



CABOT CITRUS FARMS

COMMUNITY DEVELOPMENT DISTRICT

Meeting Type: Regular
Meeting Date: Monday, October 6, 2025
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

I. Roll Call

Vacant (1 C) Marcus Motes (2 VC) Harmon Barton (3)
Thomas Leach (4) Steve Blake (5)

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

III. Business Items

A. Seat 1 Supervisor Appointment

1. Acceptance of Supervisor Resignation [Exhibit 1](#)
2. Appointment of Supervisor Candidate to Seat 1
3. Administration of Oaths of Office [Exhibit 2](#)
4. Adoption of **Resolution 2025-01, Designating Officers** [Exhibit 3](#)
5. Overview of Sunshine and Public Record Laws

References:

[Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

[Government in the Sunshine Training](#)

[Free Resources for Required Ethics Training](#)

IV. Staff Reports

A. District Counsel – *Michael Eckert, Kutak Rock*

1. Update on Boundary Amendment
 - a. Consideration of Notice of Boundary Amendment [Exhibit 4](#)
 - b. Acceptance of Supplemental Assessment Methodology Report [Exhibit 5](#)
 - c. Consideration of Amendment to Notice of Series 2024 Assessments Changing Legal Description of CDD Boundaries [Exhibit 6](#)



IV. Staff Reports

A. District Counsel

1. Update on Boundary Amendment (Continued)
 - d. Consideration of Amendment to Tri-party Agreement [Exhibit 7](#)
 - e. Consideration of Amendment to True Up Agreement [Exhibit 8](#)
 - f. Consideration of Amendment and Restatement of Declaration of Consent to Series 2024 Assessments [Exhibit 9](#)
 - g. Consideration of Amendment and Restatement of Disclosure of Public Financing [Exhibit 10](#)
2. Adoption of **Resolution 2026-02 Amending the Provision for the Collection and Enforcement of the Annual Installment of the Series 2024 Assessments** [Exhibit 11](#)
3. Consideration of Amended FY 2025-2026 Budget Funding Agreement [Exhibit 12](#)

B. District Engineer – *Ford Manuel, Coastal Engineering*

C. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

V. Supervisor Requests

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

VII. Next Meeting Quorum Check

10:00 a.m., Wednesday, October 8, 2025

10:00 a.m., Wednesday, November 12, 2025

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VIII. Adjournment