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# **PETITION TO ESTABLISH CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT**

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**SUBMITTED TO:**

**MARION COUNTY**



**BOARD OF COUNTY COMMISSIONERS**

**PREPARED BY:**



2005 PAN AM CIRCLE STE 300  
TAMPA FL, 33607  
TEL: 813-873-7300 FAX: 813-873-7070  
[www.inframarkims.com](http://www.inframarkims.com)

AUGUST 1, 2025

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# PETITION TO ESTABLISH CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

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BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR  
MARION COUNTY, FLORIDA

IN RE:

FILE NO.:

Petition to Establish  
Canterwood Acres Community Development District

/

**PETITION STATEMENT**

Petitioner, OCALA SW 100<sup>TH</sup>, LLC, a Florida limited liability company, ("Petitioner"), hereby petitions the Board of County Commissioners for Marion County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to adopt an order establishing a Community Development District to be known as Canterwood Acres CDD, ("District"), concerning the land described herein, and designating the land area for which the District would manage and finance the delivery of basic services, and in support therefore states the following:

**1.** Petitioner. OCALA SW 100<sup>TH</sup>, LLC is a Florida limited liability company with a mailing address of 4912 Turnbury Wood Drive, Tampa, FL, 33647.

**2.** Location and Size. The proposed District will be in Marion County, Florida ("County"). **Exhibit A** depicts the general location of the lands comprising the proposed District, which covers approximately 100.8 acres. **Exhibit B** outlines the legal description of the lands that form the district's external boundaries. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.

**3.** Landowner Consent. Petitioners have obtained written consent from the owners of one hundred percent (100%) of the real property located within the District to establish the District. Documentation of consent to the establishment of the District is contained in **Exhibit C**. Section 190.005(1)(a)1, Florida Statutes.

**4.** Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Carla Tabshe  
Address: 4912 Turnbury Wood Drive, Tampa FL 33647

Name: Tony Tabshe  
Address: 4912 Turnbury Wood Drive, Tampa FL 33647

Name: Jack Tabshe  
Address: 4912 Turnbury Wood Drive, Tampa FL 33647

Name: Dawson Ransome  
Address: 32216 Garden Alcove Loop, Wesley Chapel FL 33545

Name: Eric Davidson  
Address: 2005 Pan Am Circle, Ste 300, Tampa FL

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America. Section 190.005(1)(a)3., Florida Statutes.

**5.** Name. The proposed name of the District is Canterwood Acres Community Development District. Section 190.005(1)(a)4., Florida Statutes.

**6.** Future Land Uses. The distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the local Future Land Use Plan are depicted in **Exhibit D**. The proposed land uses and zoning plan for lands contained in and around the proposed District, also depicted in **Exhibit D**, are consistent with the approved local Future Land Use Plan. Section 190.005(1)(a)7., Florida Statutes.

**7.** Major Water and Wastewater Facilities. **Exhibit E** indicates the location of major outfall canals and drainage basins for the lands within the proposed District and the location of existing major trunk water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District. Section 190.005(1)(a)5., Florida Statutes.

**8.** District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District over an estimated two (2) phases from 2025 through to 2026. **Exhibit F** describes the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated construction costs are also identified in **Exhibit F**. Actual construction timetables and expenditures are likely to vary, due in part to the effects of future changes in economic conditions on costs such as labor, services, materials, interest rates, and market conditions. Section 190.005(1)(a)6., Florida Statutes.

**9.** Statement of Estimated Regulatory Costs. **Exhibit G** is the statement of estimated regulatory costs ("SERC"), prepared in accordance with the requirements of Section 120.541, Florida Statutes. The cost estimates submitted were prepared in conjunction with the developer and engineer and represent general estimates for the public infrastructure costs only, as the project will be developed in two phases. Competitive bids will be received, subject to the approved plans. The District will only finance a portion of the public improvement costs with long-term bonds. Section 190.005(1)(a)8., Florida Statutes.

**10.** Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Inframark LLC c/o Brian Lamb as its authorized agent. See **Exhibit H** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Brian Lamb  
Inframark LLC  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 239-4924 (telephone)  
(813) 873-7070 (facsimile)

**11.** This petition to establish the Canterwood Acres Community Development District should be granted for the following reasons:

**a.** Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the County Comprehensive Plan.

**b.** The land area within the proposed District is part of a planned community. It is sufficiently large, compact, and contiguous to be developed as one functional and interrelated community.

**c.** The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Marion County and its residents outside the District by increasing the ad valorem tax base of Marion County and generating water and wastewater impact fees which will assist Marion County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

**d.** The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

**e.** The area to be served by the proposed District is amenable to separate special-district government.

**WHEREFORE**, Petitioner respectfully requests the Board of County Commissioners of Marion County to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), Florida Statutes.

Respectfully submitted,



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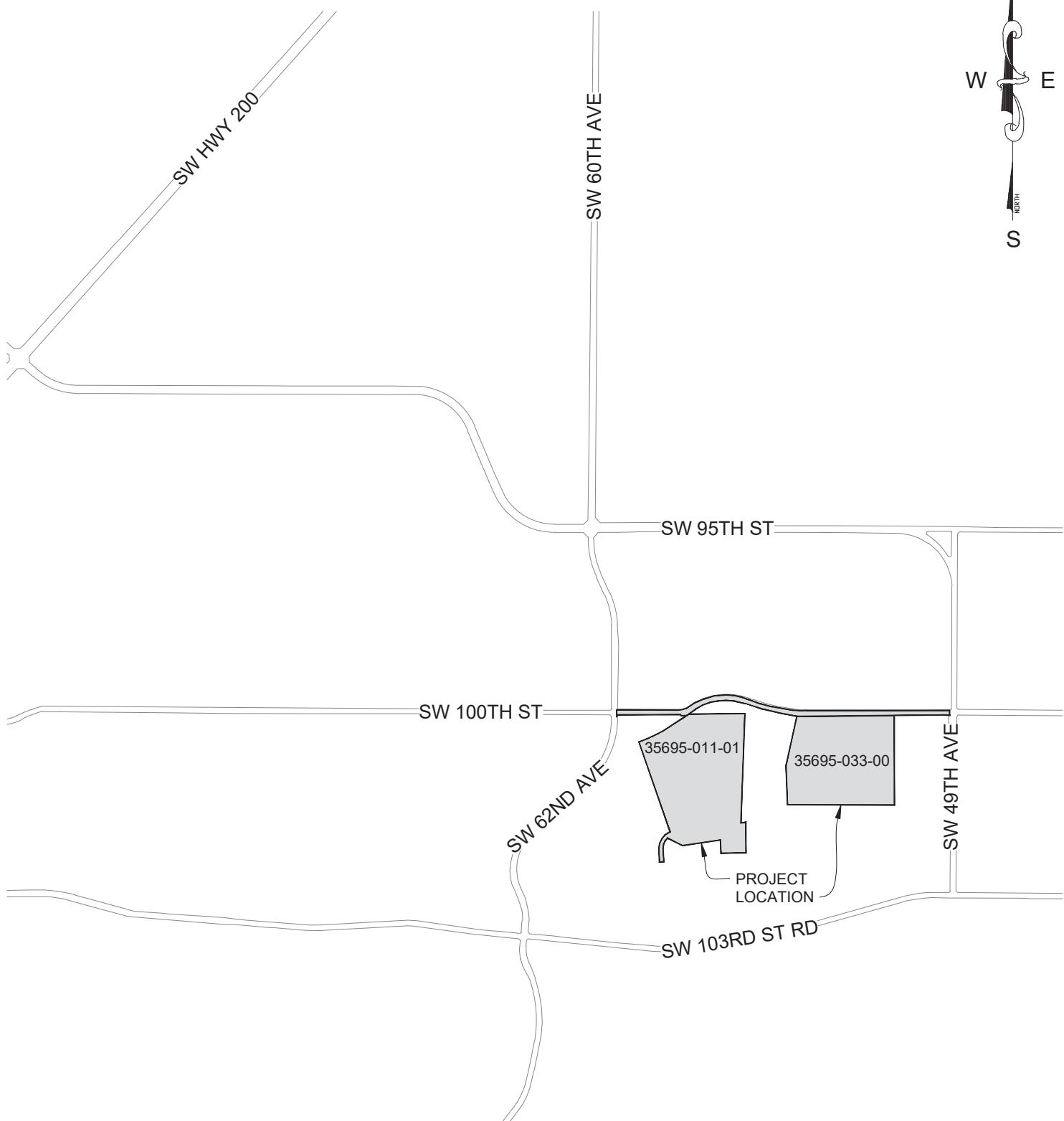
**Brian K. Lamb** – Vice President of  
Development Services  
INFRAMARK, LLC  
2005 Pan Am Circle, Suite 300,  
Tampa, FL 33607  
Tel: (813) 873-7300 ext. 340  
E-Mail: [brian.lamb@inframark.com](mailto:brian.lamb@inframark.com)  
**Authorized Agent for Petitioner**

## **EXHIBIT A**

### **General Location and Aerial Map**

# CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

MARION COUNTY, FL



Project Name: 2025-19 Canterwood Acres CCD(100th PUDs)  
Sheet Name:

Location Map

Drawn: MIK  
Scale: 1"=2000'  
Date: 2025-07-31



**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010  
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66568  
[www.radcliffeengineering.com](http://www.radcliffeengineering.com)



## **EXHIBIT B**

### **Metes and Bounds & Sketch**

SKETCH OF LEGAL DESCRIPTION  
FOR  
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

SHEET 1 OF 2

**LEGAL DESCRIPTION:**

CANTERWOOD ACRES WEST PARCEL  
COMMENCING AT THE N.E. CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, GO THENCE ALONG THE CENTERLINE OF BELMONT BOULEVARD N89°47'13"W A DISTANCE OF 2102.61 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2400 FEET AND A CENTRAL ANGLE OF 21°35'51" THRU AN ARC DISTANCE OF 904.67 FEET TO A POINT; THENCE GO S21°48'38"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., ALSO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 955, AT PAGE 613; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE GO S02°13'58"W A DISTANCE OF 1722.72 FEET TO A POINT; THENCE N83°50'00"E A DISTANCE OF 62.14 FEET TO A POINT AT THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 908, PAGE 557, THENCE S00°36'37"W A DISTANCE OF 442.31 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES, AS RECORDED IN PLAT BOOK 1, PAGES 13-14; THENCE N89°23'23"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 365.67 FEET TO A POINT; THENCE N00°44'15"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 190.76 FEET TO A POINT; THENCE S81°46'49"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 565.89 FEET TO A POINT; THENCE N62°07'27"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 240.00 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES BY A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 186.99 FEET, A CENTRAL ANGLE OF 51°30'00" AND THRU AN ARC DISTANCE OF 168.07 FEET TO A POINT; SAID POINT BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°30'00"E ALONG THE WEST BOUNDARY OF AFORESAID ALEJANDRIA ESTATES 198.05 FEET; THENCE S88°30'00"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 60.00 FEET TO A POINT; THENCE N01°30'00"W A DISTANCE OF 198.05 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 246.99 FEET, A CENTRAL ANGLE OF 72°27'04" AND THRU AN ARC DISTANCE OF 312.39 FEET TO A POINT; THENCE N19°02'19"W A DISTANCE OF 1387.37 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD.; THENCE GO ALONG SAID SOUTH RIGHT OF WAY LINE OF BELMONT BLVD. BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2040 FEET, A CENTRAL ANGLE OF 14°54'01" AND THRU AN ARC DISTANCE OF 530.52 FEET TO A POINT; THENCE N56°03'40"E A DISTANCE OF 377.76 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 55°44'58" AND THRU AN ARC DISTANCE OF 812.46 FEET TO THE POINT OF BEGINNING.  
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND LYING IN SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST.

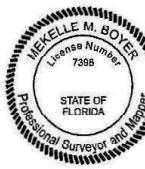
CANTERWOOD ACRES EAST PARCEL  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 3°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE DEEDS OF RECORD, RECORDED IN OFFICIAL RECORDS BOOK 7628, PAGE 466 AND OFFICIAL RECORDS BOOK 7620, PAGE 713, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Mekelle M  
Boyer

Digitally signed by  
Mekelle M Boyer  
Date: 2025.07.21  
20:36:33 -04'00'



MEKELLE M. BOYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA

ROGERS ENGINEERING  
& Land Surveying 

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471  
• Ph. (352) 622-9214 • Lic. Bus. #4074

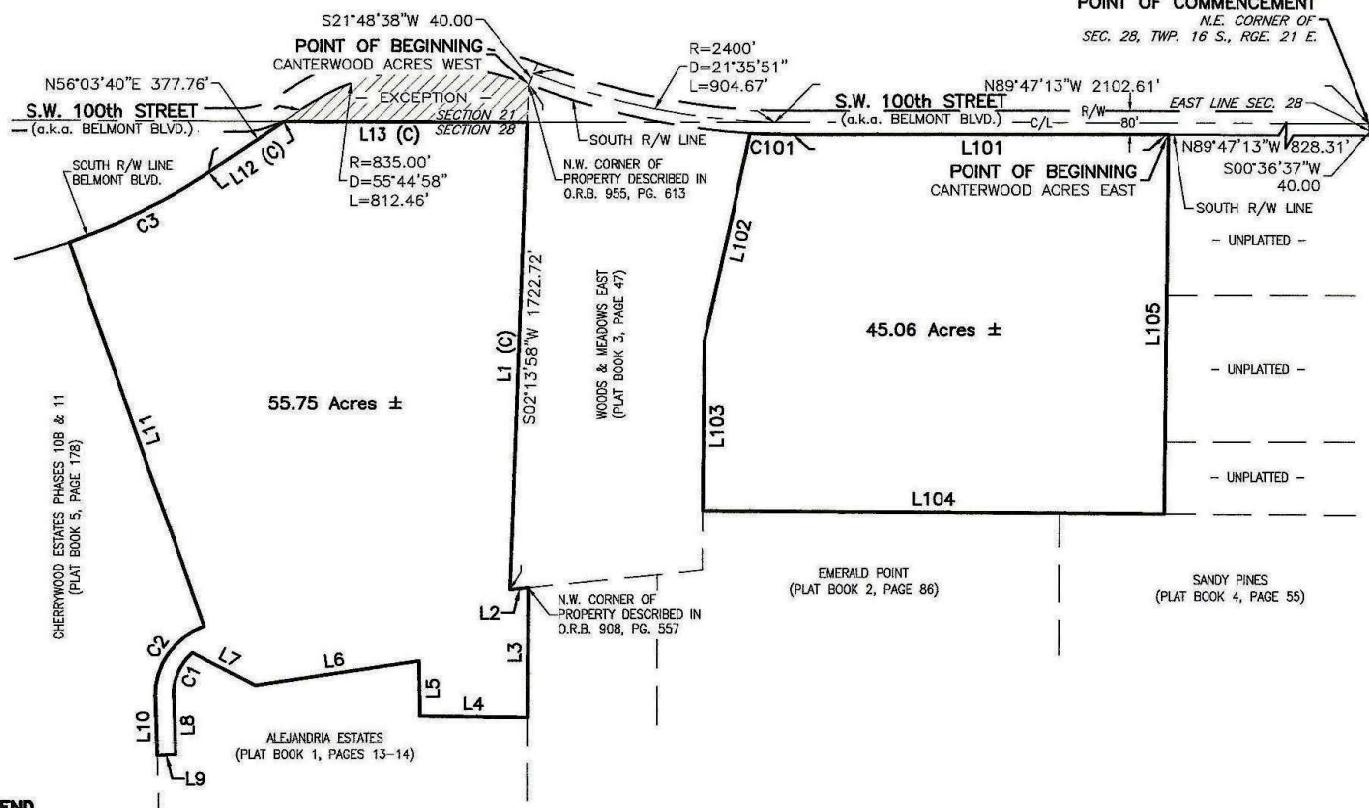
SCALE  
N.T.S.

DATE  
7/14/2025

SKETCH OF LEGAL DESCRIPTION  
FOR  
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

**LEGEND**

R/W	RIG
C/L	CE
SEC.	SE
TWP.	TO
RGE.	RA
(C)	CA
R	RA
D or Δ	CE
L	AR
P.B.	PL
PG.	PA
O.R.B.	OF



## LEGEND

CURVE TABLE			
CURVE #	R	Δ	L
C1	186.99'	51°30'00"	168.07'
C2	246.99'	72°27'04"	312.39'
C3	2040.00'	14°54'01"	530.52'
C101	2440.00'	3°24'13"	144.95'

## LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S02°13'58" W	1594.29'
L2	N83°50'00" E	62.14'
L3	S00°36'37" W	442.31'
L4	N89°23'23" W	365.67'
L5	N00°44'15" W	190.76'
L6	S81°46'49" W	565.89'
L7	N62°07'27" W	240.00'
L8	S01°30'00" E	198.05'
L9	S88°30'00" W	60.30'
L10	N01°30'00" W	198.05'
L11	N19°02'19" W	1387.37'
L12	N56°03'40" E	309.14'
L13	S89°28'50" E	828.43'
L101	N89°47'13" W	1274.02'
L102	S12°19'53" W	725.71'
L103	S00°36'37" W	575.17'
L104	S89°23'23" E	1564.30'
L105	N00°36'37" E	1291.33'

# ROGERS ENGINEERING & Land Surveying

105 S.E. 3rd Avenue • Ocala, Florida 34471  
• Ph. (352) 622-9214 • Lic. Bus. #4074

## **EXHIBIT C**

### **Land Owner Consents and Deeds**

**CONSENT AND JOINDER OF LANDOWNER  
TO THE ESTABLISHMENT OF THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT  
DISTRICT**

The undersigned owns certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Ocala SW 100<sup>th</sup>, LLC ("Petitioner") intends to submit a petition to create the Canterbury Acres Community Development District per the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute a portion of the Canterbury Acres Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Canterbury Acres Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Canterbury Acres Community Development District, which will include the Property within the lands to be a part of the Community Development District, and agrees to execute further any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

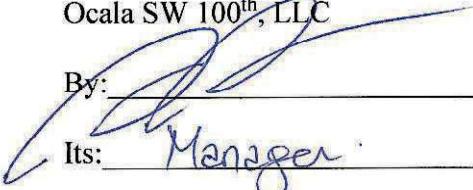
The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever occurs first. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

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.

(SIGNATURE PAGE TO FOLLOW)

Executed this 23<sup>rd</sup> day of April, 2025.

Ocala SW 100<sup>th</sup>, LLC

By: 

Its: Manager

Witnesses:

Signature: 

Print Name: Joseph Tabshu

Signature: 

Print Name: Micheline Tabshu

STATE OF FLORIDA

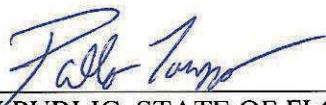
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me utilizing  physical presence or  online notarization, this 23<sup>rd</sup> day of April, 2025, by Joseph Tabshu, as Manager of OCALA SW 100<sup>TH</sup>, LLC. He/She  is personally known to me, or  has produced \_\_\_\_\_ as identification.



PABLO DE JESUS TORANZO  
Commission # HH 437388  
Expires August 24, 2027

NOTARY PUBLIC, STATE OF FLORIDA

  
Pablo Toranzo

(Print, Type or Stamp Commissioned Name of  
Notary Public)

Prepared by

Jorge Sanchez-Galarraga, Esq.  
1313 Ponce De Leon Boulevard Suite 301  
Coral Gables, FL 33134

And return to:

Southern Title Services of Tampa Bay, Inc.  
17818 U.S. Hwy 41 N., Lutz, FL 33549

Parcel Identification No. **R35695-011-01**

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 18 day of November, 2021 between **Enrique Suarez, a married man** whose post office address is **10490 SW 138 Street, Miami, FL 33176** of the County of **Miami-Dade, State of Florida**, grantor\*, and **Ocala SW 100th, LLC, a Florida limited liability company** whose post office address is **4912 Turnbury Wood Drive, Tampa, FL 33647** of the County of **Hillsborough, State of Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida**, to-wit:

Commencing at the N.E. corner of Section 28, Township 16 South, Range 21 East, Marion County, Florida, go thence along the centerline of Belmont Boulevard N.89 degrees 47'13"W. a distance of 2102.61 feet to a point; thence by a curve concave to the North having a radius of 2400 feet and a central angle of 21 degrees 35'51" thru an arc distance of 904.67 feet to a point; thence go S.21 degrees 48'38"W. a distance of 40.00 feet to a point on the South right of way line of Belmont Blvd., also the Point of Beginning; said point also being the N.W. corner of the property described in Official Records Book 955, at Page 613; thence leaving said South right of way line go S.02 degrees 13'58"W. a distance of 1722.72 feet to a point; thence N.83 degrees 50'00"E. a distance of 62.14 feet to a point at the N.W. corner of the property described in Official Records Book 908, Page 557, thence S.00 degrees 36'37"W. a distance of 442.31 feet to a point on the Northerly boundary of Alejandria Estates, as recorded in Plat Book 1, Pages 13-14; thence N.89 degrees 23'23"W. along said Northerly boundary of Alejandria Estates 365.67 feet to a point; thence N.00 degrees 44'15"W. along said Northerly boundary of Alejandria Estates 190.76 feet to a point; thence S.81 degrees 46'49"W. along said Northerly boundary of Alejandria Estates 565.89 feet to a point; thence N.62 degrees 07'27"W. along said Northerly boundary of Alejandria Estates 240.00 feet to a point; thence continue along said Northerly boundary of Alejandria Estates by a curve concave to the East, having a radius of 186.99 feet, a central angle of 51 degrees 30'00" and thru an arc distance of 168.07 feet to a point; said point being the point of tangency of said curve; thence S.01 degrees 30'00"E. along the West boundary of aforesaid Alejandria Estates 198.05 feet; thence S.88 degrees 30'00"W. along said Northerly boundary of Alejandria Estates 60.00 feet to a point; thence N.01 degrees 30'00"W. a distance of 198.05 feet to a point; thence by a curve concave to the East having a radius of 246.99 feet, a central angle of 72 degrees 27'4" and thru an arc distance of 312.39 feet to a point; thence N.19 degrees 02'19"W. a distance of 1387.37 feet to a point; said point being on the South right of way line of Belmont Blvd.; thence go along said South right of way line of Belmont Blvd. by a curve concave to the North having a radius of 2040 feet, a central angle of 14 degrees 54'01" and thru an arc distance of 530.52 feet to a point; thence N.56 degrees 03'40"E. a distance of 377.76 feet to a point; thence by a curve concave to the South having a radius of 835.00 feet, a central angle of 55 degrees 44'58" and thru an arc distance of 812.46 feet to the Point of Beginning.

Except any portion of the above described land lying in Section 21, Township 16 South, Range 21 East.

DoubleTime®



Prepared by  
Belinda Stephenson, an employee of  
**First American Title Insurance Company**  
1808 East Silver Springs Blvd  
Ocala, Florida 34470  
(352)690-1787

Return to: Grantee

File No.: 14203-2700802

## **WARRANTY DEED**

THIS INDENTURE, executed on **November 10, 2021**, between

**Coba Homes Corporation, a Florida corporation (f/k/a Coho Inc., as evidenced by an amendment to the Articles of Incorporation recorded in Official Records Book 2248, Page 856, Marion County, Florida)**

whose mailing address is: 8201 SW 128TH STREET, PINCRET, FL 33156,  
hereinafter called the "grantor", and

**OCALA SW 100TH, LLC, a Florida limited liability company**

whose mailing address is: 4912 Turnbody Wood Drive, Tampa, FL 33647,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion County, FL**, to-wit:

**See Exhibit "A" attached hereto**

Parcel Identification Number: **35695-033-00**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Coba Homes Corporation, a Florida corporation

By:

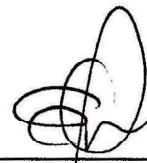
George D. Coba  
Name: George D. Coba

Title: President

*Signed, sealed and delivered in our presence:*

Milenea  
Witness Signature

Izzie Nunez  
Print Name



Witness Signature

Eduardo Yong  
Print Name

State of Florida

County of Miami-Dade

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  online notarization, on November 17, 2021, by **George D. Coba, as President, on behalf of Coba Homes Corporation, a Florida corporation**, existing under the laws of the State of **Florida**.

Mariana Gomez  
Notary Public

Mariana Gomez  
(Printed Name)

My Commission expires: July 17, 2022

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license



{Notarial Seal}

**EXHIBIT "A"**

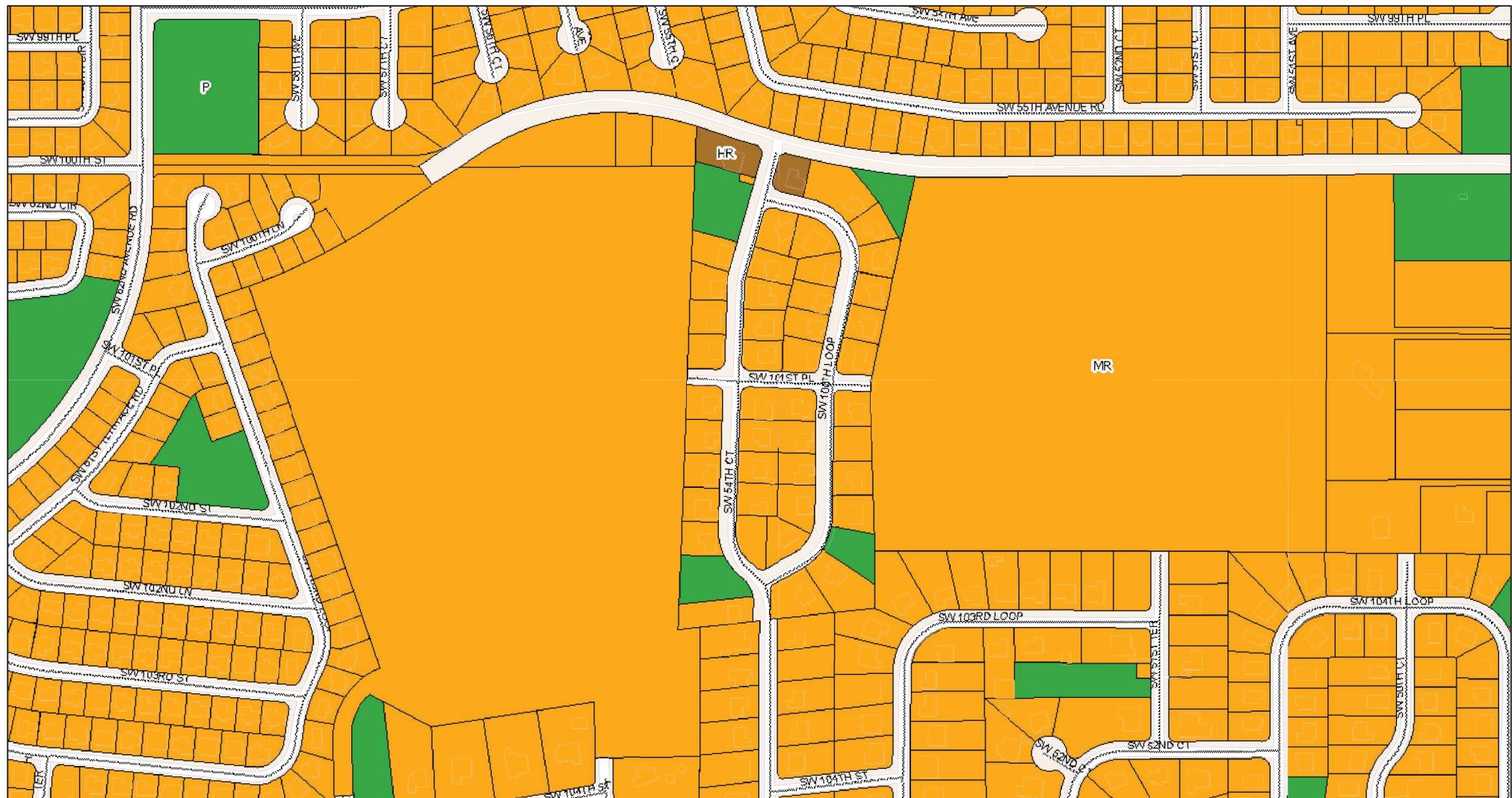
**Legal Description**

**Commencing at the Northeast corner of Section 28, Township 16 South, Range 21 East, Marion County, Florida, thence go along the East line of said Section 28, S.00°36'37"W., a distance of 40.00 feet; thence go along the South right of way line of Belmont Blvd, N.89°47'13"W., a distance of 828.31 feet to the POINT OF BEGINNING; thence continue along said South right of way line N.89°47'13"W., a distance of 1274.02 feet to a point of curve concave Northwesterly having a radius of 2440.00 feet, a central angle of 3°24'13" and an arc distance of 144.95 feet; thence leaving said South right of way line S.12°19'53"W., a distance of 725.71 feet; thence S.00°36'37"W., a distance of 575.17 feet; thence S.89°23'23"E., a distance of 1564.30 feet; thence N.00°36'37"E., a distance of 1291.33 feet to the POINT OF BEGINNING.**

## **EXHIBIT D**

### **Future Land Use and Zoning Maps**

# Marion County Florida - Interactive Map



6/17/2025, 2:33:13 PM

1:4,514

Marion County

### High Residential (4 - 8 du/ac)

## Future Land Use

Public (N/A; FAR 1.0)

Medium Residential (1 - 4 du/ac) — Public (

### Public (

Marion County BOCC

## **EXHIBIT E**

### **Major Water and Sewer**

# CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

## OVERALL WATER & SEWER MAP

### GRAPHIC SCALE

Graphic scale showing 200 and 400 units in feet. The scale is marked with 200 and 400, and a bracket below indicates a length of 200 ft.

This site plan illustrates the layout of SW 100th Street (Marion County) and its surrounding areas. The plan shows two primary planning units: the SW 100th St. WEST PUD (204 LOTS) and the SW 100th St. EAST PUD (180 LOTS). The WEST PUD is located to the west of SW 100th Street, while the EAST PUD is located to the east. The plan includes a network of streets, property boundaries, and utility infrastructure. Key features include:

- SW 100th STREET:** A major street running through the area, with labels for "POINT OF SEWER CONNECTION" and "POINT OF WATER CONNECTION" at its intersections.
- SW 62nd AVE:** A street running parallel to SW 100th Street, with labels for "POINT OF SEWER CONNECTION" and "POINT OF WATER CONNECTION" at its intersections.
- SW 100th AVE:** A street running perpendicular to SW 100th Street, with labels for "POINT OF SEWER CONNECTION" and "POINT OF WATER CONNECTION" at its intersections.
- SEWER MAIN (typ.):** A network of sewer lines connecting individual lots to a main line.
- WATER MAIN (typ.):** A network of water lines connecting individual lots to a main line.
- LOT SIZES:** Various lot sizes are indicated throughout the plan, such as 40' x 80', 40' x 100', and 50' x 100'.

**Project Name:** SW 100th Street  
**Client Name:** Overall Water & Sewer Map

Sheet No.  
C001  
of

## **EXHIBIT F**

### **Infrastructure Plan & Timetable and Estimated Costs**

**CANTERWOOD ACRES  
Community Development District  
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>2025-2026 District Estimated Costs</u>		<u>Total</u>
Stormwater Management	\$ 1,772,837	\$	1,772,837
Sanitary Sewer Collection	\$ 1,630,283	\$	1,630,283
Water Distribution	\$ 1,592,120	\$	1,592,120
Roadways	\$ 3,078,492	\$	3,078,492
Recreational Facilities	\$ 1,250,000	\$	1,250,000
Landscape Hardscape Irrigation	\$ 3,000,000	\$	3,000,000
Professional Services	\$ 750,000	\$	750,000
Contingency	\$ 1,544,511	\$	1,544,511
<b>TOTAL</b>		<hr/>	<b>\$ 14,618,243</b>

**CANTERWOOD ACRES  
Community Development District  
Proposed Infrastructure Plan**

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Roadways Within the District	CDD	CDD	CDD
Sanitary Sewer Collection System	CDD	County	County
Water Distribution System	CDD	County	County
Stormwater Management	CDD	CDD	CDD
Landscape/Hardscape/Irrigation	CDD	CDD	CDD
Amenities and Recreational Facilities	CDD	CDD	CDD
Professional Services	CDD		
Contingency	CDD		

## **EXHIBIT G**

### **Statement of Estimated Regulatory Costs**

# CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF ESTIMATED REGULATORY COSTS

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

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AUGUST 1, 2025

**STATEMENT OF ESTIMATED REGULATORY COSTS**  
FOR THE ESTABLISHMENT OF THE  
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

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b. 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		
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## **I. INTRODUCTION**

### **1. Definitions**

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means Marion County, Florida

“Developer” means Ocala SW 100<sup>th</sup>, LLC

“District” means Canterwood Acres Community Development District

“Petition” means the petition filed with Marion County to establish Canterwood Acres Community Development District

“Petitioner” means Ocala SW 100<sup>th</sup>, LLC

“Ordinance” means the proposed ordinance creating Canterwood Acres Community Development District

### **2. Purpose**

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to establish a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared per Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District establishment process and, more specifically, those items for inclusion required by Section 120.541(2), F.S.

### **3. Overview of Canterwood Acres Community Development District**

The proposed District will encompass approximately 100.8 acres. This Petition establishes the District and defines a plan to finance, acquire, construct, and maintain the following types of infrastructure, including, but not limited to, District Roads, Stormwater Management, Utilities (Potable Water and Wastewater), Irrigation, Landscaping, and Wetland/Preserve Areas.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit the prepayment of debt service obligations if the property owner desires. Ongoing operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all properties that benefit from the District. The District is structured to be financially independent as intended by the Legislature. It does not require any subsidy from the State of Florida or any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

According to the Additional Requirements promulgated by the Marion County Code, the author has prepared the following five (5) statements within the instant calendar year:

1. Northridge CDD – Pasco County, Florida.
2. Kings Creek II CDD – City of Jacksonville, Florida
3. Vista DiRoma CDD – Hillsborough County, Florida
4. Sunstone II – City of Groveland, Florida
5. Two Rivers North CDD – Hillsborough County, Florida

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## **II. STATUTORY REQUIREMENTS**

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
  - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment over \$1 million in the aggregate within 5 years after the implementation of the rule;
  - b. 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 above \$1 million in the aggregate within 5 years after the implementation of the rule; or
  - c. Is likely to increase regulatory costs, including any transactional costs, above \$1 million in the aggregate within 5 years after the rule's implementation.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) 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 ordinance and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely incurred by individuals and entities, including local government entities, required to comply with the ordinance's requirements. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on 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 ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency determines may be helpful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

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**1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:**

- a. Is likely to have an adverse impact on Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;**
- b. 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 Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or**
- c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, Above \$1 Million In The Aggregate Within 5 Years After The Rule Implementation.**

The District is not likely to harm the items described above in (1) a., (1) b., and (1) c. above.

*Economic Growth*

The lands within the proposed District have undergone preliminary horizontal earthwork and construction. The District establishment will likely have no adverse impact above \$1 million. On the contrary, it will likely encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting the compact and financial enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in acquiring revenues necessary to fund budgeted expenditures and will positively impact economic growth.

In addition, the option to establish a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of property within the District agree to a lien on their property, which will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and supports community development. New development leads to increased property values, a broader tax base, and higher tax revenues for the community. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. New growth can "pay for itself" instead of burdening an entire community with its costs.

*Job Creation*

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects in a region can have considerable ramifications for the productivity levels of many other local industries. A jump in residential construction drives the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, also soars. By one estimate, some 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home building included the creation of three new jobs and \$23,000 in state and local taxes from constructing one average new single-family home. In April of 2020, the NAHB released its

estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.90 jobs, \$129,647 in taxes
- Building an average rental apartment: 1.25 jobs, \$55,909 in taxes
- \$100,000 spent on remodeling: 0.75 jobs, \$29,797 in taxes

*Transactional Costs and Competitiveness*

In the aggregate, transactional costs exceeding \$1 million are unlikely to occur within 5 years after the establishment and development of the District are completed. Any transactional costs are covered by the assessments described above. The establishment of the District is unlikely to harm business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation, above \$1 million in aggregate, within 5 years. Home building will increase the property tax base, which is responsible for generating revenues that support local schools and community infrastructure, ultimately leading to a more competitive County.

**2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.**

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

**THE STATE OF FLORIDA**

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District. They will only be affected by the expenditures the State incurs, which will be offset by nominal administrative costs outlined in Section 3 below.

**MARION COUNTY**

The County and its residents not residing within the District will be affected to the degree that human resources are expended on document review and the partnership approach required for this development. The county has established a petition review fee, which is intended to compensate for the efforts of County staff in the district establishment review process.

**CURRENT PROPERTY OWNERS WITHIN THE DISTRICT**

The current property owners of the lands within the District will not be negatively affected by the District's creation. In fact, the current property owners will benefit from the District by facilitating land development and improvements within the District.

## **FUTURE PROPERTY OWNERS**

Future property owners are those who will own property in the proposed District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for specific infrastructure and administration.

### **3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.**

#### *3.1. Cost To The Agency And To Any Other State And Local Entities Of Implementing And Enforcing The Proposed Ordinance*

##### **State Government Entities**

Upon establishing the District, the State of Florida will incur only nominal administrative costs to review the required periodic reports pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. These reporting requirements will take effect upon the establishment of the District and will create the need for additional reporting of District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the expenses incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, no additional burden has been placed on the State due to the District's establishment except for the reporting requirements outlined above or later established by law.

##### **Marion County**

Upon establishing the District, the County will not incur any quantifiable ongoing costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The County, however, may choose to review these documents, which are offset by a fee paid to the County for the administrative review process.

In addition, the District may choose to collaborate with the Marion County Property Appraiser and the Marion County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued for the acquisition and construction of public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County to collect the revenue.

#### *3.2. Any Anticipated Effect on State and Local Revenues*

It is anticipated that the approval of this petition will not negatively impact state revenues. The District has the potential for an increase in state sales tax revenue resulting from a stimulated economy. However, it is impossible to estimate this increase with any certainty. Additionally, local ad valorem tax revenues may increase due to prolonged increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, is expected to impact property values positively and, consequently, ad valorem taxes. Additional revenues will be generated by future residents of the District,

including, but not limited to, increased gas tax collections, utility taxes, and fees from both public and private utilities. In addition, impact fees and development permit revenue are expected to be generated by private development within the District, and local revenues are also expected to increase accordingly.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

**4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.**

The transactional costs associated with establishing the District are primarily related to financing infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District decides to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The real estate within the district secures the obligation to pay the assessments. It is transferred proportionately to new property owners upon selling any portions of the property.

Operations and maintenance assessments will be imposed on the District's property owners to fund infrastructure maintenance costs. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for paying these assessments based on their relative property ownership of the areas benefiting from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

Landowners receive substantial benefits in exchange for paying these special assessments. Specifically, these individuals can expect to receive a higher level of service because they, as property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts provide the opportunity for a higher level of service to county residents without impacting the service capacity of other local governments.

**5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..**

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern employs 200 or fewer permanent full-time employees and, with its affiliates, has a net worth of not more than \$5 million, or any firm based in this state with an Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less, according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census’s Rank of Florida Counties by Population Size in 2020 and Population Distribution, the county's total estimated population was 375,908, making it the 19<sup>th</sup> largest county in the state.

The proposed District should not have any negative impact on small businesses. Large or small businesses can locate their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subject to the financial obligations imposed by the District but will enjoy the resulting benefits derived from operating within the District’s boundaries. Currently, the proposed District does not contain any potential commercial property and, therefore, would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher-quality and lower-cost development. This should, in theory, be more conducive to a business's economic success.

Furthermore, the District operates in accordance with Florida’s “Sunshine” laws and must follow specific competitive bidding requirements for certain goods and services it purchases. As a result of the District’s establishment and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate regarding the size of businesses that can be located within the boundaries or transact business with the District.

The development of the District will have a positive impact on the local economy's small businesses. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses.

The County is not a small county; the development and improvement of the property subject to this establishment petition should not affect nearby small cities.

**6. Any Additional Information That the Agency Determines May Be Useful**

This Statement of Estimated Regulatory Costs was prepared for the proposed establishment of the Canterwood Acres Community Development District and represents the best cost estimate at this time. Certain data utilized in this report was provided by the Petitioner/Developer and other associated professionals and represents the best information available to date. Inframark LLC has prepared this report, and the assertions and findings are based on research, observation, and the experience of its employees in public policy making and district management.

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**7. An Analysis of Alternatives for Delivering Community Development Services and Facilities**

<b>Analysis Of Alternatives For Delivering Community Development Services And Facilities To Be Served By The Canterwood Acres Community Development District</b>		
<b>(Section 190.005(1)(e)4, Florida Statutes)</b>		
<b>Alternative</b>	<b>Description</b>	<b>Analysis</b>
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. In addition, the County is responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or issuance of additional debt. Therefore, these costs and annual maintenance costs will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs.

**RECOMMENDED  
ALTERNATIVE**

### III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to establish Canterbury Acres Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establishment process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports, and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The County and its staff will review, conduct a public hearing, and vote upon the Petition to establish the District. The filing fee will offset modest costs to perform these tasks. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>The establishment of the District should have no negative impact on state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for state and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the district's transactional costs result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>Local government entities (e.g., the county) should not incur major transactional costs related to the ordinance establishing the District.</p>
<i>An analysis of the impact on small businesses, small counties, and small cities.</i>	<p>An overall increase in local economic activity (i.e., local small businesses within close proximity to the District) may be felt due to increased traffic, employment, and construction and development.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.</p>

**EXHIBITS**

**CANTERWOOD ACRES  
Community Development District  
Proposed Infrastructure Plan**

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Roadways Within the District	CDD	CDD	CDD
Sanitary Sewer Collection System	CDD	County	County
Water Distribution System	CDD	County	County
Stormwater Management	CDD	CDD	CDD
Landscape/Hardscape/Irrigation	CDD	CDD	CDD
Amenities and Recreational Facilities	CDD	CDD	CDD
Professional Services	CDD		
Contingency	CDD		

**NOTE:** The CDD will maintain the Hardscape, Landscape, and irrigation, including bike trails and sidewalks.

**CANTERWOOD ACRES  
Community Development District  
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>2025-2026 District Estimated Costs</u>		<u>Total</u>
Stormwater Management	\$ 1,772,837	\$ 1,772,837	
Sanitary Sewer Collection	\$ 1,630,283	\$ 1,630,283	
Water Distribution	\$ 1,592,120	\$ 1,592,120	
Roadways	\$ 3,078,492	\$ 3,078,492	
Recreational Facilities	\$ 1,250,000	\$ 1,250,000	
Landscape Hardscape Irrigation	\$ 3,000,000	\$ 3,000,000	
Professional Services	\$ 750,000	\$ 750,000	
Contingency	\$ 1,544,511	\$ 1,544,511	
<b>TOTAL</b>			<b>\$ 14,618,243</b>

**BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR  
MARION COUNTY, FLORIDA**

**IN RE:**

**FILE NO.:**

Petition to Establish  
Canterwood Acres Community Development District

**CERTIFICATION OF  
STATEMENT OF ESTIMATED REGULATORY COSTS**

**I HEREBY CERTIFY** that the statements and information contained within the Statement of Estimated Costs, pages 28-42 of this Petition to Establish the Canterwood Acres Community Development District, is true and correct to the best of my knowledge.

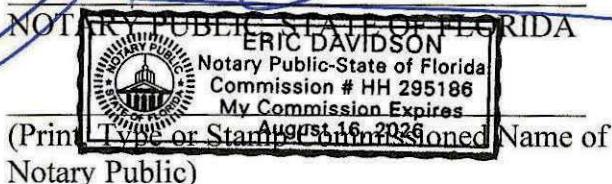


**Brian Lamb – Authorized Agent for Petitioner**

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 15<sup>th</sup> day of August, 2025, by Brian Lamb as Authorized Agent for OCALA SW 100<sup>TH</sup>, LLC, He/She is personally known to me, or  has produced as identification.

Seal:



## **EXHIBIT H**

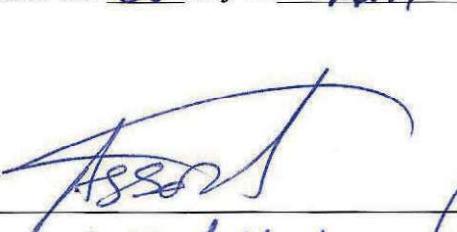
### **Authorization of Agent**

## Authorization of Agent

This letter shall serve as a designation that Inframark LLC, c/o of Brian K. Lamb, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607, is to act as an agent concerning any and all matters pertaining to the Petition to Marion County, Florida to establish the Canterwood Acres Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 23<sup>rd</sup> day of April, 2025.

Witnessed:

Signature: 

Ocala SW 100<sup>th</sup>, LLC

Print Name: Assaad Mouhawes

By: Joseph Tabshe



Its: Manager

Print Name: Micheline Tabshe

STATE OF FLORIDA

COUNTY OF Hillsborough

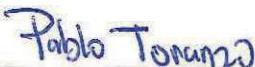
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of April, 2025, by Joseph Tabshe, as Ocala SW 100<sup>th</sup> LLC. He/She  is personally known to me, or  has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC, STATE OF FLORIDA



PABLO DE JESUS TORANZO  
Commission # HH 437388  
Expires August 24, 2027



(Print, Type or Stamp Commissioned Name of Notary Public)

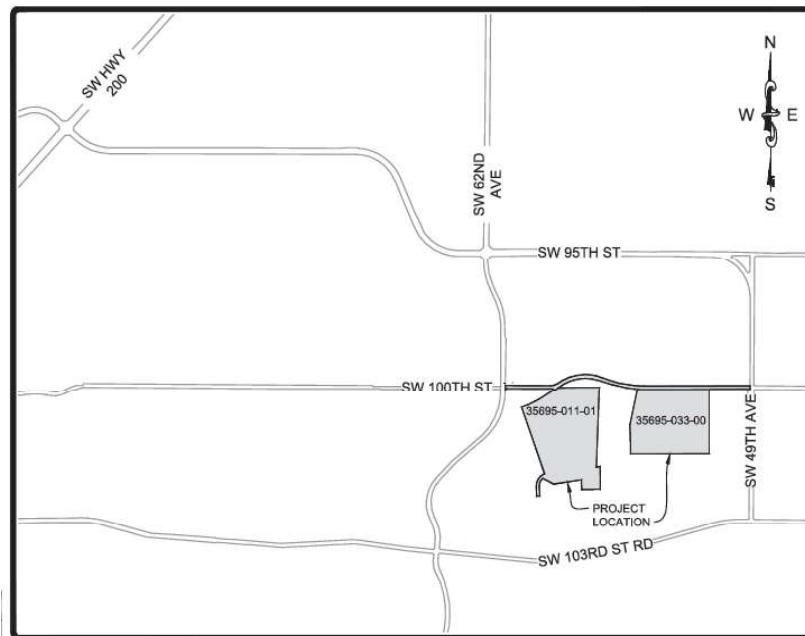
# **PROPOSED DRAFT NOTICE AND ORDINANCE**

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Marion County Board of County Commissioners will hold a public hearing for the purpose of considering the adoption of an ordinance entitled as

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, CREATING THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT TO BE KNOWN AS CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

The proposed district is comprised of approximately 100.8, acres more or less, generally located south of Southwest 100<sup>th</sup> Street, west of SW 49<sup>th</sup> Avenue and north of SW 103<sup>rd</sup> Street Road. The petitioner proposes establishing the district to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, Chapter 190, Florida Statutes.



The Marion County Board of County Commissioners proposes to consider an ordinance to establish a community development district, which may be known as the “Canterwood Acres Community Development District” (“District”).

In accordance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Marion County Board of County Commissioners at **2:00 p.m. on \_\_\_\_\_**, 2025, or as soon thereafter as the matter can be heard, at the McPherson Governmental Campus auditorium, 601 SE 25th Ave., Ocala, Florida 34471. The proposed ordinance may be inspected by the public at the Planning/Growth Services Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470. You may contact Christopher D. Rison, Senior Planner at 352-438-2600 or email: [Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org).

All interested persons and affected units of government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

For more information: <https://www.marionfl.org/legalnotices>.

IF REASONABLE ACCOMMODATIONS OF A DISABILITY ARE NEEDED FOR YOU TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE ADA COORDINATOR/HR DIRECTOR AT 352-438-2345 AT LEAST 48 HOURS IN ADVANCE OF THE HEARING, SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

PLEASE BE GOVERNED ACCORDINGLY,  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA  
CRAIG CURRY, CHAIRMAN  
PUBLISH DATES: \_\_\_\_\_

The Marion County Board of County Commissioners proposes to consider an ordinance to establish a community development district, which may be known as the “Canterwood Acres Community Development District” (“District”).

In accordance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Marion County Board of County Commissioners at **2:00 p.m. on \_\_\_\_\_**, 2025, or as soon thereafter as the matter can be heard, at the McPherson Governmental Campus auditorium, 601 SE 25th Ave., Ocala, Florida 34471. The proposed ordinance may be inspected by the public at the Planning/Growth Services Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470. You may contact Christopher D. Rison, Senior Planner at 352-438-2600 or email: [Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org).

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PLEASE BE GOVERNED ACCORDINGLY,  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025  
BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA  
CRAIG CURRY, CHAIRMAN  
PUBLISH DATES: \_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, CREATING THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT TO BE KNOWN AS CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO ASSUMPTION OF DISTRICT OBLIGATIONS BY MARION COUNTY; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 190, Florida Statutes, the “Uniform Community Development District Act of 1980” (“Act”). And specifically, Section 190.005, “Establishment of district” at subsection 190.005(2) and Marion County Ordinance 97-10 sets forth the exclusive and uniform method for establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida: and

**WHEREAS**, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

**WHEREAS**, a petition for the establishment of the Canterwood Acres Community Development District, which included a statement of estimated regulatory costs, and the other information required in Section 190.005(1)(a), Florida Statutes (together, “Petition”) was submitted by Ocala SW 100<sup>th</sup>, LLC, a Florida limited liability company, and considered at a public hearing on \_\_\_\_\_ 2025: and

**WHEREAS**, the petition sets forth the external boundaries of the District: and

**WHEREAS**, on \_\_\_\_\_, 2025, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e) Florida Statutes, to make a determination to grant or deny the Petition for the

establishment of Canterwood Acres Community Development District: and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Canterwood Acres Community Development District: and

**WHEREAS**, the Petition to establish the Canterwood Acres Community Development District provides that the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community, and otherwise satisfies the requirements of Section 190.005(1)(e), Florida Statutes;

**NOW THEREFORE BE IT ORDAINED** by the Board of County Commissioners of Marion County, Florida:

**SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT.** The Petition for the establishment of the “Canterwood Acres Community Development District” is hereby granted, and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as the “Canterwood Acres Community Development District” (“District”).

**SECTION 2. LEGAL DESCRIPTION.** The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

**SECTION 3. FINDINGS OF FACT.** Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct, and all statements set forth in the preamble to this ordinance are true and correct.
- B. The creation of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes, and the Marion County Comprehensive Plan, adopted in Ordinance 92-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.

F. The area to be served by the District is amenable to separate special district government.

#### **SECTION 4. BOARD OF SUPERVISORS.**

- A. The initial five (5) members of the District Board of Supervisors shall be Carla Tabshe, Tony Tabshe, Jack Tabshe, Dawson Ransome, and Eric Davidson.
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules, and regulations.

#### **SECTION 5. POWERS.**

- A. The powers and functions of the District are described in Chapter 190, Florida Statutes, as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes, the District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (i) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (ii) security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may contract with the County for an increased level of such services within the proposed District boundaries.
- B. The creation of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action that is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

**SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES** The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state, and regional laws, statutes, rules, and regulations, and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules, and regulations.

**SECTION 7. NO MARION COUNTY OBLIGATION.** No debt, obligation, or duty of the District shall constitute a debt, obligation, duty, or burden of or on Marion County.

**SECTION 8. NO LIMITATION ON MARION COUNTY POWERS.** Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided in Chapter 125, Florida Statutes, and other Florida Statutes upon the property within the District.

**SECTION 9. REQUIRED DISCLOSURE.** The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Sections 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

**SECTION 10. SEVERABILITY.** It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereto.

**SECTION 11. REPEAL.** All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

**SECTION 12. EFFECTIVE DATE.** The Clerk of the Board shall file a certified copy of this Ordinance as enacted with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

**DULY ADOPTED** in regular session by the Board of County Commissioners of Marion County this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
MARION COUNTY, FLORIDA

Name : \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

SKETCH OF LEGAL DESCRIPTION  
FOR  
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

SHEET 1 OF 2

**LEGAL DESCRIPTION:**

CANTERWOOD ACRES WEST PARCEL  
COMMENCING AT THE N.E. CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, GO THENCE ALONG THE CENTERLINE OF BELMONT BOULEVARD N89°47'13"W A DISTANCE OF 2102.61 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2400 FEET AND A CENTRAL ANGLE OF 21°35'51" THRU AN ARC DISTANCE OF 904.67 FEET TO A POINT; THENCE GO S21°48'38"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., ALSO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 955, AT PAGE 613; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE GO S02°13'58"W A DISTANCE OF 1722.72 FEET TO A POINT; THENCE N83°50'00"E A DISTANCE OF 62.14 FEET TO A POINT AT THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 908, PAGE 557, THENCE S00°36'37"W A DISTANCE OF 442.31 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES, AS RECORDED IN PLAT BOOK 1, PAGES 13-14; THENCE N89°23'23"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 365.67 FEET TO A POINT; THENCE N00°44'15"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 190.76 FEET TO A POINT; THENCE S81°46'49"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 565.89 FEET TO A POINT; THENCE N62°07'27"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 240.00 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES BY A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 186.99 FEET, A CENTRAL ANGLE OF 51°30'00" AND THRU AN ARC DISTANCE OF 168.07 FEET TO A POINT; SAID POINT BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°30'00"E ALONG THE WEST BOUNDARY OF AFORESAID ALEJANDRIA ESTATES 198.05 FEET; THENCE S88°30'00"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 60.00 FEET TO A POINT; THENCE N01°30'00"W A DISTANCE OF 198.05 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 246.99 FEET, A CENTRAL ANGLE OF 72°27'04" AND THRU AN ARC DISTANCE OF 312.39 FEET TO A POINT; THENCE N19°02'19"W A DISTANCE OF 1387.37 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD.; THENCE GO ALONG SAID SOUTH RIGHT OF WAY LINE OF BELMONT BLVD. BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2040 FEET, A CENTRAL ANGLE OF 14°54'01" AND THRU AN ARC DISTANCE OF 530.52 FEET TO A POINT; THENCE N56°03'40"E A DISTANCE OF 377.76 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 55°44'58" AND THRU AN ARC DISTANCE OF 812.46 FEET TO THE POINT OF BEGINNING.  
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND LYING IN SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST.

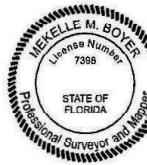
CANTERWOOD ACRES EAST PARCEL  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 3°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE DEEDS OF RECORD, RECORDED IN OFFICIAL RECORDS BOOK 7628, PAGE 466 AND OFFICIAL RECORDS BOOK 7620, PAGE 713, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Mekelle M  
Boyer

Digitally signed by  
Mekelle M Boyer  
Date: 2025.07.21  
20:36:33 -04'00'



MEKELLE M. BOYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA

ROGERS ENGINEERING  
& Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471  
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE  
N.T.S.

DATE  
7/14/2025

SKETCH OF LEGAL DESCRIPTION  
FOR  
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

LEG  
R/W  
C/L  
SEC.  
TWP.  
RGE.  
(C)  
R  
D or Δ  
L  
P.B.  
PG.  
O.R.B.

POINT OF BEGINNING = CANTERWOOD ACRES WEST  
POINT OF COMMENCEMENT N.E. CORNER OF SEC. 28, TWP. 16 S., RGE. 21 E.

S.W. 100th STREET (a.k.a. BELMONT BLVD.) N56°03'40"E 377.76' S. 21°48'38"W 40.00'

EXCEPTION SECTION 21 SECTION 28  
SOUTH R/W LINE  
BELMONT BLVD.

L13 (C) R=835.00' D=55°44'58" L=812.46'

L12 (C) R=2400' D=21°35'51" L=904.67'

SOUTH R/W LINE  
N.W. CORNER OF PROPERTY DESCRIBED IN O.R.B. 955, PG. 613

C101  
L101  
POINT OF BEGINNING CANTERWOOD ACRES EAST  
S.W. 100th STREET (a.k.a. BELMONT BLVD.) R/W -80' EAST LINE SEC. 28 C/L

N89°47'13"W 2102.61' S. 00°36'37"W 40.00' N89°47'13"W 828.31' S. 00°36'37"W 40.00'

SOUTH R/W LINE  
- UNPLATTED -

55.75 Acres ±

L1 (C) S. 02°13'58"W 1722.72' WOODS & MEADOWS EAST (PLAT BOOK 3, PAGE 47)

L103 L102  
45.06 Acres ±

L105  
- UNPLATTED -

- UNPLATTED -

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## LEGEND

CURVE TABLE			
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C1	186.99'	51°30'00"	168.07'
C2	246.99'	72°27'04"	312.39'
C3	2040.00'	14°54'01"	530.52'
C:01	2440.00'	3°24'13"	144.95'

#### LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S02°13'58" W	1594.29'
L2	N83°50'00" E	62.14'
L3	S00°36'37" W	442.31'
L4	N89°23'23" W	365.67'
L5	N00°44'15" W	190.76'
L6	S81°46'49" W	565.89'
L7	N62°07'27" W	240.00'
L8	S01°30'00" E	198.05'
L9	S88°30'00" W	60.00'
L10	N01°30'00" W	198.05'
L11	N19°02'19" W	1387.37'
L12	N56°03'40" E	309.14'
L13	S89°28'50" E	828.43'
L101	N89°47'13" W	1274.02'
L102	S12°19'53" W	725.71'
L103	S00°36'37" W	575.17'
L104	S89°23'23" E	1564.30'
L105	N00°36'37" E	1291.33'

# ROGERS ENGINEERING & Land Surveying

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 1" = 500' DATE  
7/14/2025