



**CAPRON TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
MARCH 16, 2026
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
March 16, 2026
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Resignation and Appointment to Board Vacancy.....Page 2
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 20, 2025 Regular Board Meeting Minutes.....Page 3
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
 - 2. Consider Ratification of SFWMD Water Use Individual Permit.....Page 12
 - 3. Discussion Regarding Emergency Repair of Drainage Pump I-A
- L. Engineer’s Report
- M. Attorney’s Report
- N. Field Maintenance Report
- O. Administrative Matters
 - 1. Financial Report.....Page 27
- P. Board Member Comments
- Q. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Special District Services Capron Trail
Capron Trail Comm. D
Capron Trail Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 10/10/2025
SCN tcpalm.com 10/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2025

Legal Clerk

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost: \$149.00
Tax Amount: \$0.00
Payment Cost: \$149.00
Order No: 11732332 # of Copies:
Customer No: 1125991 1
PO #: Meeting Schedule

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR 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 20, 2025
November 17, 2025
December 15, 2025
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

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 toll free at 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 ensure 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 10/10/2025
TCN

KAITLYN FELTY
Notary Public
State of Wisconsin



From: Nick Stewart <nick@stewartmaterials.com>
Sent: Monday, February 23, 2026 11:51 AM
To: Stephanie Brown <sbrown@sdsinc.org>
Subject: Re: Capron Trail- Resignation

Please accept this email as my formal resignation from the Capron Trail Board of Supervisors effective today February 23, 2026.

Thank you

Nick Stewart

Sent from my iPad

On Feb 23, 2026, at 11:41 AM, Stephanie Brown <sbrown@sdsinc.org> wrote:

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
OCTOBER 20, 2025**

A. CALL TO ORDER

District Manager Stephanie Brown called the October 20, 2025, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:30 p.m. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 10, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as required by law.

C. ESTABLISH QUORUM

Ms. Brown stated that the attendance of Supervisors David Bass, Buster Hunter, and Tom Jerkins constituted a quorum, and it was in order for the meeting to proceed.

Also in attendance were: District Manager Stephanie Brown of Special District Services, Inc.; and District Attorney Elizabeth Lenihan of Torcivia, Donlon, Goddeau & Rubin, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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. August 18, 2025 Regular Board Meeting Minutes

The August 18, 2025, Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Hunter. The **motion** passed unanimously.

G. OLD BUSINESS

There was no old business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2025-04 Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

After Board discussion, a **motion** was made by Mr. Bass, seconded by Mr. Hunter, Adopting Resolution No. 2025-04 Adopting an Amended Final Fiscal Year 2024/2025 Budget as presented. The **motion** passed unanimously.

2. Consider Resolution No. 2025-05 Goals and Objectives Annual Report

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

After Board discussion, a **motion** was made by Mr. Bass, seconded by Mr. Hunter, Adopting Resolution No. 2025-05 Annual Report of Goals, Objectives, and Performance Measures and Standards. The **motion** passed unanimously.

I. ENGINEER’S REPORT

There was no Engineer’s Report at this time. The Board expressed their condolences on the passing of District Engineer Tom McGowan.

After Board discussion, a **motion** was made by Mr. Bass, seconded by Mr. Hunter authorizing District management to issue an RFQ for engineering services. The **motion** passed unanimously.

J. ATTORNEY’S REPORT

There was no Attorney’s Report at this time.

K. FIELD MAINTENANCE REPORT

Mr. Bass provided an update on pump repairs. He stated that he was awaiting a quote for the Drain A pipe repair.

L. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Brown stated that the Financial Report was included in the Board package. There were no questions from the Board Members.

M. BOARD MEMBERS COMMENTS

There were no further Board Member comments.

N. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:46 p.m. by Chairman Jerkins. There were no objections.

Secretary

Chairman

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Capron Trail Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 19, 2025, at 1:30 p.m. in the Premier Citrus, 14885 Indrio Road, Ft. Pierce, Florida 34945, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of March, 2026.

ATTEST:

**CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Capron Trail
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- III ASSESSMENT COMPARISON

PROPOSED BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	67,660
MAINTENANCE ASSESSMENTS	372,174
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,786
FACILITIES & SERVICE AGREEMENT (MAINT)	16,592
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 461,012
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	0
FICA TAXES	0
ENGINEERING	22,000
MANAGEMENT FEES	24,000
LEGAL FEES	4,000
AUDIT FEES	3,600
INSURANCE - LIABILITY	8,000
LEGAL ADVERTISING	1,150
POSTAGE AND DELIVERY	275
OFFICE SUPPLIES/MISCELLANEOUS	1,850
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	1,750
ADMINISTRATIVE CONTINGENCY	515
TOTAL ADMINISTRATIVE EXPENDITURES	67,315
MAINTENANCE EXPENDITURES	
MOWING	27,000
FUEL & OIL	125,500
AQUATIC MAINTENANCE	17,565
OPERATIONS MANAGEMENT	40,000
ROADWAYS & CULVERTS	16,600
CANAL REPAIR & MAINTENANCE	8,400
RESERVOIR REPAIR & MAINTENANCE	10,000
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	56,000
MISCELLANEOUS MAINTENANCE	56,600
TOTAL MAINTENANCE EXPENDITURES	357,665
TOTAL EXPENDITURES	\$ 424,980
REVENUES LESS EXPENDITURES	\$ 36,032
COUNTY APPRAISER & TAX COLLECTOR FEE	(18,016)
DISCOUNTS FOR EARLY PAYMENTS	(18,016)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	59,905	57,409	67,660	Expenditures Less Interest, Direct Bills & Carryover/.92
MAINTENANCE ASSESSMENTS	288,194	288,194	372,174	Expenditures Less Direct Bills/.92
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	2,361	2,786	Baer LLC: 241.41 Acres X \$11.54 = \$2,785.77
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	12,845	16,592	Baer LLC: 241.41 Acres X \$68.73= \$16,592.11
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0	
INTEREST INCOME	4,490	1,800	1,800	Interest Projected At \$150.00 Per Month
TOTAL REVENUES	\$ 367,795	\$ 362,609	\$ 461,012	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	0	0	No Change From 2025/2026 Budget
FICA TAXES	0	0	0	No Change From 2025/2026 Budget
ENGINEERING	43,890	12,000	22,000	\$10,000 Increase From 2025/2026 Budget
MANAGEMENT FEES	24,000	24,000	24,000	\$2,000 Per Month
LEGAL FEES	2,042	4,000	4,000	No Change From 2025/2026 Budget
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2025/2026 Audit
INSURANCE - LIABILITY	7,531	8,000	8,000	FY 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	689	1,150	1,150	No Change From 2025/2026 Budget
POSTAGE AND DELIVERY	139	300	275	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES/MISCELLANEOUS	1,926	1,750	1,850	\$100 Increase From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	1,750	1,750	1,750	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	690	515	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	85,542	57,315	67,315	
MAINTENANCE EXPENDITURES				
MOWING	22,608	27,000	27,000	No Change From 2025/2026 Budget
FUEL & OIL	125,065	115,500	125,500	\$10,000 Increase From 2025/2026 Budget
AQUATIC MAINTENANCE	14,350	17,565	17,565	No Change From 2025/2026 Budget
OPERATIONS MANAGEMENT	41,196	40,000	40,000	No Change From 2025/2026 Budget
ROADWAYS & CULVERTS	23,290	11,600	16,600	\$5,000 Increase From 2025/2026 Budget
CANAL REPAIR & MAINTENANCE	7,474	8,400	8,400	No Change From 2025/2026 Budget
RESERVOIR REPAIR & MAINTENANCE	10,151	10,000	10,000	No Change From 2025/2026 Budget
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	95,447	46,000	56,000	\$10,000 Increase From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	5,626	855	56,600	\$55,745 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	345,207	276,920	357,665	
TOTAL EXPENDITURES	\$ 430,749	\$ 334,235	\$ 424,980	
REVENUES LESS EXPENDITURES	\$ (62,954)	\$ 28,374	\$ 36,032	
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,107)	(14,187)	(18,016)	Four Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(4,896)	(14,187)	(18,016)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (80,957)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (80,957)	\$ -	\$ -	

Capron Trail Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2025/2026 Assessment Per Unit	Fiscal Year 2026/2027 Projected Assessment Per Unit
Administrative (formerly O&M)	\$ 63.00	\$ 9.78	\$ 9.78	\$ 11.54
Maintenance	\$ -	\$ 53.21	\$ 53.21	\$ 68.73
Total	\$ 63.00	\$ 62.99	\$ 62.99	\$ 80.27

* Assessments include the following:

- 4% Discount for Early Payments
- 2% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information (Administrative):

Units (One Unit = 1 Acre) 6,111.57
Includes Baer LLC Acres (241.41)
and 2024 Expansion Area (453.99)
On Roll: 5,870.16 Acres - Direct Bill: Baer 241.41

Community Information (Maintenance):

Units (One Unit = 1 Acre) 5,657.58
Includes Baer LLC Acres (241.41)
On Roll: 5,416.17 Acres - Direct Bill: 241.41



South Florida Water Management District Water Use Individual Permit

Application Number: 241209-48354

Permit Number: 56-00084-W

Date Issued: February 2, 2026

Expiration Date: February 2, 2046

Permittee: Capron Trail Community Development District
2501 Burns Road Ste A
Palm Beach Gardens , FL 33410

Project Name: Capron Trail Community Development District

Project Location: St Lucie County

Permit Status: New

AUTHORIZING:

The use of surface water from the on-site canals for agricultural irrigation of 2,305.0 acres of citrus and 1,280.0 acres of small vegetables using a drip irrigation system and 23.5 acres of pasture using a seepage/furrow irrigation system, and the use of groundwater from the Floridan aquifer system for freeze protection with an annual allocation of 2,363.82 million gallons.

This is to notify you of the South Florida Water Management District's (District) agency action concerning the application. This action is taken pursuant to Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C.). Based on the information provided and certified to, District rules have been adhered to and a Water Use Individual Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57, F.S. and Section 120.569, F.S., or a request for a judicial review pursuant to Section 120.68, F.S.
2. The attached Permit Conditions.
3. The attached exhibits.

By acceptance and utilization of the water authorized under this permit, the Permittee agrees to hold and save the District and its successors harmless from any and all damages, claims or liabilities that may arise by reason of the construction, maintenance or use of activities authorized by this permit. Should you object to the permit, please refer to the attached "Notice of Rights" that addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to: Office of the District Clerk, South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, FL 33406, or by email to clerk@sfwmd.gov.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) on February 2, 2026, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/RegPermitting).

A handwritten signature in blue ink, appearing to read "Jill Creech".

Jill Creech
Division Director - Regulation

SPECIAL PERMIT CONDITIONS

1. This permit is issued to:

Capron Trail Community Development District
2501 Burns Road Ste A
Palm Beach Gardens, FL 33410

2. This permit shall expire on February 2, 2046.
3. Use classification is:
Agricultural
4. Source classification is:

Groundwater	Surface Water
Floridan Aquifer System	On-site Canal

5. Allocation:

Description	Total Annual Allocation (MGY)	Total Maximum Monthly Allocation (MGM)	Average Daily Allocation (MGD)
Permit	2,363.82	385.06	6.4762
Freeze Protection			0.7200

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and
2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Withdrawal facilities:

Source	Status	Count
On-site Canal	Existing	9
Floridan Aquifer System	Existing	4

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at www.sfwmd.gov/RegPermitting, or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.
8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.

9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.
10. Prior to any withdrawals at the project, the Permittee shall provide the results of the calibration testing of the identified water accounting method(s) and equip all existing and proposed withdrawal facilities with approved water use accounting method(s) pursuant to Subsection 4.1.1 of the Applicant's Handbook for Water Use Permit Applications within the South Florida Water Management District.
11. Every five years from the date of last calibration, the Permittee shall submit re-calibration data for each withdrawal facility.
12. Monthly withdrawals for each withdrawal facility shall be reported to the District semi-annually. The water accounting method and means of calibration shall be stated on each report.
13. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.
14. Upon notification from the District of the availability of reclaimed water pursuant to Section 373.250, F.S., the Permittee shall investigate the feasibility of obtaining reclaimed water and actively participate in discussions and negotiations with potential suppliers of reclaimed water when the supplies become available.
15. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. The permittee is required to request a permit modification when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained.
16. The Permittee shall complete Form No. 1376, Report of Planting and Harvest of Seasonal Crops Form, incorporated by reference in subsection 40E-2.091, F.A.C., and submit it with Form No. 1378, Water Use Pumpage Report Form, incorporated by reference in Rule 40E-2.091, F.A.C.

Reports shall be due to the District on a yearly basis and are due by August 31st of each year.

17. Temporary pumps installed on Floridan aquifer wells in Martin or St. Lucie counties to increase flow for freeze protection withdrawals must be removed within 72 hours of the conclusion of the freeze event.
18. Prior to any permanent pump installation on Floridan aquifer wells in Martin or St. Lucie counties, the Permittee shall provide measurements of flow from each well using calibrated flow equipment. The method of accounting, calibration data, corrections for well losses, proposed pump information, and the basis for the requested flow rate shall be submitted to the District for review and approval. Staff approval will be granted if the natural flow rate of the well is greater than that of the proposed pump.
19. The Permittee shall submit to the District an updated "Summary of Groundwater (Well) or Surface Water (Pump or Culvert) Facilities" table ("Section IV - Sources of Water", Water Use Permit Application Form 1379) at least 30 days prior to a change in any facility status (e.g. installation, relocation, abandonment) to include all specifications of the well, pump or culvert (e.g. actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters, culvert type, length, cross-section, diameter, height, width,

invert elevation, control device, and water use accounting method).

20. All water in the seepage/furrow system not absorbed for pasture irrigation must be routed through the surface water management system permitted under Environmental Resource Permit 56-00745-S before discharging off site.
21. Every five years, for the duration of the permit, the Permittee shall investigate the feasibility of using more efficient drip irrigation for all or a portion of their agricultural operations. At the time of permit renewal, the Permittee shall submit a report summarizing their findings including this or other types of more efficient irrigation systems, a technical and economic analysis of implementing the more efficient irrigation system, and the availability of any funding or grants to implement a more efficient irrigation system.

STANDARD PERMIT CONDITIONS

1. All water uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The Permittee shall immediately notify the District in writing of any previously submitted material information that is later discovered to be inaccurate.
2. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
3. The Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit a new or modified lease showing that it continues to have legal control or documentation showing a transfer in control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40E-1.6107, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
4. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order. The Permittee is advised that during a water shortage, pumpage, water levels, and water quality data shall be collected and submitted as required by District orders issued pursuant to Chapter 40E-21, F.A.C.
5. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
6. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
7. A. The Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that Section 373.239, F.S., and Rule 40E-2.331, F.A.C., are applicable to permit modifications.

B. The Permittee shall notify the District in writing 30 days prior to any changes to the project that could potentially alter the reasonable demand reflected in the permitted allocation. Such changes include, but are not limited to, change in irrigated acreage, crop type, irrigation system, large users agreements, or water treatment method. Permittee will be required to apply for a modification of the permit for any changes in permitted allocation.
8. If any condition of the permit is violated, the permit shall be subject to review and modification, enforcement action, or revocation pursuant to Chapter 373, F.S.
9. The Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the Permittee's withdrawals, consistent with the approved mitigation plan. As

necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1-in-10 year drought event that results in the:

- A. Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
 - B. Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.
10. The Permittee shall mitigate harm to the natural resources caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
- A. Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
 - B. Reduction in water levels that harm the hydroperiod of wetlands,
 - C. Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
 - D. Harmful movement of contaminants in violation of state water quality standards, or
 - E. Harm to the natural system including damage to habitat for rare or endangered species.
11. The Permittee shall mitigate harm to existing off-site land uses caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:
- A. Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
 - B. Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or,
 - C. Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

PERMIT INFORMATION

Application Number: 241209-48354
Permit Number: 56-00084-W
Project Name: Capron Trail Community Development District
Location: St Lucie County
Applicant's Name and Address: Capron Trail Community Development District
2501 Burns Road Ste A
Palm Beach Gardens , FL 33410

Water Use Classification: Agricultural

Sources:

Groundwater	Surface Water
Floridan Aquifer System	On-site Canal

Authorized Allocations:

Total Annual Allocation (MG)	Total Maximum Monthly Allocation (MG)
2363.82	385.06

Project Description:

The purpose of this application is to re-issue and modify Water Use Permit 56-00084-W for agricultural irrigation of 2,305.0 acres of citrus and 1,280.0 acres of small vegetables using a drip irrigation system and 23.50 acres of pasture using a seepage/furrow irrigation system. Withdrawals are from the on-site canals, whereas withdrawals for freeze protection are from the Floridan aquifer system (FAS). Modifications to this water use permit consist of updating the source of irrigation water from the on-site reservoir(s) to on-site canals, updating the irrigated acreage and crop types from 2,300.0 acres of citrus, 991.64 acres of pasture, and 691.23 acres of turf to 2,305.0 acres of citrus, 1,280.0 acres of small vegetables, and 23.50 acres of pasture, including a recommended freeze protection, removing previously abandoned FAS wells 2, 3, 4, and 11, adding an existing surface water pump (B-IP), and correcting the boundary and locations of the withdrawal facilities. As a result of the update to the irrigated acreage and crop types, the annual and maximum month allocations are decreasing from 2,364.0 million gallons (MG) and 404.8 MG to 2,363.82 MG and 385.06 MG, respectively. The update to the source of irrigation water is due an accurate source identification and does not represent a change in the historic operations of the Project.

Capron Trail Community Development District (Project) is an independent special taxing district, located approximately 0.8 miles west of the intersection of Indrio Road and Interstate-95 in northern St. Lucie County, as shown in Exhibits 1 through 3. The Project is comprised of a system of internal interconnected canals and two above ground reservoirs used to retain surface water and provide a static volume of water for irrigation.

Operational Plan

Primary withdrawals are from internal interconnected on-site canals that are in direct hydraulic connection to surface and groundwater, via nine existing surface water pumps, with eight pumps having two-way directional flow between the two above ground reservoirs (AGIs) and the on-site canals while one pump is directly located on the on-site canals. The AGIs function as part of a tailwater recovery system designed to store captured runoff from rainfall across the entire Project site (approximately 5,878 acres) and excess (non-consumptive) dewatering effluent discharged from Capron Trail Sand Mine (Water Use Permit 56-03677-W). Surface water is conveyed between the above ground reservoirs and on-site canals to maintain appropriate water level elevations for irrigation withdrawals. In addition, four existing standby FAS wells are utilized for freeze protection only, on an as-needed basis. The locations of the withdrawal facilities are provided in Exhibit 3, whereas withdrawal facilities specifications are shown on Exhibits 4 and 5. Additional information on the water use and withdrawal facility details are shown below.

Irrigation Details

Crop Type	Crop Irrigated Acres	Irrigation Method
Citrus	2,305.00	Drip
Small Vegetables	1,280.00	Drip
Pasture	23.50	Seepage/Furrow

Withdrawal Facilities

Source	Status	Count
On-site Canal	Existing	9
Floridan Aquifer System	Existing	4

Permit History

Water Use Permit 56-00084-W was initially issued in June 1977, for agricultural irrigation of 6,380.0 acres of pasture with withdrawals from the FAS, via 15 wells. In May 1988, the water use permit was modified and renewed for agricultural irrigation of 4,368.0 acres of pasture and 600.0 acres of sod with withdrawals from the FAS, via 11 wells. In January 1990, the water use permit was modified to reduce the irrigated acreage of pasture to 3,208 acres to provide available land for construction of the above ground reservoirs. An Individual Basin Extension was issued in April 1991, to extend the water use permit duration. In November 1992, the water use permit was modified to update the irrigated acreage to 2,300 acres of citrus, 1,556 acres of pasture, and 950 acres of sod. In May 1994, the water use permit was renewed with no modifications. In February 2001, the water use permit was modified by letter to convert an additional 151 acres of pasture to citrus. In February 2001, the water use permit was transferred to Capron Trail Community Development District. In December 2004, the water use permit was modified and renewed for agricultural irrigation of 2,300 acres of citrus, 991.64 acres of pasture, and 691.26 acres of turf and given a 20 year duration. This water use permit application will be processed as new but will keep the same water use permit number for file continuity.

Projected Water Use Demands

The annual and maximum month allocations for agricultural irrigation of 2,305.0 acres of citrus, 1,280.0 acres of small vegetables, and 23.5 acres of pasture were calculated using the Modified Blaney-Criddle method as described in Subsection 2.3.1.C of the Applicant's Handbook (AH) for Water Use Permit Applications within the South Florida Water Management District (District). Using this method, the total Project demands were calculated to be 2,363.82 MG annually and 385.06 MG maximum month. Calculations of the supplemental irrigation requirements are detailed in Exhibit 6. The recommended freeze protection of 0.72 MG daily per freeze event was

determined based on the cumulative rated capacity of the FAS withdrawal facilities (Subsection 2.3.2.A.2 of the AH).

Impact Evaluation

On-site Canal

To provide reasonable assurances that the conditions for the permit issuance are met, District Staff reviewed monitor data from the Project, specifically, the historic pumpage reporting data that was collected from the calibrated surface water withdrawal facilities since January 2008, regional water levels within the surficial aquifer system (SAS) and rainfall data from the Fort Pierce rain station, pursuant to Subsection 3.1.1 of the AH. The review also consisted of an evaluation local monitor data from Radar-based rainfall data (NEXRAD). District Staff has determined that historical withdrawals from the on-site canals have occurred during several 1-in-10 year drought rainfall events (Exhibit 7).

Floridan Aquifer System

The FAS is used for back-up freeze protection only. In accordance with Subsection 2.2.1 of the AH, allocations are not specified for back-up withdrawal sources. The historic, intermittent, and minor use of groundwater for back-up water supply for the Project has not caused any known harm to the resource or interference with existing legal users. Therefore, no further resource evaluation is required for the FAS. Prior to initiating withdrawals from any of the wells, the Permittee shall provide documentation of re-calibration along with the water use accounting method (Special Permit Condition 18).

Water Resource Impact Evaluation

Water Resource Availability

On-site Canal

Land surface elevation within the Project site is at approximately 24 feet National Geodetic Vertical Datum (NGVD). The on-site canals are excavated to elevation of approximately 15 feet NGVD (Environmental Resource Permit [ERP] 56-00745-S). The on-site canals are hydraulically connected to the underlying SAS, and surface water levels mimic those of the SAS. Records from United States Geological Survey (USGS) monitor well STL-267, located on-site near the western Project boundary, indicates that the water level within the SAS has remained at approximately 18.7 feet NGVD during several 1-in-10 year drought rainfall events (Exhibit 7). Therefore, a minimum of three feet of surface water should remain within the on-site canals. Moreover, this application is for a continuation of an existing, previously permitted, historical use of water from the on-site canals, with a reduction in the previously permitted allocations, and no reported problems or harm to the water resource availability of the surface water. Therefore, the potential for harm to occur to water resource availability of the surface water as a result of the withdrawal of the recommended allocation is considered minimal.

Existing Legal Users

On-site Canal

The nearest existing legal user of surface water is Alco Grove Brown Ranch and Renmar Grove (Water Use Permit 56-00091-W), with a surface water pump located approximately 0.6 miles southeast of the nearest Project pump. This application is for a continuation of an existing, previously permitted, historical use of water from the on-site canals, with a reduction in the previously permitted allocations, and no reported problems or harm to the existing legal users of surface water. Therefore, the potential for harm to occur to the existing legal users as a result of the withdrawal of the recommended allocation is considered minimal.

Existing Off Site Land Uses

On-site Canal

Land uses that are dependent upon water being on or near land surface and that existed prior to

this application are protected from harm. The Project is surrounded by agricultural lands in all directions with existing off site land uses. This application is for a continuation of an existing, previously permitted, historical use of water from the on-site canals, with a reduction in the previously permitted allocations, and no reported problems or harm to existing off site land uses. Therefore, pursuant to Subsection 3.6.2 of the AH, the use is not expected to result in significant reduction in water levels on the property of an existing off-site land use to the extent that: the designed function of a water body and related surface water management improvements are damaged (not including aesthetic values); or result in damage to agriculture, including damage resulting from reduction in soil moisture resulting from water use, or land collapse or subsidence caused by reduction in water levels associated with water use.

Migration of Saline Water

On-site Canal

The nearest source of saline surface water, the Indian River Lagoon (where the 250 milligram per liter [mg/L] isochlor of the SAS is also bounded), is located approximately 7.2 miles east of the Project. The on-site canals and the underlying SAS are hydraulically connected and contain fresh water in the vicinity of the Project. The on-site canals are isolated from deeper sources of saline water, found within the FAS, by over 300 feet of low permeability sediments of the Intermediate confining unit (USGS Water Resources Investigations Report 03-4242). Moreover, this application is for a continuation of an existing, previously permitted, historical use of water from the on-site canals, with a reduction in the previously permitted allocations, and no reported problems or harm to freshwater resources. Therefore, the potential for saline water intrusion or upconing to occur as a result of the proposed withdrawal for the recommended allocation is considered minimal.

Sources of Pollution

On-site Canal

The nearest known potential source of pollution is ACOR Compost (Florida Department of Environmental Protection [FDEP] Facility ID 107435), a solid waste site, located approximately 0.5 miles east of the Project. In May 2023, the FDEP determined that this solid waste site was in compliance with FDEP Solid Waste Program rules and regulations. Moreover, this application is for a continuation of an existing, previously permitted, historical use of water from the on-site canals, with a reduction in the previously permitted allocations, and no reported problems or harm involving the movement of contaminants. Therefore, the potential for movement of contaminants, if present, from known pollution sources to occur as a result of the withdrawal of the recommended allocation is considered minimal.

Wetland Environments

On-site Canal

There are numerous Category 2 and 3 wetlands located within and adjacent to the Project site. Several of the wetlands are adjacent to constructed above ground reservoirs authorized under ERP 56-00745-S. Based on an aerial review, the on-site wetlands appear adequately hydrated and do not appear to have been adversely impacted by the historic water use operations. Moreover, this application is for a continuation of an existing, previously permitted, historical use of water from the on-site canal, with a reduction in the previously permitted allocations, and no reported problems or harm to the wetlands. Considering these factors, and based upon application of the narrative standard that the hydrologic alteration of the water use shall not adversely impact the values of wetland functions so as to cause harm to the abundance, diversity and habitat of fish, wildlife and listed species, the potential for harm to occur to wetlands as a result of the withdrawal of the recommended allocation is considered minimal.

Additional Information:

Regional Issues

Restricted Allocation Areas

C-23, C-24, and C-25 Canal System

The District C-25 Canal, part of the C-23, C-24, and C-25 Canal system restricted allocation area, is located approximately 1.2 miles south of the Project. The Project does not withdraw surface water from the District C-25 Canal or any connected canal system that derives water supply from the District C-25 Canal. Moreover, this application is for a continuation of an existing, previously permitted, historical use of water from the on-site canal, with a reduction in the previously permitted allocations. Therefore, no additional surface water is being allocated and no increase in surface water withdrawal capacities is being requested from the restricted allocation areas by this water use permit (Subsection 3.2.1.B of the AH).

Restricted Allocation Area for Pumps on Floridan Wells

The existing FAS wells at the Project site are naturally flowing wells equipped with appropriate valves and operated on as needed basis for backup freeze protection. Prior to any permanent pump installation on FAS wells, if needed, the Permittee shall provide measurements of flow from the well using calibrated flow equipment as outlined in Special Permit Condition 18 (Subsection 3.2.1.D of the AH).

Interagency Coordination

The Project is located at the jurisdictional boundary between the District and the St. John's River Water Management District (SJRWMD). Review of this water use application was coordinated with SJRWMD, in accordance with the Memorandum of Understanding amongst the Districts and no concerns were raised regarding the modification and re-issuance of the water use permit.

Project Site Issues

Legal Control and Land Use

The Permittee has provided documentation of an agreement indicating that the Permittee maintains operational control of the irrigation and drainage systems within the Project site. All withdrawal facilities are located on property where the Permittee maintains legal access. The water allocation requested for agricultural irrigation is compatible with the land use category at this site (Subsection 2.1 of the AH).

Potential Use of Reclaimed Water

The Permittee provided the end user feasibility evaluation, which indicated that the closest reclaimed line is located approximately 5.6 miles east of the Project. Therefore, the use of reclaimed water for the Project is considered technically infeasible (Subsection 2.2.4.B.2.b of the AH).

Permit Duration

The Project is located within the Upper East Coast Regional Water Supply Planning Area. The requested allocation is necessary to meet the 20-year demands and is consistent with Rule 40E-2 of the Florida Administrative Code (Subsection 1.5.1 of the AH). Therefore, the duration of the water use permit shall be 20 years.

Associated Permits:

Permit Type	Application/Permit Number	Association Type
Environmental Resource Permit	56-00745-S	Related

Distribution List

Walter T Jerkins Jr , Premier Citrus LLC

Karen Brandon , AECOM

Port Saint Lucie

St. Lucie County Engineer

City Of Fort Pierce

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website at www.sfwmd.gov/regpermitting and searching under this application number 241209-48354 .

[Exhibit 1 Project Location/County](#)

[Exhibit 2 General Location Map](#)

[Exhibit 3 Project Site Map/Facility Locations](#)

[Exhibit 4 Description of Wells](#)

[Exhibit 5 Description of Pumps](#)

[Exhibit 6 Calculations of Irrigation Requirements](#)

[Exhibit 7 Water Levels and Rainfall Data Analysis](#)

[Exhibit 8 Compliance Reporting Requirements](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a

petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

Capron Trail
Community Development District

**Financial Report For
February 2026**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	57,409	0	57,434
MAINTENANCE ASSESSMENTS	288,194	0	287,149
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	0	0
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	0	0
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	1,800	0	154
DEVELOPER CONTRIBUTION - EXTRAORDINARY	0	0	0
TOTAL REVENUES	\$ 362,609	\$ -	\$ 344,737
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	0	2,690
MANAGEMENT FEES	24,000	2,000	10,000
LEGAL FEES	4,000	0	554
AUDIT FEES	3,500	0	0
INSURANCE - LIABILITY	8,000	0	7,269
LEGAL ADVERTISING	1,150	0	641
POSTAGE AND DELIVERY	300	0	15
OFFICE SUPPLIES/MISCELLANEOUS	1,750	183	848
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	146	729
ADMINISTRATIVE CONTINGENCY	690	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,315	\$ 2,329	\$ 22,921
MAINTENANCE EXPENDITURES			
MOWING	27,000	0	2,737
FUEL & OIL	115,500	0	30,659
AQUATIC MAINTENANCE	17,565	0	5,754
OPERATIONS MANAGEMENT	40,000	0	5,546
ROADWAYS & CULVERTS	11,600	0	9,553
CANAL REPAIR & MAINTENANCE	8,400	0	0
RESERVOIR REPAIR & MAINTENANCE	10,000	0	1,742
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	0	21,708
INSURANCE - MAINTENANCE	0	0	0
MISCELLANEOUS MAINTENANCE	855	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ -	\$ 77,699
TOTAL EXPENDITURES	\$ 334,235	\$ 2,329	\$ 100,620
REVENUES LESS EXPENDITURES	\$ 28,374	\$ (2,329)	\$ 244,117
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	0	(13,524)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	0	(13,773)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,329)	\$ 216,820
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,329)	\$ 216,820

Notes: Premier Citrus Management Invoices Received Through December 2025

Bank Balance As Of 2/28/26	\$ 219,917.74
Accounts Payable As Of 2/28/26	\$ 9,655.93
Accounts Receivable As Of 2/28/26	\$ -
Available Funds As Of 2/28/26	\$ 210,261.81

Capron Trail Community Development District
Budget vs. Actual
October 2025 through February 2026

	Oct 25 - Feb 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-1399 · Carryover from prior year	0.00	0.00	0.00	0.0%
01-3100 · Admin Assessments	57,433.78	57,409.00	24.78	100.04%
01-3200 · Maintenance Assessment	287,148.65	288,194.00	-1,045.35	99.64%
01-3201 · Facilities & Service Agre Admin	0.00	2,361.00	-2,361.00	0.0%
01-3202 · Facilities & Service Agre Maint	0.00	12,845.00	-12,845.00	0.0%
01-3830 · Assessment Fees	-13,523.49	-14,187.00	663.51	95.32%
01-3831 · Assessment Discounts	-13,773.72	-14,187.00	413.28	97.09%
01-9410 · Interest Income (GF)	154.82	1,800.00	-1,645.18	8.6%
Total Income	317,440.04	334,235.00	-16,794.96	94.98%
Expense				
01-1310 · Engineering	2,690.00	12,000.00	-9,310.00	22.42%
01-1311 · Management Fees	10,000.00	24,000.00	-14,000.00	41.67%
01-1315 · Legal Fees	554.40	4,000.00	-3,445.60	13.86%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
01-1450 · Insurance (Liability)	7,269.00	8,000.00	-731.00	90.86%
01-1480 · Legal Advertisements	641.04	1,150.00	-508.96	55.74%
01-1513 · Postage and Delivery	15.23	300.00	-284.77	5.08%
01-1514 · Office Supplies	848.14	1,750.00	-901.86	48.47%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	729.15	1,750.00	-1,020.85	41.67%
01-1755 · Administrative Contingency	0.00	690.00	-690.00	0.0%
01-1803 · Aquatic Maintenance	5,753.61	17,565.00	-11,811.39	32.76%
01-1822 · Mowing	2,736.50	27,000.00	-24,263.50	10.14%
01-1823 · Fuel & oil	30,659.29	115,500.00	-84,840.71	26.55%
01-1824 · Operations Management	5,545.72	40,000.00	-34,454.28	13.86%
01-1825 · Roadways & Culverts	9,553.44	11,600.00	-2,046.56	82.36%
01-1826 · Canal Repair & Maintenance	0.00	8,400.00	-8,400.00	0.0%
01-1827 · Reservoir Repair & Maintenance	1,741.96	10,000.00	-8,258.04	17.42%
01-1828 · Drainage Engine/Pump Repairs	21,707.26	46,000.00	-24,292.74	47.19%
01-1831 · Miscellaneous Maintenance	0.00	855.00	-855.00	0.0%
Total Expense	100,619.74	334,235.00	-233,615.26	30.1%
Net Income	216,820.30	0.00	216,820.30	100.0%

Capron Trail Community Development District
Balance Sheet
As Of February 28, 2026

	Operating Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	219,917.74	0.00	0.00	0.00	0.00	219,917.74
CSB	219,917.74	0.00	0.00	0.00	0.00	219,917.74
Total Checking/Savings	219,917.74	0.00	0.00	0.00	0.00	219,917.74
Total Current Assets	219,917.74	0.00	0.00	0.00	0.00	219,917.74
Other Assets						
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
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	-6,061,544.00	0.00	-6,061,544.00
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	0.00	0.00	0.00	489,513.00	0.00	489,513.00
TOTAL ASSETS	219,917.74	0.00	0.00	489,513.00	0.00	709,430.74
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	9,655.93	0.00	0.00	0.00	0.00	9,655.93
Total Accounts Payable	9,655.93	0.00	0.00	0.00	0.00	9,655.93
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	9,655.93	0.00	0.00	0.00	0.00	9,655.93
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	9,655.93	0.00	0.00	0.00	0.00	9,655.93
Equity						
Retained Earnings	-6,558.49	0.00	0.00	-6,066,544.00	0.00	-6,073,102.49
Net Income	216,820.30	0.00	0.00	0.00	0.00	216,820.30
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	210,261.81	0.00	0.00	489,513.00	0.00	699,774.81
TOTAL LIABILITIES & EQUITY	219,917.74	0.00	0.00	489,513.00	0.00	709,430.74