



# CABOT CITRUS FARMS

## COMMUNITY DEVELOPMENT DISTRICT

Meeting Type: Regular  
Meeting Date: Monday, October 21, 2024  
Time: 10:00 a.m.  
Location: Cabot Citrus Farms  
15801 Hebron Church Road  
Brooksville, FL 34614

[Join meeting via computer or mobile app](#)  
Dial-in Number: 904-348-0776  
Phone Conference ID: 862 156 243#  
(Mute/Unmute: \*6)  
(Raise/Lower Hand: \*5)

### Agenda

*For the full agenda packet, please contact: [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

#### I. Roll Call

#### II. Audience Comments *(Limited to 3 Minutes per Individual for Agenda Items)*

#### III. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

#### IV. Business Items

##### A. Phase 1B Civil Site Work RFP

- 1. Presentation of Proposals Responsive to Phase 1B Civil Site Work RFP - *Under Separate Cover*
- 2. Evaluation of Phase 1B Civil Site Work Proposals
- 3. Approval of Proposal Scoring, and Authorization of Staff to Enter Negotiations With Top-Ranked Respondent for Phase 1B Civil Site Work Services and Chair to Execute

[Exhibit 1](#)

- B. Approval of Amendment to Master Engineer's Report to Add Welcome Center to Master CIP

[Exhibit 2](#)

- C. Acceptance of Bill of Sale for Welcome Center

[Exhibit 3](#)

- D. Acceptance of Deed for Main Roadway Extension

[Exhibit 4](#)

- E. Acceptance of Bill of Sale for Additional Completed Improvements

[Exhibit 5](#)

- F. Approval of Requisition for Welcome Center and Completed Improvement Costs (Includes Costs Deferred From and Costs Incurred Subsequent to Original Approval)

[Exhibit 6](#)



**IV. Business Items (Continued)**

- G. Approval of Requisition for Greenscape Methods Work on District's Irrigation System [Exhibit 7](#)
- H. Approval of Form of Cabot Citrus OPCO LLC Cost Share Agreement for Construction of Site Infrastructure and Mass Grading Improvements [Exhibit 8](#)
- I. Approval of Form of Cabot Citrus OPCO LLC Construction Administration Personnel Leasing Agreement [Exhibit 9](#)
- J. Approval of Form of Guardhouse Management Agreement With HOA [Exhibit 10](#)
- K. Ratification of Goodwin Bros Construction Agreement for Directional Bore for Irrigation System (Phase 1B) [Exhibit 11](#)

**V. Consent Agenda**

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 11, 2024 [Exhibit 12](#)
- B. Acceptance of the August 2024 Unaudited Financial Statement [Exhibit 13](#)
- C. Ratification of Funding Request GF2024-13 [Exhibit 14](#)

**VI. Audience Comments** *(Limited to 3 Minutes per Individual for Non-Agenda Items)*

**VII. Next Meeting Quorum Check**

**10:00 a.m., Wednesday, November 13, 2024**

*Cabot Citrus Farms*

*15801 Hebron Church Road, Brooksville, FL 34614*

**VIII. Adjournment**