



CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
JUNE 19, 2023
1:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.caprontrailcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
Premier Citrus
14885 Indrio Road
Ft. Pierce, Florida 34945
REGULAR BOARD MEETING
June 19, 2023
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 17, 2023 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Letter from the Florida Land and Water Adjudicatory Commission Requesting the District Conduct a Local Public Hearing Pursuant to section 190.005(1)(b), F.A.C.....Page 7
 - 2. Consider Resolution No. 2023-03 – Ratifying Prior Authorization Regarding District Boundary Amendment and Setting a Public Hearing on Petition to Amend the Boundary of the DistrictPage 53
- I. Engineer’s Report
- J. Attorney’s Report
- K. Field Maintenance Report
- L. Administrative Matters
 - 1. Financial Report.....Page 55
- M. Board Members Comments
- N. Adjourn

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

SPECIAL DISTRICT SERVICES
2501 BURNS RD # A

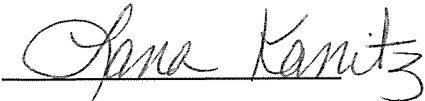
PALM BEACH GARDENS, FL 33410-5207

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

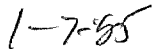
10/07/2022



Subscribed and sworn to before on October 7, 2022:



Notary, State of WI, County of Brown



My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Publication Cost: \$147.06
Ad No: 0005432737
Customer No: 1313365
PO #: CT FY 2022-2023

CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT FIS-
CAL YEAR 2022/2023 REGU-
LAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Capron Trail Community Development District will hold Regular Meetings in the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945 at 1:30 p.m. on the following dates:

October 17, 2022
November 21, 2022
December 19, 2022
January 16, 2023
February 20, 2023
March 20, 2023
April 17, 2023
May 15, 2023
June 19, 2023
July 17, 2023
August 21, 2023
September 18, 2023

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (772) 345-5119 and/or at toll free 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (772) 345-5119 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

Capron Trail Community
Development District
www.caprontrailcdd.org
PUB October 7, 2022.
TCN5432737

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2023**

A. CALL TO ORDER

District Manager Frank Sakuma called the April 17, 2023, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:36 p.m. at the offices of Premier Citrus, 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof that notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on October 7, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as required by law.

D. ESTABLISH QUORUM

Mr. Sakuma stated that the attendance of Supervisors Tom Jerkins, David Bass and Randy Weaver constituted a quorum and it was in order for the meeting to proceed.

Also in attendance were: Mike Cofer of Premier Citrus; District Manager Frank Sakuma of Special District Services, Inc.; District Engineer Tom McGowan, P.E. of AECOM; Attorneys Dan Harrell and Susan Garrett of Torcivia, Donlon, Goddeau & Rubin, P.A.

C. CONSIDER RESIGNATION & APPOINTMENT TO BOARD VACANCY

Mr. Sakuma notified the Board of the resignation of Mr. Weaver and asked if there were any nominations for his replacement. Mr. Jerkins offered the name of Mike L. Cofer as a nominee. There were no other nominations. There was a **motion** appointing Mike Cofer to the Seat 4 vacancy, made by Mr. Jerkins, seconded by Mr. Bass and the **motion** carried unanimously.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Mr. Sakuma administered the oath of office to Mr. Cofer and explained generally the duties and responsibilities of a Board Supervisor. He advised further information would be sent to Mr. Cofer related to the Supervisor of Elections and other forms. Mr. Cofer took his seat on the Board and the meeting continued.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. November 21, 2022, Regular Board Meeting

The November 21, 2022, Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Cofer. The **motion** passed unanimously.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Approval and Ratification of Annual Impoundment Inspection

Mr. Sakuma explained why the annual impoundment inspection proposal was signed in advance of the meeting and asked for Board approval and ratification of that action. The Annual Impoundment Inspection Agreement was approved and ratified, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Cofer. The Board also noted the “draft inspection report” must come to the Board prior to sending to the water management district.

2. Consider Resolution No. 2023-01 – Changing the Registered Agent and Registered Office

Mr. Sakuma presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT CHANGING THE REGISTERED AGENT AND REGISTERED OFFICE FOR THE DISTRICT; PROVIDING FOR FILING WITH ST. LUCIE COUNTY, FLORIDA, AND THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

There was a **motion** adopting Resolution No. 2023-01, as presented, made by Mr. Bass, seconded by Mr. Cofer and the **motion** carried unanimously.

3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Mr. Sakuma presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

There was a **motion** adopting Resolution No. 2023-02, as presented, setting the Public Hearing for July 17, 2023, made by Mr. Bass, seconded by Mr. Cofer and the **motion** carried unanimously.

K. ENGINEER'S REPORT

Mr. McGowan had nothing further to report.

L. ATTORNEY'S REPORT

There was no Attorney's Report at this time.

M. FIELD MAINTENANCE REPORT

1. **Fuel Tank:** The above ground storage/fuel tank was properly registered and insurance was being obtained.
2. **South Reservoir:** Work continues with long stick around the south reservoir.
3. **Wetlands:** Helicopter treatment of the wetlands should happen around mid-June and run about \$10,000.

N. ADMINISTRATIVE MATTERS

1. **Financial Report:** Mr. Sakuma briefly went over the Financial Report included in the Board package.

O. BOARD MEMBER COMMENTS

There were no further Board comments.

P. ADJOURN

Mr. Sakuma advised the next meeting was scheduled for May 15th.

There being no further business to come before the Board, the Chairman adjourned the meeting at 2:09 p.m. There were no objections.

Secretary

Chairman



RON DESANTIS
GOVERNOR

STATE OF FLORIDA
Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-717-9418

June 1, 2023

Honorable Walter T. Jerkins, Jr.
Chairman, Board of Supervisors
Capron Trail Community Development District
c/o Jonathan T. Johnson
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

RE: Petition to Amend the Capron Trail Community Development District
FLWAC Case No. CDD-23-001

Dear Chairman Jerkins:

Pursuant to section 42-1.009(1), F.A.C., we have reviewed the attached Petition to Amend the Capron Trail Community Development District (Petition) located within St. Lucie County, Florida. This letter constitutes certification that all required elements, as referenced in 190.046(1), F.S., are contained in the Petition. **We, however, do not make any representation as to the accuracy or sufficiency of these documents, and none should be inferred in considering the Petition during the public hearing.** This office is forwarding the Petition as provided by section 42-1.009(1)(b), F.A.C. We request you conduct a local public hearing pursuant to section 190.005(1)(d), F.S. For the purpose of preparing a Notice of Receipt of Petition for publication in the *Florida Administrative Register*, please notify this office, no later than June 21, 2023, of the assigned hearing date, time, and location.

Please contact Barbara Leighty at (850) 717-9432 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Spencer".

Chris Spencer, Secretary
Florida Land and Water Adjudicatory Commission

CS/bl

Enclosure

cc: B. Frank Sakuma, Jr., CDM (without enclosure)
Glen J. Torcivia, Esq. (without enclosure)
Susan M. Garrett, Esq. (without enclosure)
Daniel B. Harrell, Esq. (without enclosure)
Mark Buckles, Esq. (without enclosure)

May 5, 2023

Via Electronic Submission

FLWAC.Clerk@LASPBS.STATE.FL.US

Barbara Leighty
Florida Land and Water Adjudicatory Commission
The Capitol, Suite 1801
Tallahassee, Florida 32399

Re: *Petition to Amend the Boundary of the Capron Trail Community Development District*

Dear Ms. Leighty:

Enclosed please find the Petition to Amend the Boundary of the Capron Trail Community Development District (the "District") filed on behalf of Premier Citrus, L.L.C. This petition requests that the Florida Land and Water Adjudicatory Commission commence the process to amend Chapter 42G-1, *Florida Administrative Code*, which describes the boundary of the District.

A copy of the enclosed petition, along with a check in the amount of \$1,500.00, was previously submitted to St. Lucie County pursuant to Section 190.046(1)(f), *Florida Statutes*.

We look forward to working with you and your staff during this boundary amendment process. If you have any questions, or if we may provide any further assistance, please do not hesitate to contact us.

Sincerely,



Jonathan T. Johnson

Enclosure

**BEFORE THE
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: Petition to Amend the Boundary of)
Capron Trail Community Development District)

**PETITION TO AMEND THE BOUNDARY OF THE CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

Premier Citrus, L.L.C. (“Petitioner”), a Florida limited liability company and owner of the majority of real property within the Capron Trail Community Development District (“District”), a local unit of special-purpose government established pursuant to Florida Land and Water Adjudicatory Commission (“FLWAC”) Rule No. 42G-1, Florida Administrative Code, and to the provisions of Chapter 190, Florida Statutes, and located in St. Lucie County, hereby petitions FLWAC, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to amend FLWAC Rule No. 42G-1.002 (the “Rule”), to add approximately 455.99 acres to the District’s boundaries. The purpose of the amendment is to allow the District to provide maintenance and permit compliance activities to the lands being added. The amendment will also correct the acreage for the District as contained in the Rule. In support of this Petition, the Petitioner states:

1. Location and Size. The District is located within unincorporated St. Lucie County, Florida. **Exhibit 1** depicts the general location of the existing District. As listed in the Rule, the District currently covers approximately 5,420.394 acres of land. However, the actual acreage of the parcels in the District is 5,422.78. The current metes and bounds description of the external boundaries of the District as contained in the Rule is set forth in **Exhibit 2**. The Petitioner proposes

to add approximately 455.99 acres in total size (the “Expansion Parcel”). The metes and bounds description and general location of the Expansion Parcel is set forth in **Exhibit 3**. After expansion, the District will encompass a total of approximately 5,878.77 acres. The metes and bounds description of the District boundary, as amended, is set forth in **Exhibit 4** (the “Amended District”). A general location map of the Amended District is attached at **Exhibit 5**.

2. Excluded Parcel. There is presently one parcel located within the external boundaries of the District which is excluded from the District. Parcel 1318-243-0001-000-3 is owned by Strazzulla Bros Co Inc., whose address 5860 39th Lane, Vero Beach, Florida 32966. The boundary amendment will not impact the status of this parcel.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from, Premier Citrus, L.L.C., the owners of one-hundred (100%) percent of the lands comprising the Expansion Parcel. Documentation of this consent is contained in **Exhibit 6**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the lands within the District, as is evidenced by the District’s meeting minutes attached hereto as **Exhibit 7**, and submission of this Petition.

4. Future Land Uses. Amendment of the District in the manner proposed is consistent with the adopted St. Lucie County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan element of the St. Lucie County Comprehensive Plan are shown in **Exhibit 8**.

5. District Facilities and Services. Due to the nature of the lands being added to the District, no improvements or services are presently expected to be constructed within the Expansion Parcel.

6. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The authorized agent for the Petitioner is Jonathan T. Johnson of Kutak Rock LLP. The Authorization of Agent is attached hereto as **Exhibit 10**. Copies of all correspondence should be sent to the following address:

Jonathan T. Johnson
Jonathan.johnson@kutakrock.com
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

8. Filing Fee. Prior to the filing of this Petition, the Petitioner submitted a copy of this Petition and a \$1,500 filing fee to St. Lucie County as required by Section 190.046(1)(d)2, Florida Statutes.

9. This Petition to amend the Capron Trail Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the St. Lucie County Comprehensive Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, continues to be the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

a. refer this Petition to the District's Board of Supervisors to conduct a local public hearing;

b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.005(1)(e), Florida Statutes;

c. grant this Petition and amend FLWAC Rule No. 42G-1.002, Florida Administrative Code, to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes.

[SIGNATURE ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 4th day of May, 2023.

KUTAK ROCK LLP

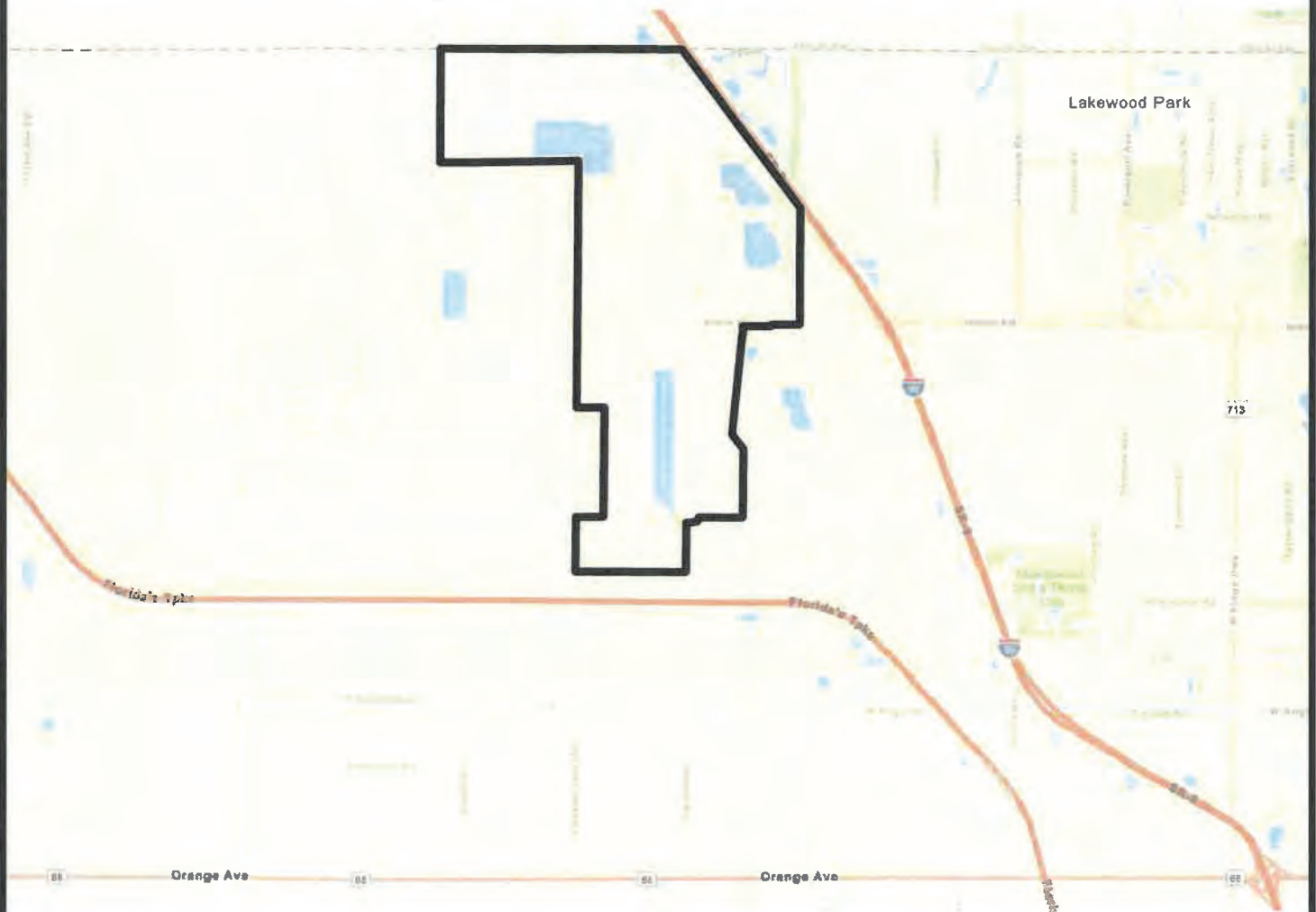


Jonathan T. Johnson
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Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)

Counsel for Premier Citrus, L.L.C.

EXHIBIT 1

*Location Map of
Current Capron Trail
Community Development District*



Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647



EXHIBIT 2

**CHAPTER 42G-1
THE CAPRON TRAIL DISTRICT**

42G-1.001	Creation
42G-1.002	Boundary
42G-1.003	Supervisors

42G-1.001 Creation.

The Capron Trail Community Development District is hereby created.

Rulemaking Authority 190.005 FS. Law Implemented 190.005 FS. History—New 5-17-88.

42G-1.002 Boundary.

The boundaries of the district are as follows:

BEING all of Section 1, Township 34 South, Range 38 East, St. Lucie County, Florida, less Interstate 95 (State Road 9) Right-of-Way;

BEING all of Section 2, Township 34 South, Range 38 East, St. Lucie County, Florida;

BEING the East 1/4 of Section 3, Township 34 South, Range 38 East, St. Lucie County, Florida;

BEING all of Section 12, Township 34 South, Range 38 East, St. Lucie County, Florida;

BEING all of Section 13, Township 34 South, Range 38 East, St. Lucie County, Florida;

BEING all of Section 24, Township 34 South, Range 38 East, St. Lucie County, Florida, less the South 3/4 of the West 1/4, thereof;

BEING all of Section 25, Township 34 South, Range 38 East, St. Lucie County, Florida, less the Northwest 1/4 of the Northwest 1/4 and also the South 1/4 thereof;

BEING that part of Section 6, Township 34 South, Range 39 East, St. Lucie County, Florida, lying Southwesterly of Interstate 95 (State Road 9) Right-of-Way;

BEING the Northeast 1/4 of Section 18, Township 34 South, Range 39 East, St. Lucie County, Florida, less the South 38 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 18;

BEING the Northwest 1/4 of Section 18, Township 34 South, Range 39 East, St. Lucie County, Florida, less Southwest 1/4 of the Southeast 1/4 thereof;

BEING that part of the Southwest 1/4 of Section 18, Township 34 South, Range 39 East, St. Lucie County, Florida, lying West of the centerline of the Fort Pierce Farms Water Control District Dike;

BEING the North 38 feet of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 34 South, Range 39 East, St. Lucie County, Florida;

BEING that part of Section 19, Township 34 South, Range 39 East, St. Lucie County, Florida, lying West of the centerline of the Fort Pierce Farms Control District Dike;

BEING that part of the North 1/2 of the North 1/2 of Section 30, Township 34 South, Range 39 East, St. Lucie County, Florida, lying West of the centerline of the Fort Pierce Farms Water Control District Dike; more fully described as follows: POINT OF BEGINNING being the Northwest corner of Section 1, in said Township, Range 38 East; thence South 89°36'24" East, along the North line of said Section 1, distance of 4,926.55 feet, to the Westerly Right-of-Way line of Interstate 95 (I-95), as laid out and in use; thence South 36°32'53" East, along said Right-of-Way line, a distance of 678.10 feet, to the West line of Section 6, Township 34 South, Range 39 East; thence continuing South 36°2'53" East, along said Right-of-Way line, a distance of 8,901.90 feet to the East line Section 7 in said township, the total length of said Right-of-Way line being 9,580.00 feet; thence South 00°21'02" West along the East line of said Section 7, a distance of 359.61, to the East 1/4 corner of said Section 7; thence continuing South 00°21'42" West, along said East line a distance of 2,734.07 feet, to the Northeast corner of Section 18, Township 34 South, Range 39 East; thence South 00°09'52" West, along the East line of said Section 18, a distance of 2,557.22 feet, to a point 38.00 feet North of the Southeast corner of the Northeast 1/4 of said Section 18; thence North 89°32'21" West, along a line 38.00 feet North, by rectangular measurement and parallel to the South line of said Northeast 1/4, a distance of 1,356.54 feet, to the East line of the West 1/2 of said Northeast 1/4; thence South 00°17'11" West, along said East line, a distance of 38.00 feet, to the Northeast corner of the West 1/2 of Southeast 1/4 of said Section 18; thence South 00°17'31" West, along the East line of the West 1/2 of said Southeast 1/4, a distance of 38.00 feet; thence North 89°32'21" West, along a line 38.00 feet South, by rectangular measurement and parallel to the

North line of said Southeast 1/4, a distance of 1,356.70 feet, to the East line of the Southwest 1/4 of said Section 18; thence South 99°24'24" West, along East line of said Southwest 1/4, a distance of 456.63 feet, to a point; thence North 89°32'23" West, along a line, a distance of 36.93 feet, to a point; thence the next seven courses along the Centerline of the Fort Pierce Farms Water Control District Dike;

FIRST South 05°46'25" West, a distance of 2,144.08 feet;

SECOND South 05°46'25" West, a distance of 2,628.83 feet, to the beginning of a course;

THIRD Southwesterly and Southeasterly, along the arc of said curve, concave to the Northeast, having a radius of 110.00 feet, and a central angle of 43°12'34", a distance of 82.96 feet;

FOURTH South 37°26'09" East, along the tangent of said curve, a distance of 816.82 feet, to the beginning of a curve; FIFTH Southeasterly and Southwesterly, along the arc of said curve, concave to the Southwest, having a radius of 120.00 feet and a central angle of 38°02'32", a distance of 79.68 feet; SIXTH South 00°36'23" West, along the tangent of said curve, a distance of 1,938.50 feet;

SEVENTH South 00°39'40" West, a distance of 1,322.98 feet, to the South line of the North 1/2 of the North 1/2 of Section 30, Township 34 South, range 39 East; thence North 89°32'42" West, along said South line, a distance of 2,726.35 feet, to the East line of Section 25, Township 34 South, Range 38 East; thence South 00°26'44" West, along the East line of said Section 25, a distance of 2,658.56 feet, to the North line of the South 1/4 of said Section 25; thence North 89°30'36" West, along the North of said South 1/4, a distance of 5,294.07 feet, to the East line of Section 26, Township 34 South, Range 38 East; thence North 00°25'04" East, along the East line of said Section 26, a distance of 2,648.13 feet, to the Southwest corner of the Northwest 1/4, of the Northwest 1/4 of said Section 25; thence South 89°37'23" East, along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 25, a distance of 1,323.22 feet, to the Southeast corner of said Northwest 1/4 of Northwest 1/4; thence North 00°24'57" East, along the East line of said Northwest 1/4 of the Northwest 1/4, a distance of 1,325.37 feet, to the Northeast corner of said Northwest 1/4 of the Northwest 1/4, also the Southeast corner of the West 1/4 of Section 24, thence North 00° 26' 01" East along the East line of said West 1/4, a distance of 3,975.12 feet, to the North line of the South 3/4 of the West 1/4 of said Section 24; thence North 89°51'46" West, along the North line of said South 3/4, a distance of 1,324.29 feet, to the East line of the Section 23, Township 34 South, Range 38 East; thence North 00°25'04" East, along the East line of said Section 23, a distance of 1,323.63 feet, to the Southwest corner of Section 13, Township 34 South, Range 38 East; thence North 00°25'04" East, along the West line of said Section 13, a distance of 2,647.82 feet, to the West 1/4 corner of said Section 23; thence North 00°25'23" East, along the West line of said Section 13, a distance of 2,646.58 feet, to the Southwest corner of Section 12, Township 34 South, Range 38 East; thence North 00°15'57" East, along the West line of said Section 12, a distance of 5,326.16 feet, to the Southeast corner of Section 2, Township 34, South, Range 38 East; thence South 89°18'37" West, along the South line of said Section 2, a distance of 1,326.13 feet, to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence South 89°18'38" West, along the South line of said Section 2, a distance of 3,978.43 feet, to the Southeast corner of Section 3, Township 34 South, Range 38 East; thence North 89°48'42" West, along the South line of said Section 3, a distance of 1,327.04 feet, to the Southwest corner of the East 1/4 of said Section 3; thence North 00°05'55" East, along the West line of said East 1/4, a distance of 5,502.37 feet, to the North line of said Section 3; thence South 89°42'27" East, along the North of said Section 3, a distance of 1,329.34 feet, to the Northwest corner of said Section 2, thence South 89°40'56" East, along the North line of said Section 2, a distance of 5,317.35 feet, to the POINT OF BEGINNING.

Containing 5,430.473 acres

Less the following described parcel

Commencing at the Southeast corner of the northwest 1/4 of Section 18, Township 34 South, Range 39 East; thence North 89°32'21" West, along the South line of said Northwest 1/4 of Section 18, a distance of 665.12 feet, to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 18, the POINT OF BEGINNING; thence North 89°32'21" West, along said South line of said Northwest 1/4, a distance of 665.12 feet, to the Southwest corner of said Southwest 1/4; thence North 00°23'18" East, along the West line of said Southwest 1/4, a distance of 661.08 feet, to the Northwest corner of said Southwest 1/4; thence South 89°21'52" East, along the North line of said Southwest 1/4, a distance of 665.23 feet, to the Northeast corner of said Southwest 1/4; thence South 00°23'51" West, along the East line of said Southwest 1/4, a distance of 659.06 feet, to the POINT OF BEGINNING.

Containing 10.079 acres

Containing 5,430.473 less 10.079 = 5,420.394 acres

Subject to Right-of-Ways, easements or reservations of record, if any.

Rulemaking Authority 190.005 FS. Law Implemented 190.005, 190.006 FS. History—New 5-17-88.

42G-1.003 Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors: Edgar A. Brown, Joseph P. Strazzulla, Douglas S. Putnam, Charles Stone, Jr., and Dr. Kenneth Fulton.

Rulemaking Authority 190.005 FS. Law Implemented 190.005, 190.006 FS. History—New 5-17-88.

EXHIBIT 3

PARCEL C:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 39 EAST, THE SOUTH 1/4 OF SECTION 25, THE SOUTH 1/4 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 27, ALL IN TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OR RIGHT-OF-WAY OVER AND ACROSS THE EAST 60 FEET OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 38 EAST, AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, ALL IN TOWNSHIP 35 SOUTH, RANGE 38 EAST, FROM THE NORTHERN RIGHT-OF-WAY OF STATE ROAD 68 TO THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF CANAL C-25; THENCE CONTINUING OVER AND ACROSS THE WEST 60 FEET OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 39 EAST, FROM THE NORTH RIGHT-OF-WAY BOUNDARY OF CANAL C-25 TO THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF THE FLORIDA TURNPIKE; THENCE CONTINUING WESTERLY OVER AND ACROSS THE NORTH 60 FEET OF THAT PORTION OF THE EASEMENT PROPERTY LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 38 EAST (SAME LYING IMMEDIATELY TO THE SOUTH OF THE RIGHT-OF-WAY FOR THE FLORIDA TURNPIKE) TO THE WESTERN EDGE OF THE BOX CULVERT WHICH CROSSES UNDER THE FLORIDA TURNPIKE; ALL AS GRANTED IN THAT CERTAIN ROAD RIGHT-OF-WAY AGREEMENT DATED NOVEMBER 15, 1988 BY AND AMONG ORANGE-CO OF FLORIDA, INC.; O.L.C., INC.; JOSEPH E. BEALE, JR.; EDGAR A. BROWN; CHARLES M. CAMPBELL, JR. AND JOHN D. CAMPBELL AND RECORDED NOVEMBER 16, 1988 IN O.R.B. 611, PAGE 2190, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (THE "ROAD EASEMENT").

TOGETHER WITH A NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENT BY AND AMONG ORANGE-CO OF FLORIDA, INC. AND JOSEPH E. BEALE, JR.; EDGAR A. BROWN; CHARLES M. CAMPBELL, JR. AND JOHN D. CAMPBELL AND RECORDED NOVEMBER 16, 1988 IN O.R.B. 611, PAGE 2199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (THE "IRRIGATION EASEMENT") OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT CERTAIN CANAL, APPROXIMATELY 35 FEET IN WIDTH, LYING AND BEING IN THE WESTERN 75 FEET OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 39 EAST AND RUNNING FROM THE SOUTHERN RIGHT-OF-WAY OF THE FLORIDA TURNPIKE TO THE NORTHERN RIGHT-OF-WAY OF CANAL C-25 AND

THAT CERTAIN CANAL, APPROXIMATELY 35 FEET IN WIDTH, LYING AND BEING IN THE EASTERN 37 1/2 FEET OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 38 EAST AND THE WESTERN 37 1/2 FEET OF SECTION 36, TOWNSHIP 34 SOUTH,

RANGE 38 EAST, AND RUNNING FROM THE SOUTHERN RIGHT-OF-WAY OF THE FLORIDA TURNPIKE TO THE NORTHERN RIGHT-OF-WAY OF CANAL C-25.

CONTAINING 446.59 ACRES±.

PARCEL D:

ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORHTEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 38 EAST, SAINT LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, WHICH POINT IS 120 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUEARTER OF SAID SECTION 27; THENCE RUN NORTHERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27, WICH POINT IS 87 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27.

CONTAINING 9.40 ACRES±.

EXHIBIT 4

OVERALL LEGAL:

BEING A PART OF SECTIONS 1, 2, 3, 12, 13, 24, 25, 26 AND 27, TOWNSHIP 34 SOUTH, RANGE 38 EAST AND SECTIONS 6, 7, 18, 19 AND 30, TOWNSHIP 34 SOUTH, RANGE 39 EAST. ST. LUCIE COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE S89°36'11"E ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2658.64 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE RUN S89°36'47"E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2268.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE RUN S36°33'11"E, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 652.79 FEET, TO A POINT ON THE SECTION LINE BETWEEN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 38 EAST AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 39 EAST; THENCE CONTINUE S36°33'11"E, A DISTANCE OF 6049.43 FEET, TO A POINT ON THE SECTION LINE DIVIDING SECTION 6 AND 7, TOWNSHIP 34 SOUTH, RANGE 39 EAST, THENCE CONTINUE S36°33'11"E, A DISTANCE OF 2876.20 FEET, TO THE EAST LINE OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 39 EAST; THENCE RUN S00°20'55"W, ALONG THE SAID EAST LINE OF SECTION 7, A DISTANCE OF 360.46 FEET; THENCE RUN S00°21'32"W, ALONG THE SAID EAST LINE OF SECTION 7, A DISTANCE OF 2733.09 FEET, TO THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 39 EAST; THENCE RUN S00°10'11"W, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 2559.20 FEET, TO A POINT 38.77 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN N89°33'47"W, PARALLEL WITH THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1356.45 FEET; THENCE RUN S00°17'16"W, A DISTANCE OF 38.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'16"W, A DISTANCE OF 38.00 FEET; THENCE RUN N89°31'49"W, A DISTANCE OF 1356.63 FEET TO THE EAST LINE OF TRACT 1 AS RECORDED IN O.R.B. 933, PAGE 2984 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT 1 THE FOLLOWING CALLS; S00°24'18"W, A DISTANCE OF 456.72 FEET; THENCE S57°43'42"W, A DISTANCE OF 58.99 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS S68°45'17"W HAVING A DELTA OF 26°56'22" A RADIUS OF 98.10 FEET AN ARC LENGTH OF 46.12 FEET; THENCE S05°41'39"W, A DISTANCE OF 2,060.37 FEET; THENCE S05°49'24"W, A DISTANCE OF 2,628.29 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE; THENCE ALONG A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS S84°10'29"E HAVING A DELTA OF 43°28'36" A RADIUS OF 114.31 FEET AN ARC LENGTH OF 86.74 FEET; THENCE S37°39'12"E, A DISTANCE OF 807.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 38°11'21" A RADIUS OF 118.50 FEET AN ARC LENGTH 78.98 FEET; THENCE S00°32'09"W, A DISTANCE OF 1,945.07 FEET; THENCE S00°28'04"W, A DISTANCE OF 1,329.36 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE WEST HALF OF SAID SECTION 30; THENCE

ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF THE WEST HALF OF SECTION 30; THENCE N89°31'41"W ALONG SAID SOUTH LINE, A DISTANCE OF 2133.91 FEET TO IT'S INTERSECTION WITH THE EASTERLY LINE OF PERIMETER TRACT AS RECORDED IN O.R.B. 933, PAGE 2984 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LIMITS OF SAID PERIMETER TRACT THE FOLLOWING CALLS; S17°06'01"W, A DISTANCE OF 230.86 FEET; THENCE S84°21'06"W, A DISTANCE OF 529.36 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SECTION 30; S00°26'43"W, A DISTANCE OF 2,381.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH QUARTER OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE S89°30'33"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 38 EAST, A DISTANCE OF 2725.40 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE S00°28'04"W A DISTANCE OF 1331.64 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 30; THENCE N89°27'08"W ALONG SAID SOUTH LINE A DISTANCE OF 2724.88 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30, THE SAME BEING THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE N89°27'08"W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 5293.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, THE SAME BEING THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 38 EAST; THENCE N89°43'38"W ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5322.82 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, THE SAME BEING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE N89°43'38"W ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1331.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N00°33'10"W ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 27 A DISTANCE OF 5278.87 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 27 AND THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S89°55'25"E ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 87.00 FEET; THENCE S00°04'29"W A DISTANCE OF 3954.72 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°43'14"E ALONG SAID SOUTH LINE A DISTANCE OF 1210.09 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 27, THE SAME BEING THE WEST LINE OF SECTION 26, TOWNSHIP 34, RANGE 38 EAST; THENCE S89°43'14"E ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 26, A DISTANCE OF 5320.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH QUARTER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF SAID SECTION 25; N00°25'12"E, A DISTANCE OF 2,648.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; S89°37'17"E, A DISTANCE OF 1,323.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER

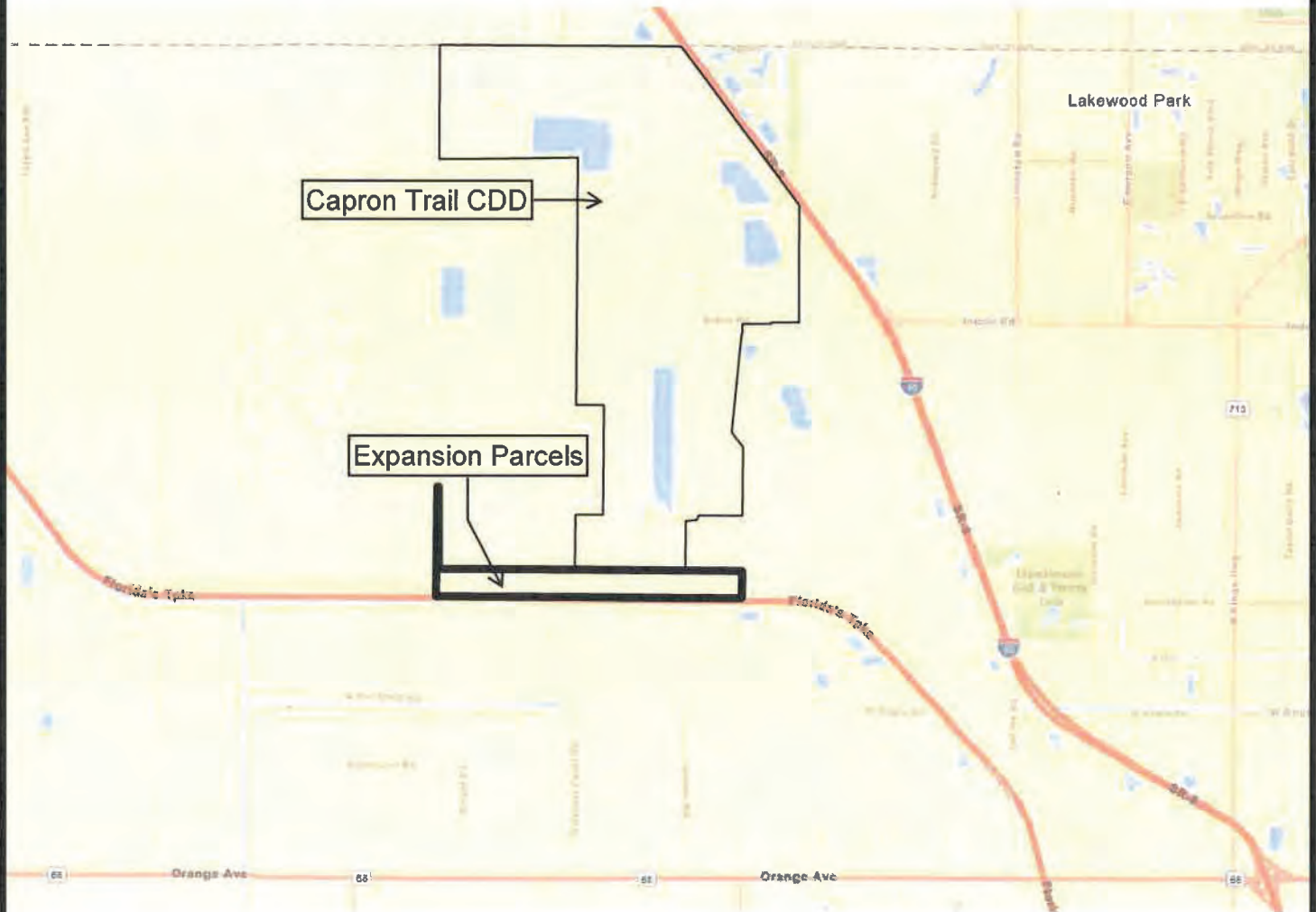
OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N00°25'35"E, A DISTANCE OF 1,325.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N00°25'11"E, A DISTANCE OF 3,975.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; N89°51'45"W, A DISTANCE OF 1,324.51 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF SAID SECTION 24; N00°24'45"E, A DISTANCE OF 1,323.63 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24 AND ALSO BEING THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 13; N00°25'22"E, A DISTANCE OF 2,647.82 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE CONTINUE N00°25'22"E ALONG SAID WEST LINE OF SAID SECTION 13, A DISTANCE OF 2,646.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 ALSO BEING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 12; N00°15'59"E, A DISTANCE OF 5,326.24 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12 ALSO BEING THE SAME AS THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 2; S89°18'41"W, A DISTANCE OF 2,652.44 FEET TO THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 2; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 2; S89°21'40"W, A DISTANCE OF 2,652.43 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2 ALSO BEING THE SAME AS THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3; N89°55'42"W, A DISTANCE OF 1,327.00 FEET TO THE SOUTHWEST CORNER OF THE EAST QUARTER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE EAST QUARTER OF SAID SECTION 3; N00°06'18"E, A DISTANCE OF 5,502.44 FEET TO THE NORTHWEST CORNER OF THE EAST QUARTER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID SECTION 3; S89°42'45"E, A DISTANCE OF 1,328.51 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3 ALSO BEING THE SAME AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 38 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 2; S89°40'58"E, A DISTANCE OF 5,317.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: BEING A PART OF SECTIONS 18, TOWNSHIP 34 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE, MEANDERING THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, N00°30'10"E, A DISTANCE OF 659.64 FEET; THENCE RUN N89°21'17"W, A DISTANCE OF 663.99 FEET; THENCE RUN

S00°36'00"W, A DISTANCE OF 661.68 FEET, TO THE SOUTHWEST CORNER OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S89°31'49"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 665.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 AND THE POINT OF BEGINNING.

CONTAINING 5878.77 ACRES±.

Location Map of Expansion Parcels of Capron Trail Community Development District



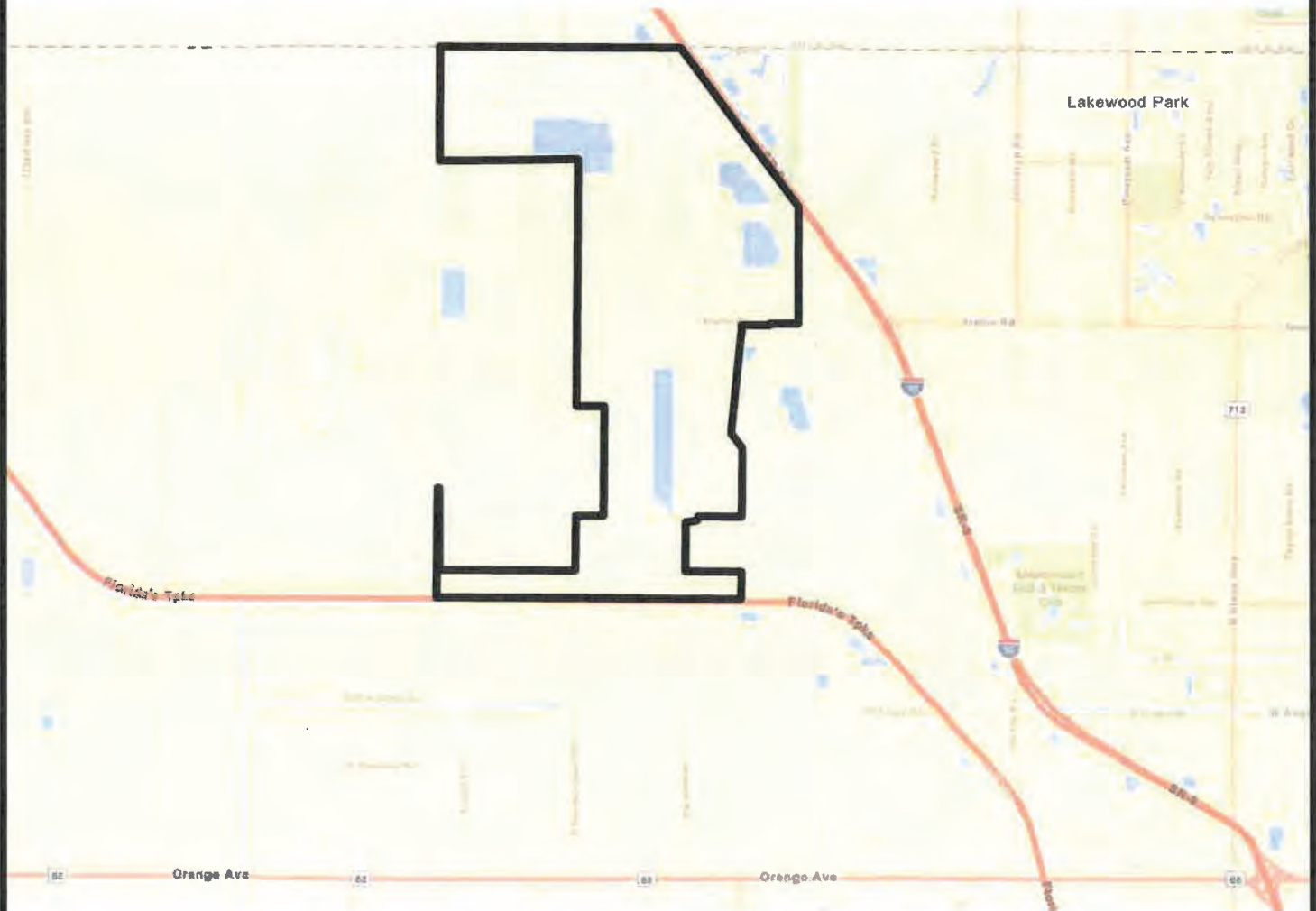
Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647



EXHIBIT 5

***Location Map of
Amended Capron Trail
Community Development District***



Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647



EXHIBIT 6

**Consent and Joinder of Landowner
For the Amendment of the Boundary of
Capron Trail Community Development District**

The undersigned is the owner of certain lands of which are more fully described on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that Premier Citrus, L.L.C. ("Petitioner"), intends to submit a petition amending the boundary of the Capron Trail Commerce Community Development District (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 25th day of January, 202~~4~~³.

Witnessed:

Premier Citrus, L.L.C.
a Florida limited liability company

[Signature]

Print Name: Matthew W. Oliver

[Signature]

By: Walter T. Jenkins Jr.

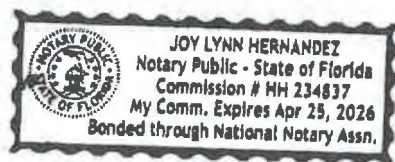
Its: President

[Signature]

Print Name: Magdamaris Figueroa

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25th day of January, 202~~4~~³, by Walter T Jenkins, as President of Premier Citrus, L.L.C., for and on behalf of the company, who is ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]
Print Name: Joy Hernandez
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

PARCEL C:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 39 EAST, THE SOUTH 1/4 OF SECTION 25, THE SOUTH 1/4 OF SECTION 26, AND THE SOUTHEAST 1/4 OF SECTION 27, ALL IN TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OR RIGHT-OF-WAY OVER AND ACROSS THE EAST 60 FEET OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 38 EAST, AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, ALL IN TOWNSHIP 35 SOUTH, RANGE 38 EAST, FROM THE NORTHERN RIGHT-OF-WAY OF STATE ROAD 68 TO THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF CANAL C-25; THENCE CONTINUING OVER AND ACROSS THE WEST 60 FEET OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 39 EAST, FROM THE NORTH RIGHT-OF-WAY BOUNDARY OF CANAL C-25 TO THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF THE FLORIDA TURNPIKE; THENCE CONTINUING WESTERLY OVER AND ACROSS THE NORTH 60 FEET OF THAT PORTION OF THE EASEMENT PROPERTY LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 38 EAST (SAME LYING IMMEDIATELY TO THE SOUTH OF THE RIGHT-OF-WAY FOR THE FLORIDA TURNPIKE) TO THE WESTERN EDGE OF THE BOX CULVERT WHICH CROSSES UNDER THE FLORIDA TURNPIKE; ALL AS GRANTED IN THAT CERTAIN ROAD RIGHT-OF-WAY AGREEMENT DATED NOVEMBER 15, 1988 BY AND AMONG ORANGE-CO OF FLORIDA, INC.; O.L.C., INC.; JOSEPH E. BEALE, JR.; EDGAR A. BROWN; CHARLES M. CAMPBELL, JR. AND JOHN D. CAMPBELL AND RECORDED NOVEMBER 16, 1988 IN O.R.B. 611, PAGE 2190, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (THE "ROAD EASEMENT").

TOGETHER WITH A NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENT BY AND AMONG ORANGE-CO OF FLORIDA, INC. AND JOSEPH E. BEALE, JR.; EDGAR A. BROWN; CHARLES M. CAMPBELL, JR. AND JOHN D. CAMPBELL AND RECORDED NOVEMBER 16, 1988 IN O.R.B. 611, PAGE 2199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (THE "IRRIGATION EASEMENT") OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT CERTAIN CANAL, APPROXIMATELY 35 FEET IN WIDTH, LYING AND BEING IN THE WESTERN 75 FEET OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 39 EAST AND RUNNING FROM THE SOUTHERN RIGHT-OF-WAY OF THE FLORIDA TURNPIKE TO THE NORTHERN RIGHT-OF-WAY OF CANAL C-25 AND

THAT CERTAIN CANAL, APPROXIMATELY 35 FEET IN WIDTH, LYING AND BEING IN THE EASTERN 37 1/2 FEET OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 38 EAST AND THE WESTERN 37 1/2 FEET OF SECTION 36, TOWNSHIP 34 SOUTH,

RANGE 38 EAST, AND RUNNING FROM THE SOUTHERN RIGHT-OF-WAY OF THE FLORIDA TURNPIKE TO THE NORTHERN RIGHT-OF-WAY OF CANAL C-25.

CONTAINING 446.59 ACRES±.

PARCEL D:

ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 38 EAST, SAINT LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, WHICH POINT IS 120 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE RUN NORTHERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27, WHICH POINT IS 87 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27.

CONTAINING 9.40 ACRES±.

EXHIBIT 7

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 21, 2022**

A. CALL TO ORDER

The March 21, 2022 Regular Board Meeting of the Capron Trail Community Development District (the "District") was called to order at 1:32 p.m. at the offices of Premier Citrus, 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 6, 2021, as required by law.

C. ESTABLISH QUORUM

Mr. Sakuma stated that the attendance of Supervisors Tom Jerkins, Nick Stewart and Randy Weaver constituted a quorum and it was in order for the meeting to proceed. Supervisor David Bass participated by phone.

Also in attendance were: District Manager Frank Sakuma of Special District Services, Inc., attorney Dan Harrell of Gonano & Harrell, Tom McGowan, P.E. of AECOM and attorney Jonathan Johnson of Kutak Rock LLP (by phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Chairman Jerkins asked for the following items to be added to the New Business section of the agenda:

- Consideration of annexing adjacent property into the District;
- Discussion of "stewardship district" concept.

The agenda was adopted, as amended, on a **motion** made by Mr. Weaver, seconded by Mr. Jerkins. The **motion** passed unanimously.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 15, 2021 Regular Board Meeting

The November 15, 2021 Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Weaver, seconded by Mr. Jerkins. The **motion** passed unanimously.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Discussion Regarding the Wetlands on the North and South Ends of the District

Mr. Weaver informed the Board about wetlands on the north and south ends of the District which need to be brought into compliance per the South Florida Water Management District (SFWMD). After discussion it was determined the District would seek guidance from SFWMD as to acceptable treatment options and timeline.

2. Consider Approval of Proposal for Year 2022 Reservoir Inspection

The Board discussed the annual reservoir inspection proposal from Ardaman & Associates, Inc. and the addendum offered by District's attorney Mr. Harrell. There was a **motion** approving the Ardaman proposal and addendum for the reservoir inspection made by Mr. Bass, seconded by Mr. Weaver and the **motion** carried unanimously.

3. Consideration of Annexing Adjacent Property into the District

Mr. Jerkins asked the Board to consider authorizing the annexation of approximately 450 acres of Premier property adjacent to the south boundary of the District. There was Board discussion of impact on operational expenses and how assessments may be spread among more property within a larger district. There was a **motion** to allow for the annexation of approximately 450 acres adjacent to the southern boundary, with no cost to the District, made by Mr. Jerkins, seconded by Mr. Weaver and the **motion** carried unanimously.

4. Discussion of "Stewardship District" Concept

Attorney Jonathan Johnson led the discussion on the difference between a Community Development District and a Stewardship District. He provided several examples of Stewardship Districts in Florida, answered questions from the Board and offered to reach out to District landowners following the meeting. The discussion generally focused on advantages of Stewardship District board turnover and also the current legislative climate. Beyond discussion, no additional Board action was taken.

I. ENGINEER'S REPORT

Mr. McGowan reminded the Board that his team was working on the new statutory stormwater needs assessment that is due for submittal to St. Lucie County on or before June 30, 2022.

J. ATTORNEY'S REPORT

There was further comment from the District's Attorney.

K. FIELD MAINTENANCE REPORT

There was further comment related to field maintenance.

L. ADMINISTRATIVE MATTERS

Financial Report: Mr. Sakuma noted the Financial Report included in the Board Package.

M. BOARD MEMBER COMMENTS

Mr. Jerkins thanked staff for their assistance for items raised in the meeting.

N. ADJOURNMENT

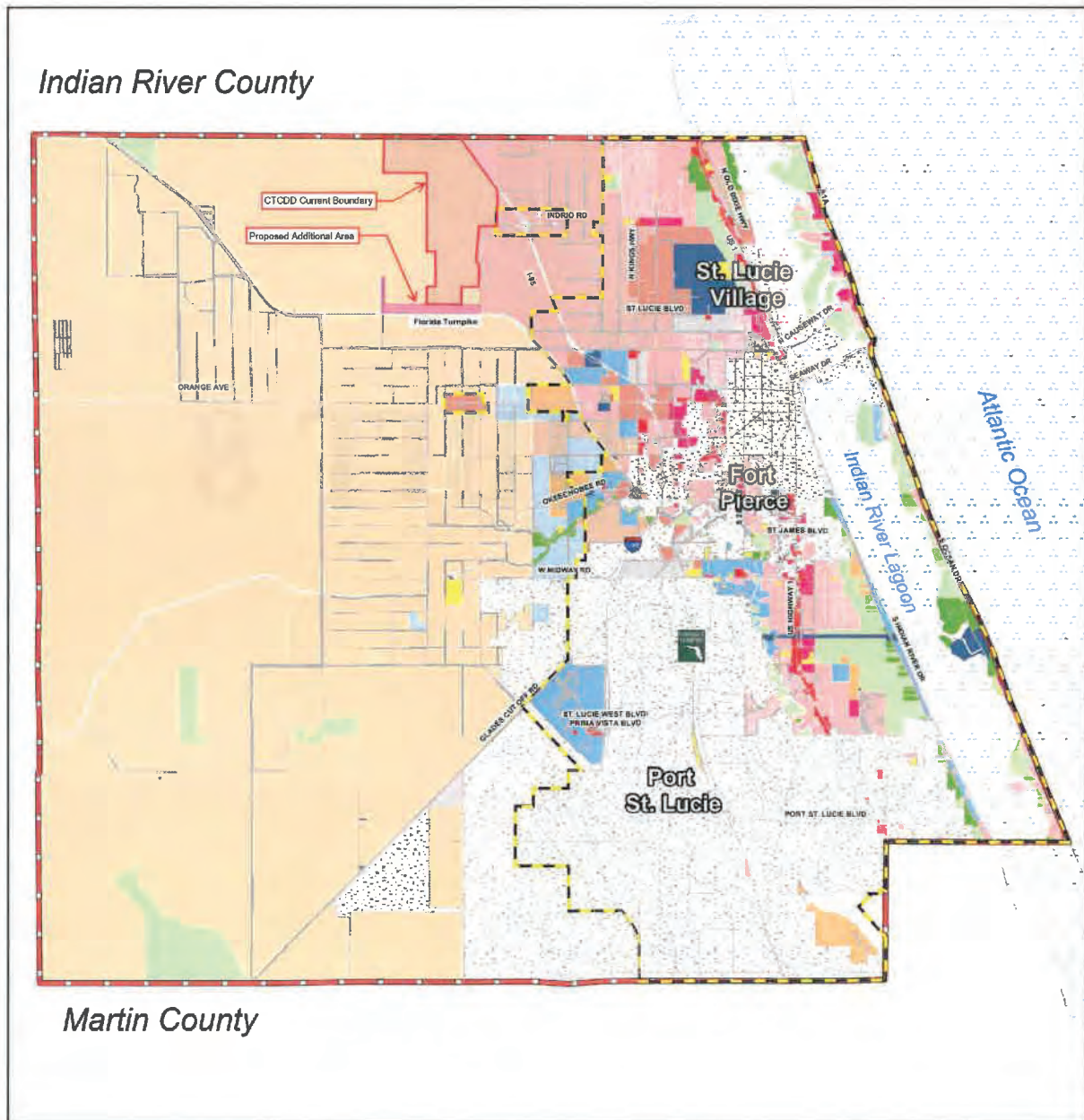
There being no further business to come before the Board, the meeting was adjourned at 2:54 p.m.


Secretary


Chairman

EXHIBIT 8

Capron Trail Community Development District
Future Land Use Map



St. Lucie County
2018 Comprehensive Plan
Future Land Use 2040 Map

Map: FLU-1



Print Date: 7/23/2018
Source: St. Lucie County

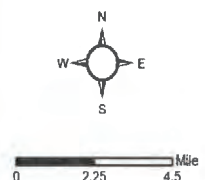
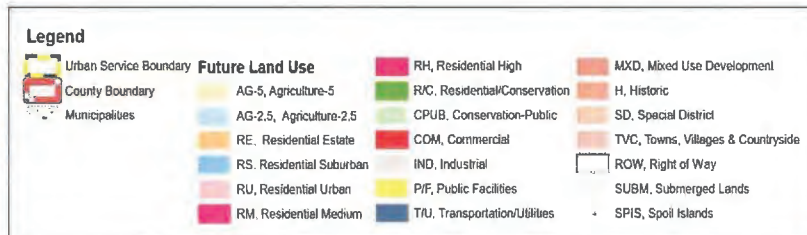


EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition (“Consolidated Petition”) to expand the boundaries of most of the **Capron Trail Community Development District** (the “District”). The District currently contains approximately 5,422.78 gross acres of land located within St. Lucie County, Florida (the “County”). The District desires to expand its boundaries, with the result of the expansion in the total acreage to approximately 5,878.77 gross acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the District

The District was established to provide community infrastructure, services, and facilities along with their operations and maintenance to the properties within the District. At this time, there is currently no development plan for the District.

A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the proposal as set forth in the Petition to expand the boundary of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The County is not defined as a small County for purposes of this requirement.)

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

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely that the expansions proposed in the Petition will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the development plan for the District will not change as a result of the expansion proposed in the Petition. The total area within the District's boundary is changing and would continue to be under the jurisdiction of the District following such expansion.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to review, implement and enforce the proposed expansion of the Initial District boundary. The Florida Land and Water Adjudicatory Committee ("FLWAC") is the reviewing agency for the petition. FLWAC will review the District's hearing record, transcripts and resolutions in conjunction with its review of the Petition. These activities will absorb the time of the FLWAC staff. However, these costs are estimated to be modest. There are no additional ongoing costs to either FLWAC or any other State entities to implement and enforce the proposed rule amendment, since those agencies' roles relate strictly to the receipt and processing of various reports that the District will be required to file with the State and its various entities, which the District is currently filing. The costs to those State agencies that will receive and process the District's reports are not increasing, because the District is currently filing the various reports. Additionally, pursuant to section 169.412, Florida Statutes, the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

St. Lucie County

The land involved in the proposed expansion of the District boundary is all located within the County. The County has the option under section 190.046(1)(d)3., to hold a public hearing; however, such a hearing is limited to consideration of the contents of the Petition and whether the Petition should be supported by the County. The County may incur certain one-time administrative costs involved with the review of this Petition, although this will be offset by the District's payment of a one-time filing fee. The annual costs to the County because of the changes proposed in the Petition are minimal. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is currently providing to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule amendment will have no negative impact on State and local revenues. The District is an independent unit of local government. It is established to provide community facilities and services to serve the Capron Trail development and have its own sources

of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct future infrastructure to serve Capron Trail, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of a CDD are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the rule.

There will be no additional transactional cost to comply with the proposed rule amendment.

Current and prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. Such costs may be imposed as a result of the changes proposed in the Petition because the District may levy non-ad valorem assessments upon all the lands affected by the requested boundary modification.

Furthermore, the actions of new landowners to locate in the District is completely voluntary. So, ultimately, all owners and users of land within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed charges. CDDs are an alternative means to finance necessary community services. CDD financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it should be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, CDDs are a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the Florida growth management legislation, and assures that growth pays for itself without undue burden on other consumers.

Third, a CDD is the sole form of governance which allows the District's landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District's services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low, and in any event will be unaffected by the changes proposed in the Petition.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the changes proposed in the Petition. If anything, the impact may be positive. This is because the District must competitively bid their contracts. This affords small businesses the opportunity to bid on District work.

The County has an estimated population that is greater than 75,000 according to the 2020 U.S Census. Therefore, the County is not defined as a “small County” according to Section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the District’ Engineer and other professionals associated with the District.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There has been no good faith written proposal submitted to the District as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:
Special District Services, Inc.
January 27, 2023*

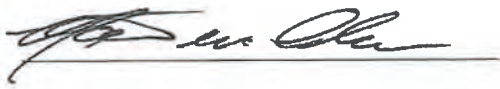
EXHIBIT 10

AUTHORIZATION OF AGENT

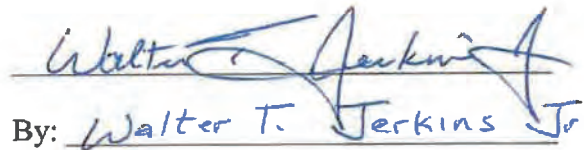
This authorization shall serve as a designation of Jonathan T. Johnson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Premier Citrus, L.L.C. with regard to any and all matters pertaining to the Petition to Amend the Boundary of Capron Trail Community Development District submitted to the Florida Land and Water Adjudicatory Commission, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

Premier Citrus, L.L.C.
a Florida limited liability company

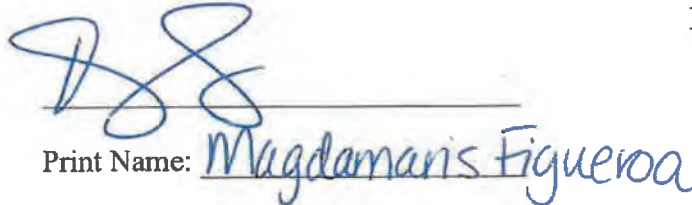


Print Name: Matthew W. Olsen



By: Walter T. Jenkins Jr

Its: President



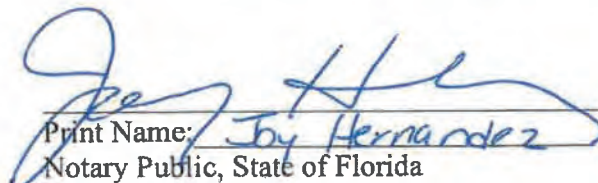
Print Name: Magdamanis Figueroa

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of January, 2023, by Walter T. Jenkins Jr as President of Premier Citrus, L.L.C., for and on behalf of the company, who is ☒ is personally known to me or ☐ produced _____ as identification.





Print Name: Joy Hernandez
Notary Public, State of Florida

From: [Johnson, Jonathan T.](#)
To: [Frank Sakuma](#)
Cc: [Magee, Kyle M.](#)
Subject: FW: Capron Trail CDD - Boundary Amendment Petition
Date: Wednesday, June 7, 2023 8:08:27 AM

Frank

Can you include this in the agenda package also. It is the only written thing we have that they did not hold their hearing.

Jonathan T. Johnson
Partner
Kutak Rock LLP
107 W. College Avenue, Tallahassee, Florida 32301
(850) 692-7301 (Direct) | (850) 264-6882 (Mobile)
(850) 692-7300 (Main) | (850) 692-7319 (Facsimile)
Jonathan.Johnson@KutakRock.com
www.KutakRock.com

From: Daniel McIntyre <MCIND@stlucieco.org>
Sent: Tuesday, May 16, 2023 10:05 AM
To: Jusevitch, Karen F. <Karen.Jusevitch@KutakRock.com>
Cc: Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>
Subject: RE: Capron Trail CDD - Boundary Amendment Petition

[CAUTION - EXTERNAL SENDER]

FYI- the BCC voted today to not hold a public hearing on the petition. The Board did ask that I emphasize the Board's position that any CDD in the County provide disclosures to potential purchasers of property within the CDD of the existence of the CDD and the CDD's ability to assess and tax properties within the District. Thank you.

From: Jusevitch, Karen F. <Karen.Jusevitch@KutakRock.com>
Sent: Friday, May 5, 2023 10:33 AM
To: Daniel McIntyre <MCIND@stlucieco.org>
Cc: Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>
Subject: Capron Trail CDD - Boundary Amendment Petition

SECURITY WARNING: This email originated from outside the County systems. Please show

caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached please find an electronic version the Petition to Amend the Boundary of the Capron Trail Community Development District. A hard copy of the petition is being delivered to your offices today.

Please let us know if you have any questions or need any further information.

Thank you,

Karen

Karen F. Jusevitch

Paralegal

Kutak Rock LLP

107 West College Avenue, Tallahassee, Florida 32301

Karen.Jusevitch@KutakRock.com

p: 850.692.7300 d: 850.692.7312 f: 850.692.7319

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT RATIFYING PRIOR AUTHORIZATION REGARDING DISTRICT BOUNDARY AMENDMENT; SETTING THE PUBLIC HEARING ON THE PETITION TO AMEND THE BOUNDARY OF THE DISTRICT AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Capron Trail Community Development District (“District”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on March 21, 2022, the Board of Supervisors of the District (“Board”) voted unanimously to authorize the expansion of the District’s boundary; and

WHEREAS, on May 5, 2023, Premier Citrus, L.L.C., a Florida limited liability company and owner of the majority of real property within the (“Petitioner”), petitioned the Florida Land and Water Adjudicatory Commission (“FLWAC”) to amend the District boundaries;

WHEREAS, FLWAC has directed the Board to hold the public hearing thereon in accordance with section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the public hearing must be published once a week for four (4) consecutive weeks in a newspaper of general circulation in St. Lucie County; and

WHEREAS, the Board desires to ratify the authorization of the boundary amendment process and set the public hearing thereon.

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

SECTION 1. RATIFICATION OF BOUNDARY AMENDMENT AUTHORIZATION. The authorization to seek amendment of the District’s boundary and acceptance of the boundary amendment process is hereby ratified.

SECTION 2. SETTING PUBLIC HEARING AND AUTHORIZING PUBLISHED NOTICE. The Public Hearing to consider the petition to amend the District’s boundary will be held on _____, 2023, at _____ .m., at

_____. The District Secretary is directed to publish notice of the hearing in accordance with section 190.005(1)(d), Florida Statutes.

SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 19th day of June, 2023.

ATTEST:

**CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Capron Trail
Community Development District

**Financial Report For
May 2023**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
MAY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual May-23	Year To Date Actual 10/1/22 - 5/31/23
REVENUES			
O & M ASSESSMENTS	341,193	0	341,230
FACILITIES & SERVICE AGREEMENT	15,209	0	15,209
OTHER INCOME	0	0	0
INTEREST INCOME	360	0	2,000
TOTAL REVENUES	\$ 356,762	\$ -	\$ 358,439
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	0	0
MANAGEMENT FEES	24,000	2,000	16,000
LEGAL FEES	3,000	0	528
AUDIT FEES	3,600	0	0
INSURANCE - LIABILITY	6,425	0	6,813
LEGAL ADVERTISING	1,150	0	449
POSTAGE AND DELIVERY	300	104	156
OFFICE SUPPLIES/MISCELLANEOUS	1,000	187	824
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	146	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 53,400	\$ 2,437	\$ 26,112
MAINTENANCE EXPENDITURES			
MOWING	30,000	0	16,590
FUEL & OIL	85,000	0	66,034
AQUATIC MAINTENANCE	17,565	0	7,923
OPERATIONS MANAGEMENT	48,000	0	18,378
ROADWAYS & CULVERTS	12,000	0	6,985
CANAL REPAIR & MAINTENANCE	8,400	0	0
RESERVOIR REPAIR & MAINTENANCE	16,000	0	3,133
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	55,000	0	12,225
INSURANCE - MAINTENANCE	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,885	25	27
TOTAL MAINTENANCE EXPENDITURES	\$ 274,850	\$ 25	\$ 131,295
TOTAL EXPENDITURES	\$ 328,250	\$ 2,462	\$ 157,407
REVENUES LESS EXPENDITURES	\$ 28,512	\$ (2,462)	\$ 201,032
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,256)	0	(13,464)
DISCOUNTS FOR EARLY PAYMENTS	(14,256)	0	(9,235)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,462)	\$ 178,333
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,462)	\$ 178,333

Note: Premier Citrus Management Invoices Received Through April 2023

Bank Balance As Of 5/31/23	\$ 248,230.74
Accounts Payable As Of 5/31/23	\$ 18,645.99
Accounts Receivable As Of 5/31/23	\$ 15,208.83
Available Funds As Of 5/31/23	\$ 244,793.58

Capron Trail Community Development District
Budget vs. Actual
October 2022 through May 2023

	Oct '22 - May 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments	341,229.51	341,193.00	36.51	100.01%
01-3830 · Assessment Fees	-13,464.03	-14,256.00	791.97	94.45%
01-3831 · Assessment Discounts	-9,234.80	-14,256.00	5,021.20	64.78%
01-9401 · Facilities & Service Agreement	15,208.83	15,209.00	-0.17	100.0%
01-9410 · Interest Income (GF)	2,000.14	360.00	1,640.14	555.59%
Total Income	335,739.65	328,250.00	7,489.65	102.28%
Expense				
01-1310 · Engineering	0.00	12,000.00	-12,000.00	0.0%
01-1311 · Management Fees	16,000.00	24,000.00	-8,000.00	66.67%
01-1315 · Legal Fees	528.00	3,000.00	-2,472.00	17.6%
01-1320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
01-1450 · Insurance (Liability)	6,813.32	6,425.00	388.32	106.04%
01-1480 · Legal Advertisements	449.46	1,150.00	-700.54	39.08%
01-1513 · Postage and Delivery	156.35	300.00	-143.65	52.12%
01-1514 · Office Supplies	849.41	1,000.00	-150.59	84.94%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	1,166.64	1,750.00	-583.36	66.67%
01-1803 · Aquatic Maintenance	7,923.30	17,565.00	-9,641.70	45.11%
01-1822 · Mowing	16,589.62	30,000.00	-13,410.38	55.3%
01-1823 · Fuel & oil	66,034.39	85,000.00	-18,965.61	77.69%
01-1824 · Operations Management	18,378.29	48,000.00	-29,621.71	38.29%
01-1825 · Roadways & Culverts	6,985.31	12,000.00	-5,014.69	58.21%
01-1826 · Canal Repair & Maintenance	0.00	8,400.00	-8,400.00	0.0%
01-1827 · Reservoir Repair & Maintenance	3,132.52	16,000.00	-12,867.48	19.58%
01-1828 · Drainage Engine/Pump Repair Mai	12,225.18	55,000.00	-42,774.82	22.23%
01-1829 · Insurance-Maintenance	0.00	1,000.00	-1,000.00	0.0%
01-1831 · Maintenance Miscellaneous	0.00	1,885.00	-1,885.00	0.0%
Total Expense	157,406.79	328,250.00	-170,843.21	47.95%
Net Income	178,332.86	0.00	178,332.86	100.0%

Capron Trail Community Development District
Balance Sheet
As Of May 31, 2023

	Operating Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
CSB	248,230.74	0.00	0.00	0.00	0.00	248,230.74
Total Checking/Savings	248,230.74	0.00	0.00	0.00	0.00	248,230.74
Total Current Assets	248,230.74	0.00	0.00	0.00	0.00	248,230.74
Other Assets						
Accounts Receivable	15,208.83	0.00	0.00	0.00	0.00	15,208.83
Land & Land Improvements	0.00	0.00	0.00	458,847.00	0.00	458,847.00
Infrastructure (Grass Carp System)	0.00	0.00	0.00	29,374.00	0.00	29,374.00
Infrastructure	0.00	0.00	0.00	6,062,836.00	0.00	6,062,836.00
Equipment	0.00	0.00	0.00	5,000.00	0.00	5,000.00
Depreciation - Infrastructure	0.00	0.00	0.00	-6,048,290.00	0.00	-6,048,290.00
Depreciation - Equipment	0.00	0.00	0.00	-5,000.00	0.00	-5,000.00
Amount Available In DSF	0.00	0.00	0.00	0.00	0.00	0.00
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	15,208.83	0.00	0.00	502,767.00	0.00	517,975.83
TOTAL ASSETS	263,439.57	0.00	0.00	502,767.00	0.00	766,206.57
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	18,645.99	0.00	0.00	0.00	0.00	18,645.99
Total Accounts Payable	18,645.99	0.00	0.00	0.00	0.00	18,645.99
Other Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Liabilities	18,645.99	0.00	0.00	0.00	0.00	18,645.99
Long Term Liabilities						
Special Assessment Debt (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	18,645.99	0.00	0.00	0.00	0.00	18,645.99
Equity						
Retained Earnings	66,460.72	0.00	0.00	-6,053,290.00	0.00	-5,986,829.28
Net Income	178,332.86	0.00	0.00	0.00	0.00	178,332.86
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	6,556,057.00	0.00	6,556,057.00
Total Equity	244,793.58	0.00	0.00	502,767.00	0.00	747,560.58
TOTAL LIABILITIES & EQUITY	263,439.57	0.00	0.00	502,767.00	0.00	766,206.57