

**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

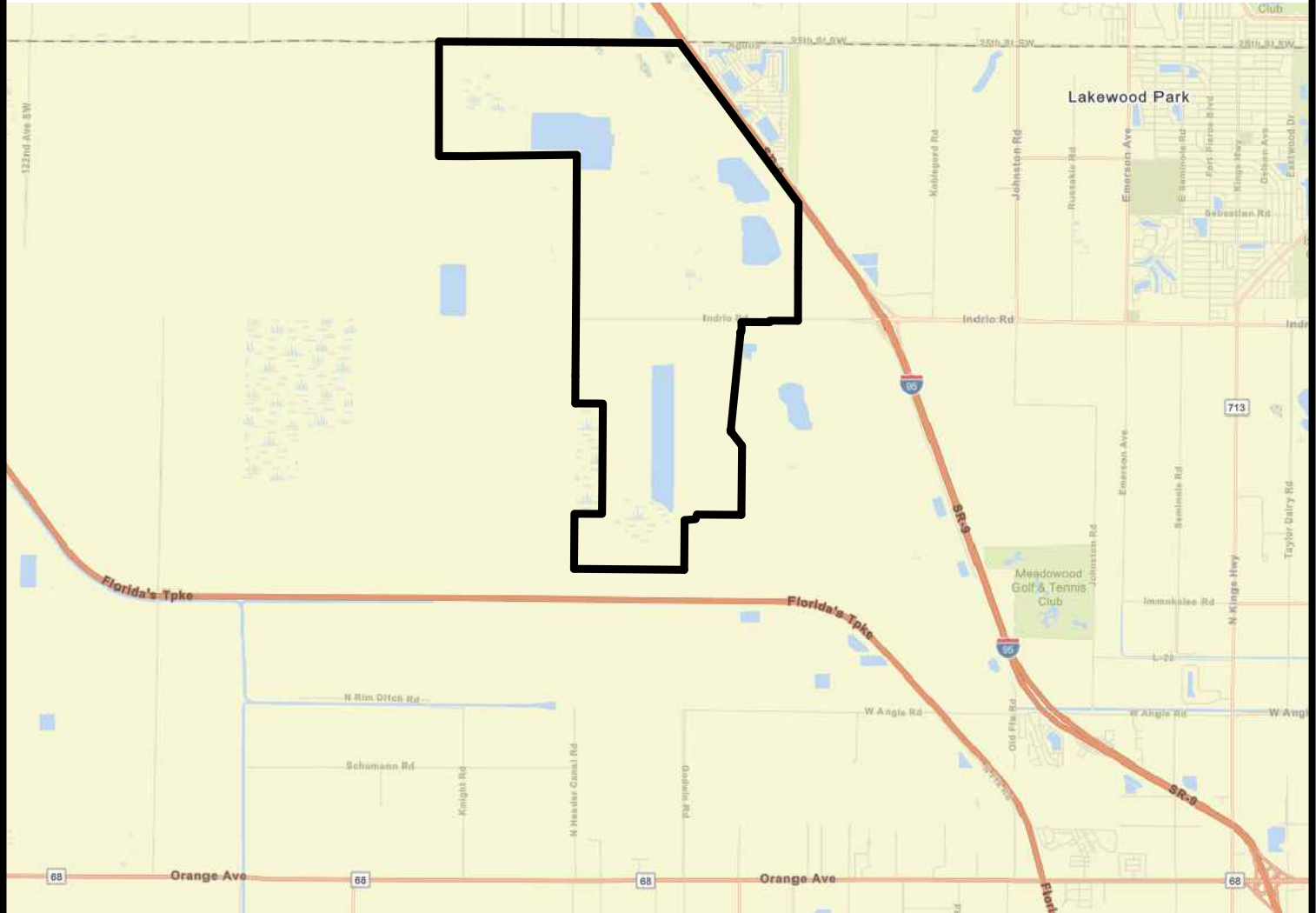


Jonathan T. Johnson
Florida Bar No. 986460
jonathan.johnson@kutakrock.com
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)

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

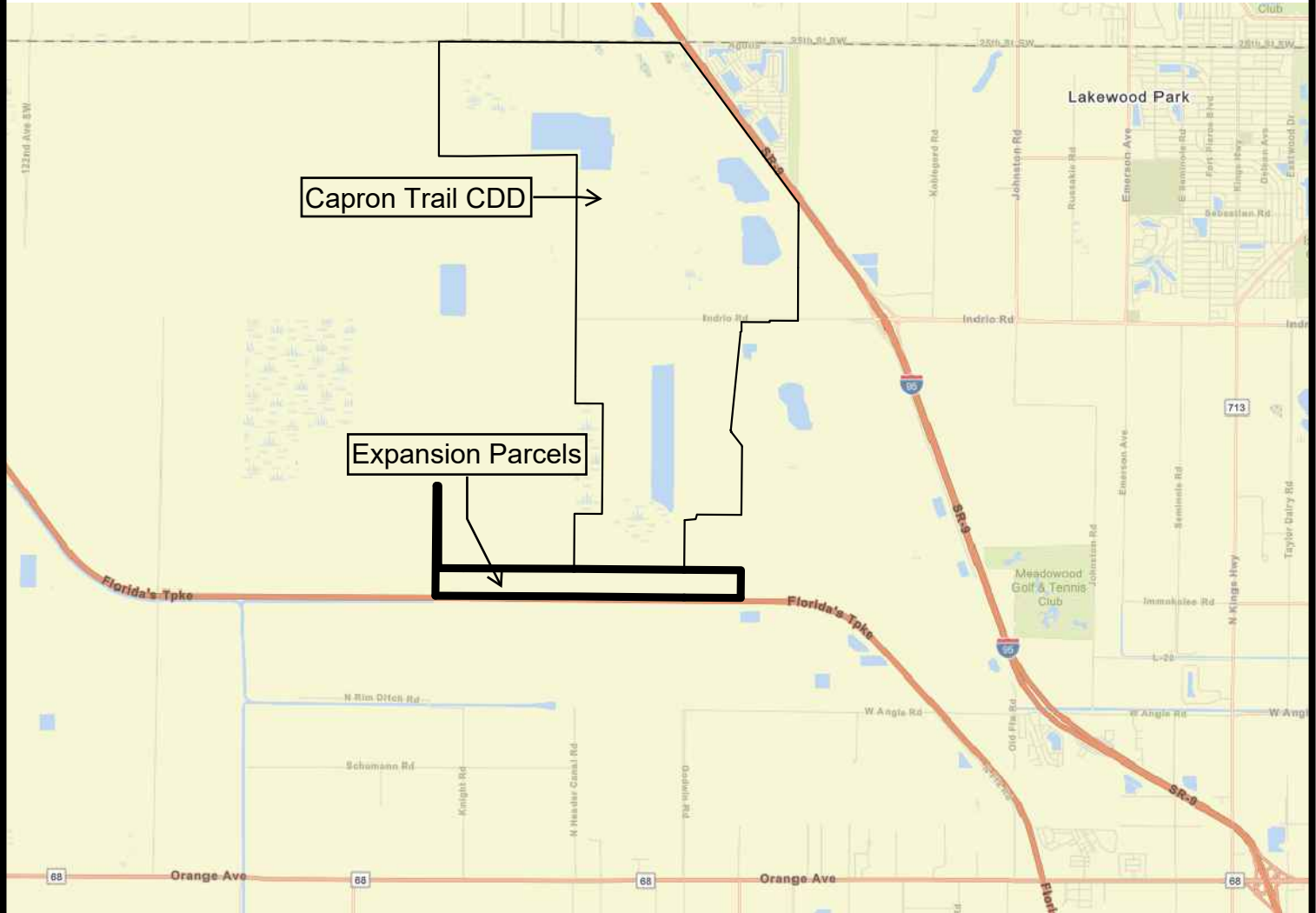
OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N00°25'35"E, A DISTANCE OF 1,325.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N00°25'11"E, A DISTANCE OF 3,975.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST 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



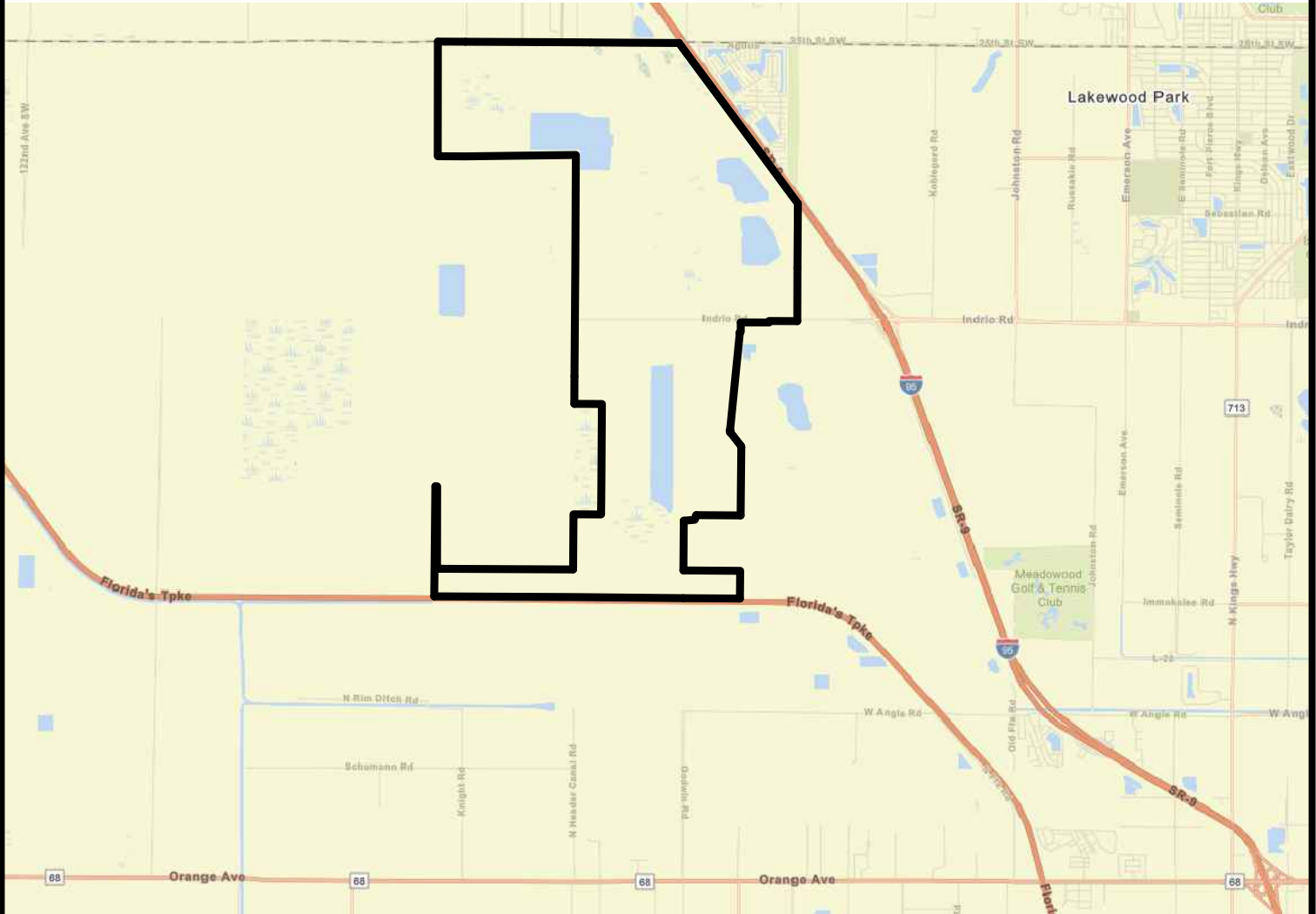
Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644

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, 2023.

Witnessed:

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

[Signature]

Print Name: Matthew W. Oliver

[Signature]

By: walter T. Jerkins Jr.

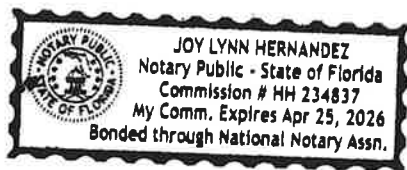
Its: President

[Signature]

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 Jerkins, 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 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 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

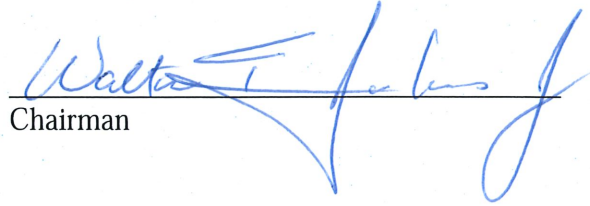
Mr. Jerkins thanked staff for their assistance for items raised in the meeting.

N. ADJOURNMENT

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



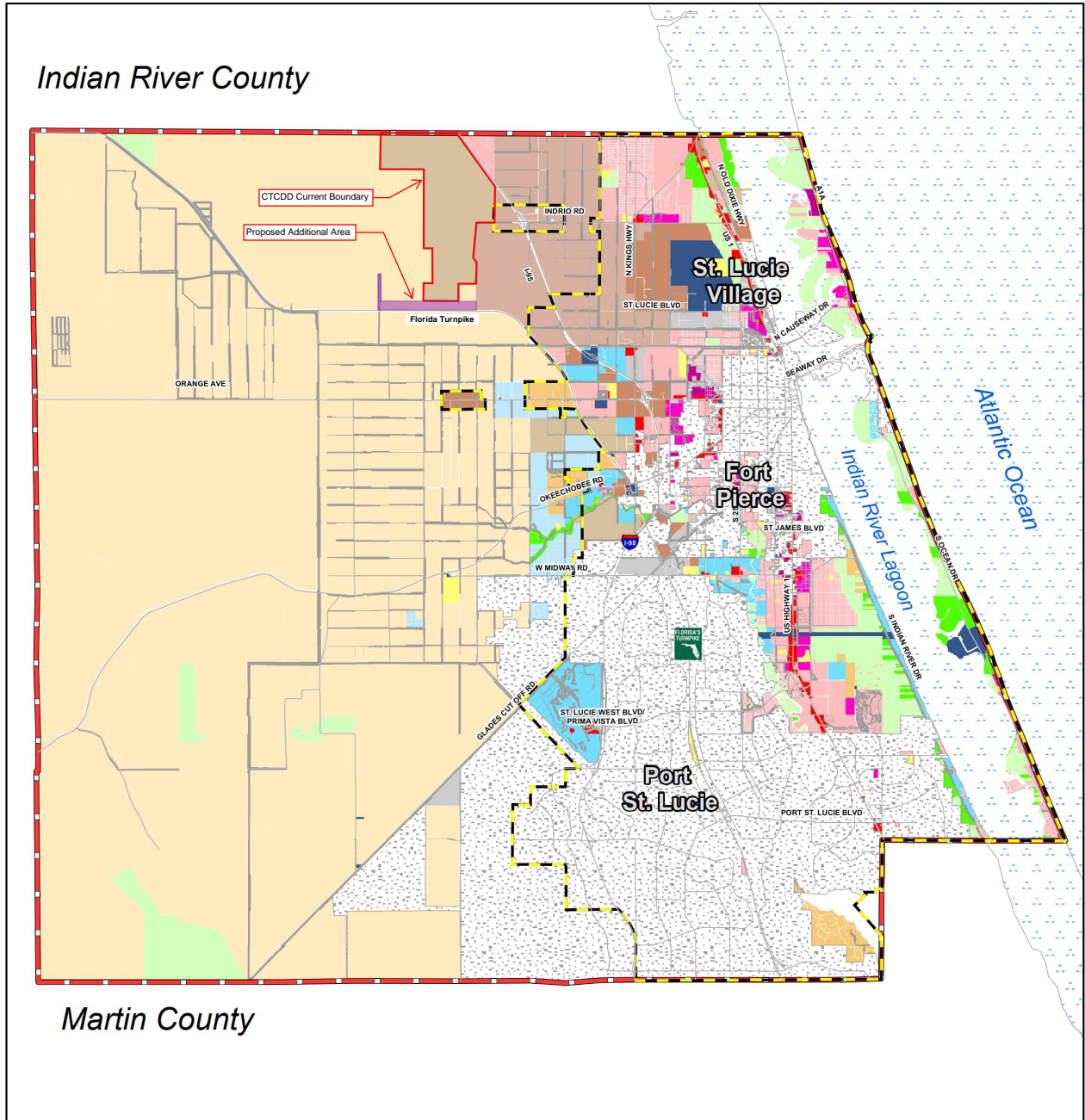
Secretary



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

Legend	
	Urban Service Boundary
	County Boundary
	Municipalities
Future Land Use	
	AG-5, Agriculture-5
	AG-2.5, Agriculture-2.5
	RE, Residential Estate
	RS, Residential Suburban
	RU, Residential Urban
	RM, Residential Medium
	RH, Residential High
	R/C, Residential/Conservation
	CPUB, Conservation-Public
	COM, Commercial
	IND, Industrial
	P/F, Public Facilities
	T/U, Transportation/Utilities
	MXD, Mixed Use Development
	H, Historic
	SD, Special District
	TVC, Towns, Villages & Countryside
	ROW, Right of Way
	SUBM, Submerged Lands
	SPIS, Spoil Islands



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

[Signature]

Print Name: Matthew W. Ohler

[Signature]

By: Walter T. Jenkins Jr

Its: President

[Signature]

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.



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