

132 Mr. Darin advised the boundary map for the CDD is posted on the website.

133 Mr. Motes explained the CDD has very limited scope and authority defined within Florida  
 134 Statutes. The Board will not comment on actions outside of the CDD purview. Mr. Eckert  
 135 added the CDD has no involvement in the land swap. Mr. Motes explained further that the  
 136 Board would abide by any regulatory requirements for the CDD’s property and that the  
 137 District has no record of cultural heritage sites being located on existing CDD property.

138 **SEVENTH ORDER OF BUSINESS:** **Supervisor Requests** *(Includes Next Meeting*  
 139 *Agenda Item Requests)*

140 There being none, the next item followed.

141 **EIGHTH ORDER OF BUSINESS:** **Next Meeting Quorum Check**

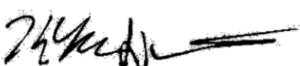
142 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*  
 143 *a.m. on October 9, 2024 at 15801 Hebron Church Road, Brooksville, FL 34614.*

144 **NINTH ORDER OF BUSINESS:** **Adjournment**

145 On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
 146 adjourned the meeting at 10:52 a.m., for Cabot Citrus Farms Community Development District.

147 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
 148 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
 149 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

150 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
 151 **noticed meeting held on October 9, 2024.**

152   
 153 \_\_\_\_\_  
 154  Kyle Darin, Secretary  
 \_\_\_\_\_, Assistant Secretary

152 Marcus Motes  
 153 Marcus Motes (Nov 12, 2024 15:16 EST)  
 154 \_\_\_\_\_  
 Hank Fishkind, Chair  
 Marcus Motes, Vice Chair