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

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**

AUGUST 1, 2025

**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 100TH, 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 100TH, 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,



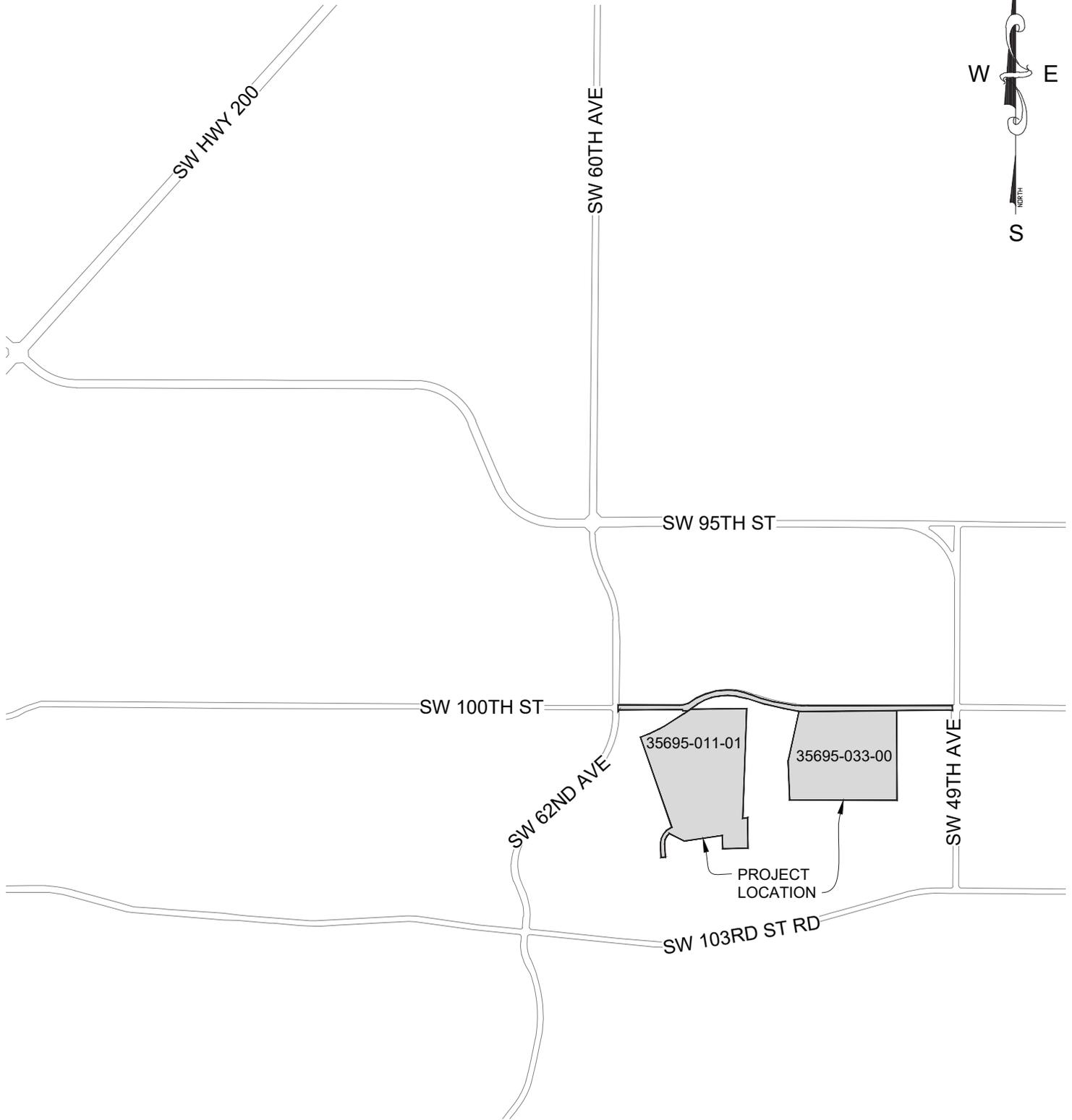
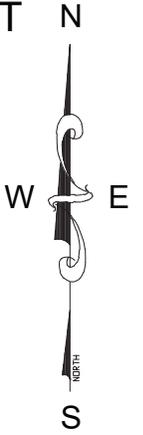
Brian K. Lamb – Vice President of
Development Services
INFRAMARK, LLC
205 Pan Am Circle, Suite 300,
Tampa, FL 33607
Tel: (813) 873-7300 ext. 340
E-Mail: brian.lamb@inframark.com
Authorized Agent for Petitioner

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

MWR 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

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

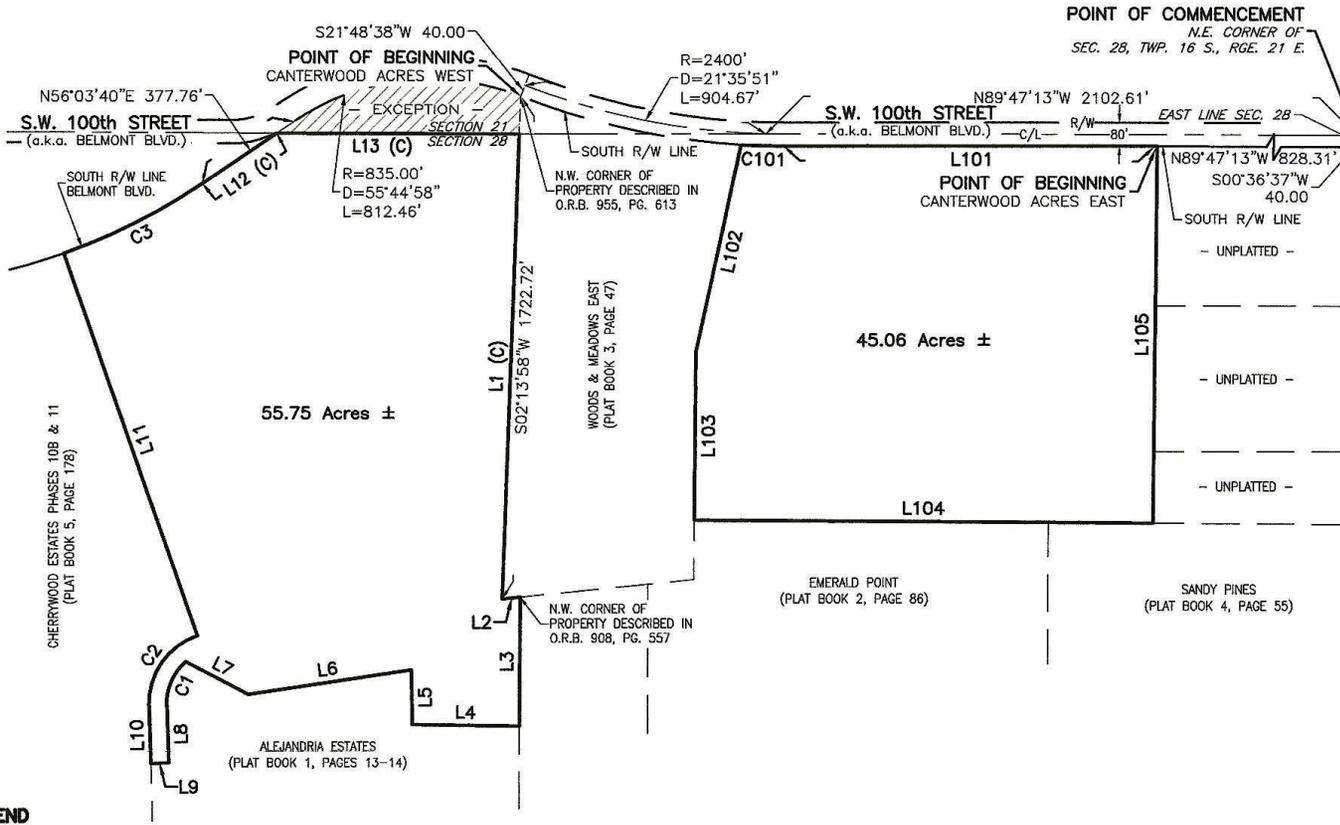
ROGERS ENGINEERING
& Land Surveying

• 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 RIGHT OF WAY
- C/L CENTERLINE
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- (C) CALCULATED MEASUREMENT
- R RADIUS
- D or Δ CENTRAL ANGLE
- L ARC LENGTH
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK

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 #	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'



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

ROGERS ENGINEERING & Land Surveying

SCALE 1" = 500'	DATE 7/14/2025
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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 100th, LLC (“Petitioner”) intends to submit a petition to create the Canterwood 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 Canterwood 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 Canterwood 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 Canterwood 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 23rd day of April, 2025.

Ocala SW 100th, LLC

By: _____

Its: Manager

Witnesses:

Signature: _____

Print Name: Assia d Manavees

Signature: _____

Print Name: Micheline Tabske

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me utilizing physical presence or online notarization, this 23rd day of April, 2025, by Joseph Tabak, as Manager of OCALA SW 100TH, 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, PINECRET, 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:

Melena
Witness Signature
Lizette Nunez
Print Name

[Signature]
Witness Signature
Eduarte 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 05th 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

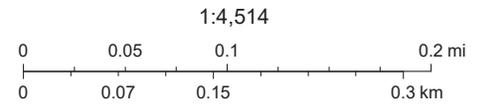
Future Land Use and Zoning Maps

Marion County Florida - Interactive Map



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

- Marion County
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Public (N/A; FAR 1.0)
- Streets



Marion County BOCC

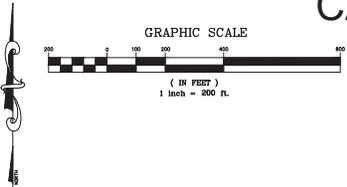
CANTERWOOD ACRES CDD

EXHIBIT E

Major Water and Sewer

CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

OVERALL WATER & SEWER MAP



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	MICHAEL J. RADCLIFFE ENGINEERING, INC. 1000 N. 100th St., Suite 100 Oklahoma City, Oklahoma 73154 www.radcliffeengineering.com	Project Name: SW 100th Street Sheet Name: OVERALL WATER & SEWER MAP	Date: _____ Scale: 1" = 200' Project: 2022-06 Drawn: CSB Checked: MRS Date: 7-22-25 Title: 100th St. Operating
Sheet No. C001 of C001			

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</u> <u>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
TOTAL			\$ 14,618,243

CANTERWOOD ACRES
Community Development District
Proposed Infrastructure Plan

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation & 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		

**AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between Ocala SW 100th , LLC (“Owner”) and
West to West Construction , LLC (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents and reasonable referable therefrom. This Agreement incorporates the General Conditions and all documents referenced therein. The Work is generally described as follows: As stated in the Summary of Schedule of Values below.

ARTICLE 2 – THE PROJECT

- 2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: On-Site and Off-Site Infrastructure for the work to be performed at
Ocala SW 100th East and West
 (“Project or Property”)

ARTICLE 3 – ENGINEER

- 3.01 The part of the Project that pertains to the Work has been designed by Radcliffe Engineering.
- 3.02 *The Owner has retained Dawson Ransome as Development Manager (“Development Manager”)* per Agreement between Ocala SW 100, LLC as Owner to act as Owner’s representative, assume all duties, responsibilities, rights and authority for construction contracts and administration. Engineer shall retain responsibilities for shop drawing review and approvals, inspections, review of As-builts, and Final Certifications as applicable.*
- * For the purposes of this contract, references to Engineer shall equate to Development Manager except in cases of shop drawing review and approvals, inspections, review of As-builts, engineering specific requirements and other actions that would require the input of a licensed engineer , Final Certifications as applicable or any tasks specifically stated herein.

ARTICLE 4 – CONTRACT TIMES

- 4.01 *Time of the Essence*
- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

- A. The Work will be substantially completed on or before 4/1/2025_____, and completed and ready for final payment in accordance with Paragraph 14.04 of the General Conditions on or before 5/1/2025_____.

[or]

4.02 *Contract Times: Days*

- A. The Work will be substantially completed within _____ days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within _____ days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty and is commercially reasonable based on the scope of work and project):
1. Substantial Completion: Contractor shall pay Owner \$500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
 2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$100.00 for each day that expires after such time until the Work is completed and ready for final payment.
 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

4.04 *Special Damages*

- A. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines, interest, financing costs, or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, supervision, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages or reasonably anticipated damages, in accordance with the Contract
 - a. 90% percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there may be no additional retainage subject to the owner's discretion; and
 - b. 90% percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100% percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 14.07 of the General Conditions, and less 200% percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – CONTRACTOR'S REPRESENTATIONS

- 7.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents or reasonably inferable therefrom.
 - B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with fully understands and is satisfied as to all Laws, Regulations, Building Codes and Local Ordinances or Requirements that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
 - E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies,

or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

- F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 8 – CONTRACT DOCUMENTS

8.01 *Contents*

- A. The Contract Documents (“Contract Documents”) consist of the following:
 - 1. This Agreement (pages 1 to 7, inclusive).
 - 2. Special Provisions attached hereto as pages SP-1 through SP- 6
 - 3. Payment and Performance bond (Bonds may be required; to be determined by owner).
 - 4. General Conditions (pages 1 to 60, inclusive).
 - 5. Supplementary Conditions
 - 6. Insurance Requirements
 - 7. Specifications as listed in the Improvement Plans Bid Set and items or work reasonably inferable therefrom.
 - 8. Special Provisions attached hereto or referenced herein
 - 9. Certificates of Insurance attached hereto as Exhibit Ins.
 - 10. Drawings: West (not attached but incorporated by reference) consisting of 21 sheets with each sheet bearing the following general title: Improvement Plans for SW 100st PUD – west, dated 4-6-23 and revised 7-26-23 & 12-14-23, 2-28-24. East (not attached but incorporated by reference) consisting of 20 sheets with each sheet bearing the following general title: Improvement Plans for SW 100st PUD – East, dated 5-24-23 and revised 12-13-23, 2-15-24. Noted as reference.
 - 11. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid (West- BF-2 to BF-4, inclusive East - BF-2 BF -4).
 - 12. Geotechnical Reports
 - a. Geotechnical Report – By Central Testing laboratory , dated 8/31/22.
 - 13. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto but once provided/executed are to be incorporated herein and become part of the Contract Documents:

- a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
 - e. Contractor's Schedule
- B. The documents listed in Paragraph 8.01.A are attached to this Agreement (except as expressly noted otherwise above or available in electronic format).
- C. All documents or exhibits referenced in the General Conditions. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 9 – MISCELLANEOUS

9.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

9.02 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 9.05:
1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

AG-7

- 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
- 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
- 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

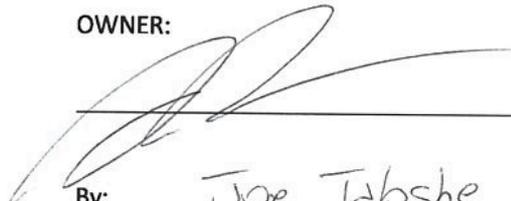
9.06 Other Provisions

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on 6/10/2024 (which is the Effective Date of the Contract).
6/10/2024 | 16:10:00 PDT

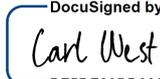
OWNER:


 By: Joe Talshe
 Title: MGR

Attest: Carla Talshe
 Title: assistant

Address for giving notices:
4912 Turnbury Wood Drive
Tampa, Fl. 33647

CONTRACTOR:

DocuSigned by:

 BF5DF20BD89643F...
 By: Carl west
 Title: President

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

DocuSigned by:

 7018C50BF5AA45A...
 Attest: Brent Rossman
 Title: Estimator

Address for giving notices:
1415 SW 17th Street Ocala, FL 34471

License No.: _____
 (where applicable)



**SW 100th STREET PUD EAST
Bid Proposal Form**

Date: 10/19/2023
Length of Roads: 1.294 miles
Number of Lots: 180
Minimum Lot Width: 45'

Proposal By: West to West Construction, LLC

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
A.) GENERAL				
1 Mobilization	1	LS	\$ 69,750.00	\$ 69,750.00
2 Temporary Construction Entrance	1	EA	\$ 3,737.50	\$ 3,737.50
4 Type-III Silt Fence	820.00	LF	\$ 1.75	\$ 1,435.00
5 Silt Fence Maintenance	1	LS	\$ 5,775.00	\$ 5,775.00
6 NPDES Permit & Record Keeping	1	LS	\$ 8,625.00	\$ 8,625.00
7 Inlet/Pipe Protection	1	LS	\$ 224.25	\$ 224.25
8 Construction Stakeout	1	LS	\$ 68,560.00	\$ 68,560.00
9 As-Builts Survey	1	LS	\$ 22,450.00	\$ 22,450.00
			Subtotal	\$ 180,556.75
B.) DEMOLITION/CLEARING & GRUBBING				
1 Clear & Grub (Burn On-Site)	45.00	AC	\$ 4,370.00	\$ 196,650.00
2 Disc Site	45.0	AC	\$ 780.00	\$ 35,100.00
			Subtotal	\$ 231,750.00
C.) SITE WORK				
1 Earthwork--Cut	48,654	CY	\$ 5.80	\$ 282,193.20
2 Fill (Compacted On-Site w/ 35% compaction)	44,205	CY	(No Bid Item)	(No Bid Item)
3 Import Fill to Site	-	CY		
4 Remove & Replace Unsuitables	-	CY		
5 Lot Grading	180	EA	\$ 304.75	\$ 54,855.00
6 Fine Grade R/W	11,436	SY	\$ 0.55	\$ 6,289.80
7 Fine Grade Swales	2,394	SY	\$ 0.55	\$ 1,316.70
8 Survey Stakeout (All Construction)	1	LS	\$ 68,552.05	\$ 68,552.05
			Subtotal	\$ 413,206.75
D.) GRASSING				
1 Sod Balance of R/W (Bahia)	7,751	SY	\$ 3.30	\$ 25,578.30
2 Sod Swales (Bahia)	2,394	SY	\$ 3.30	\$ 7,900.20
3 Sod DRA	13,058	SY	\$ 3.30	\$ 43,091.40
4 Sod DRA Bottom	14,289	SY	\$ 3.30	\$ 47,153.70
5 Seed DRA Bottom (Alternative)	14,289	SY	\$ 0.55	\$ 7,858.95
6 Seed & Mulch (General)	7,349	SY	\$ 0.55	\$ 4,041.95
7 Seed & Mulch (Lots)	81,456	SY	\$ 0.55	\$ 44,800.80
			Subtotal	\$ 180,425.30
E.) DRAINAGE				
2 Type "E" Inlet	2	EA	\$ 7,832.10	\$ 15,664.20
3 Type P-6 Curb Modified Inlet	26	EA	\$ 6,471.70	\$ 168,264.20
4 15" HP Storm Pipe	320	LF	\$ 38.05	\$ 12,176.00
5 18" HP Storm Pipe	726	LF	\$ 43.60	\$ 31,653.60
6 24" HP Storm Pipe	641	LF	\$ 65.20	\$ 41,793.20
7 30" HP Storm Pipe	764	LF	\$ 97.70	\$ 74,642.80
8 24" Concrete M.E.S w/Splash Pad	3	EA	\$ 2,417.20	\$ 7,251.60
9 36" Concrete M.E.S w/Splash Pad	2	EA	\$ 3,330.10	\$ 6,660.20
10 24" RCP Pipe	533	LF	\$ 74.40	\$ 39,655.20
11 36" RCP Pipe	88	LF	\$ 125.80	\$ 11,070.40
			Subtotal	\$ 408,831.40

SW 100th STREET PUD EAST
Bid Proposal Form

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
F.) SEWER COLLECTION				
1 Sewer Manhole Connections	1	EA	\$ 1,878.85	\$ 1,878.85
2 4' ID Manhole (0'-6')	9	EA	\$ 4,066.75	\$ 36,600.75
3 4' ID Manhole (6'-8')	5	EA	\$ 4,770.40	\$ 23,852.00
4 4' ID Manhole (8'-10')	5	EA	\$ 5,623.60	\$ 28,118.00
5 4' ID Manhole (10'-12')	2	EA	\$ 6,191.00	\$ 12,382.00
6 4' ID Manhole (12'-14')	2	EA	\$ 6,915.10	\$ 13,830.20
7 8" SDR 35 PVC Pipe (0'-6')	1,395	LF	\$ 30.70	\$ 42,826.50
8 8" SDR 35 PVC Pipe (6'-8')	2,367	LF	\$ 31.75	\$ 75,152.25
9 8" SDR 35 PVC Pipe (8'-10')	931	LF	\$ 32.95	\$ 30,676.45
10 8" SDR 35 PVC Pipe (10'-12')	230	LF	\$ 34.35	\$ 7,900.50
11 8" SDR 35 PVC Pipe (12'-14')	237	LF	\$ 36.00	\$ 8,532.00
12 6" Single Service w/Cleanout	4	EA	\$ 1,180.25	\$ 4,721.00
13 6" Double Service w/Cleanout	88	EA	\$ 1,600.80	\$ 140,870.40
14 TV/Air Testing	5,792	LF	\$ 5.80	\$ 33,593.60
15 Manhole Testing	21	EA	\$ 833.75	\$ 17,508.75
			Subtotal	\$ 478,443.25
G.) WATER DISTRIBUTION				
1 Install Temporary Jumper	1	EA	\$ 7,666.55	\$ 7,666.55
2 6" C900 DR 18 Pipe (Blue)	3,066	LF	\$ 25.50	\$ 78,183.00
3 8" C900 DR 18 Pipe (Blue)	3,395	LF	\$ 41.40	\$ 140,553.00
4 6" Gate Valve & Box	13	EA	\$ 2,459.95	\$ 31,979.35
5 6" Tee	1	EA	\$ 1,992.90	\$ 1,992.90
6 6"-8" Reducer	7	EA	\$ 482.45	\$ 3,377.15
7 8" Gate Valve & Box	12	EA	\$ 3,325.90	\$ 39,910.80
8 6" 45 Fitting	3	EA	\$ 490.45	\$ 1,471.35
10 8" 45 Fitting	8	EA	\$ 613.50	\$ 4,908.00
11 8"x8"x6" Tee	6	EA	\$ 942.30	\$ 5,653.80
12 Fire Hydrant Assembly	7	EA	\$ 7,129.30	\$ 49,905.10
13 Single Water Service	4	EA	\$ 910.75	\$ 3,643.00
14 Double Water Service	88	EA	\$ 1,259.95	\$ 110,875.60
15 Bacteriological & Disinfection	1	LS	\$ 2,877.95	\$ 2,877.95
16 Hydrostatic Pressure Testing	1	LS	\$ 2,876.75	\$ 2,876.75
			Subtotal	\$ 485,874.30
H.) ROADWAY				
1 12" Stabilized Subgrade	16,582	SY	\$ 6.35	\$ 105,295.70
2 8" Limerock (Prime & Sand)	15,855	SY	\$ 14.80	\$ 234,654.00
3 1.25" SP-9.5 Asphalt	15,855	SY	\$ 14.10	\$ 223,555.50
4 Miami Curb	16,575	LF	\$ 19.75	\$ 327,356.25
5 Testing	1	LS	\$ 16,100.00	\$ 16,100.00
6 Sidewalk in Common Areas	411	SY	\$ 131.10	\$ 53,882.10
			Subtotal	\$ 960,843.55
I.) SIGNAGE & STRIPING				
1 Thermo Solid Traffic Stripe - Dbl. 6" Yellow	414	LF	\$ 2.05	\$ 848.70
2 Thermo Solid Stop Bar - 24" White	150	LF	\$ 7.85	\$ 1,177.50
3 Thermo Solid Crosswalk Striping - 12" White	480	LF	\$ 4.05	\$ 1,944.00
4 (R2-1) Speed Limit Sign	2	EA	\$ 316.25	\$ 632.50
5 (R1-1) Stop Sign	15	EA	\$ 224.25	\$ 3,363.75
6 (W14-1) Dead End Sign	1	EA	\$ 224.25	\$ 224.25
7 (W1-1L) 15 mph/Left Turn Sign	3	EA	\$ 201.25	\$ 603.75
8 (W1-1R) 15 mph/Right Turn Sign	7	EA	\$ 201.25	\$ 1,408.75
			Subtotal	\$ 10,203.20



¹ Earthwork Cut Calculations used Civil 3D modeling surface from improvement plans and does not account for for asphalt, limerock, and/or sidewalk "boxout."

COST SUMMARY

Total - General	\$ 180,556.75
Total - Demolition/Clearing & Grubbing	\$ 231,750.00
Total - Site Work	\$ 413,206.75
Total - Grassing	\$ 180,425.30
Total - Drainage	\$ 408,831.40
Total - Sewer Collection	\$ 478,443.25
Total - Water Distribution	\$ 485,874.30
Total - Roadway	\$ 960,843.55
Total - Signage & Striping	\$ 10,203.20
<i>ESTIMATED TOTAL COST</i>	\$ 3,350,134.50

**Note: Underground electric not included.
To be based on pending SECO design.**

Company Name: West to West Construction, LLC

Contractor Signature: _____

Print Name & Title: Carl West (President)

Date: 10/25/2023

Address: 11642 Mockingbird Dr. Dunnellon, FL 34432

Phone: (352) 355-0826

_____ **I have read and acknowledge changes made in Addenda 1-5**
(Initial)



**SW 100th STREET PUD WEST
Bid Proposal Form & ESTIMATE**

Date: 10/25/2023
Length of Roads: 1.475 miles
Number of Lots: 204
Minimum Lot Width: 50'

Proposal By: West to West Construction, LLC

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
A.) GENERAL				
1 Mobilization	1	LS	\$ 125,000.00	\$ 125,000.00
2 Temporary Construction Entrance	1	EA	\$ 3,737.50	\$ 3,737.50
4 Type-III Silt Fence	7,406.00	LF	\$ 1.75	\$ 12,960.50
5 Silt Fence Maintenance	1	LS	\$ 9,775.00	\$ 9,775.00
6 NPDES Permit & Record Keeping	1	LS	\$ 15,250.00	\$ 15,250.00
7 Inlet/Pipe Protection	1	LS	\$ 224.25	\$ 224.25
8 Construction Stakeout	1	LS	\$ 103,250.00	\$ 103,250.00
9 As-Builts Survey	1	LS	\$ 35,000.00	\$ 35,000.00
			Subtotal	\$ 305,197.25
B.) DEMOLITION/CLEARING & GRUBBING				
1 Clear & Grub (Burn On-Site)*	46.72	AC	\$ 4,370.00	\$ 204,166.40
2 Disc Site	45.1	AC	\$ 1,092.50	\$ 49,271.75
			Subtotal	\$ 253,438.15
*(Includes Construction Route)				
C.) SITE WORK				
1 Earthwork--Cut ^{1,2}	64,248	CY	\$ 5.80	\$ 372,638.40
2 Fill (Compacted On-Site w/ 35% compaction)	77,437	CY	(No Bid Item)	(No Bid Item)
3 Import Fill to Site	13,185	CY	\$ -	\$ -
4 Remove & Replace Unsuitables	1,000	CY	\$ 18.80	\$ 18,800.00
5 Lot Grading	204	EA	\$ 304.75	\$ 62,169.00
6 Fine Grade R/W	12,385	SY	\$ 0.55	\$ 6,811.75
7 Fine Grade Swales	635	SY	\$ 0.55	\$ 349.25
8 Survey Stakeout (All Construction)	1	LS	\$ 98,650.00	\$ 98,650.00
			Subtotal	\$ 559,418.40
D.) GRASSING				
1 Sod Balance of R/W (Bahia)	6,435	SY	\$ 3.30	\$ 21,235.50
2 Sod Swales (Bahia)	635	SY	\$ 3.30	\$ 2,095.50
3 Sod DRA	22,560	SY	\$ 3.30	\$ 74,448.00
4 Seed & Mulch (General)	13,907	SY	\$ 0.55	\$ 7,648.85
5 Seed & Mulch (Lots)	86,494	SY	\$ 0.55	\$ 47,571.70
			Subtotal	\$ 152,999.55
E.) DRAINAGE				
2 Type "E" Inlet	2	EA	\$ 7,832.10	\$ 15,664.20
3 Type "C" Inlet	4	EA	\$ 4,820.35	\$ 19,281.40
4 FDOT P-5 Inlet	20	EA	\$ 5,548.85	\$ 110,977.00
5 Type P-6 Curb Modified Inlet	18	EA	\$ 6,471.70	\$ 116,490.60
7 15" HP Storm Pipe	2,131	LF	\$ 38.05	\$ 81,084.55
8 18" HP Storm Pipe	1,421	LF	\$ 43.60	\$ 61,955.60
9 24" HP Storm Pipe	806	LF	\$ 65.20	\$ 52,551.20
10 30" HP Storm Pipe	737	LF	\$ 97.70	\$ 72,004.90
11 36" HP Storm Pipe	258	LF	\$ 110.40	\$ 28,483.20
12 42" HP Storm Pipe	456	LF	\$ 137.90	\$ 62,882.40
13 48" Storm Manhole	2	EA	\$ 4,362.10	\$ 8,724.20
14 18" Concrete M.E.S	1	EA	\$ 1,389.85	\$ 1,389.85
15 24" Concrete M.E.S	1	EA	\$ 2,417.20	\$ 2,417.20
16 30" Concrete M.E.S	1	EA	\$ 2,647.20	\$ 2,647.20
17 48" Concrete M.E.S	1	EA	\$ 3,469.75	\$ 3,469.75
18 Mitered End Section w/Splash Pad	4	EA	\$ 1,817.00	\$ 7,268.00
19 18" RCP Pipe	247	LF	\$ 51.10	\$ 12,621.70
20 30" RCP Pipe	43	LF	\$ 94.15	\$ 4,048.45
21 42" RCP Pipe	279	LF	\$ 150.40	\$ 41,961.60
22 48" RCP Pipe	260	LF	\$ 185.80	\$ 48,308.00
			Subtotal	\$ 754,231.00

SW 100th STREET PUD WEST
Bid Proposal Form & ESTIMATE

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
F.) SEWER COLLECTION				
1 Sewer Manhole Connections	1	EA	\$ 1,878.85	\$ 1,878.85
2 4' ID Manhole (0'-6')	9	EA	\$ 3,869.85	\$ 34,828.65
3 4' ID Manhole (6'-8')	4	EA	\$ 4,653.50	\$ 18,614.00
4 4' ID Manhole (8'-10')	2	EA	\$ 5,623.60	\$ 11,247.20
5 4' ID Manhole (10'-12')	3	EA	\$ 6,141.75	\$ 18,425.25
6 4' ID Manhole (12'-14')	4	EA	\$ 6,915.10	\$ 27,660.40
7 4' ID Manhole (14'-16')	1	EA	\$ 7,782.95	\$ 7,782.95
8 8" SDR 35 PVC Pipe (0'-6')	2,937	LF	\$ 30.70	\$ 90,165.90
9 8" SDR 35 PVC Pipe (6'-8')	835	LF	\$ 31.75	\$ 26,511.25
10 8" SDR 35 PVC Pipe (8'-10')	981	LF	\$ 32.95	\$ 32,323.95
11 8" SDR 35 PVC Pipe (10'-12')	707	LF	\$ 34.35	\$ 24,285.45
12 8" SDR 35 PVC Pipe (12'-14')	845	LF	\$ 36.00	\$ 30,420.00
13 8" SDR 35 PVC Pipe (14'-17')	340	LF	\$ 38.00	\$ 12,920.00
14 6" Single Service w/Cleanout	7	EA	\$ 1,280.00	\$ 8,960.00
15 6" Double Service w/Cleanout	99	EA	\$ 1,856.00	\$ 183,744.00
16 TV/Air Testing	6,643	LF	\$ 5.80	\$ 38,529.40
17 Manhole Testing	24	EA	\$ 950.00	\$ 22,800.00
			Subtotal	\$ 591,097.25
G.) WATER DISTRIBUTION				
1 Install Temporary Jumper	1	EA	\$ 7,666.55	\$ 7,666.55
2 6" C900 DR 18 Pipe (Blue)	6,427	LF	\$ 27.00	\$ 173,529.00
3 8" C900 DR 18 Pipe (Blue)	2,407	LF	\$ 41.40	\$ 99,649.80
4 6" Gate Valve & Box	15	EA	\$ 2,459.95	\$ 36,899.25
5 6" Tee	3	EA	\$ 1,992.90	\$ 5,978.70
6 6"-8" Reducer	6	EA	\$ 482.45	\$ 2,894.70
7 8" Gate Valve & Box	7	EA	\$ 3,325.90	\$ 23,281.30
8 6" 45 Fitting	5	EA	\$ 490.45	\$ 2,452.25
9 6" 90 Fitting	1	EA	\$ 517.55	\$ 517.55
10 8" 45 Fitting	4	EA	\$ 613.50	\$ 2,454.00
11 8"x8"x6" Tee	1	EA	\$ 942.30	\$ 942.30
12 Fire Hydrant Assembly	8	EA	\$ 7,129.30	\$ 57,034.40
13 Single Water Service	20	EA	\$ 1,050.00	\$ 21,000.00
14 Double Water Service	93	EA	\$ 1,275.00	\$ 118,575.00
15 Bacteriological & Disinfection	1	LS	\$ 2,877.95	\$ 2,877.95
16 Hydrostatic Pressure Testing	1	LS	\$ 2,876.75	\$ 2,876.75
			Subtotal	\$ 558,629.50
H.) ROADWAY				
1 12" Stabilized Subgrade	19,938	SY	\$ 6.35	\$ 126,606.30
2 8" Limerock (Prime & Sand)	19,110	SY	\$ 14.80	\$ 282,828.00
3 1.25" SP-9.5 Asphalt	18,282	SY	\$ 14.25	\$ 260,518.50
4 Miami Curb	14,853	LF	\$ 19.75	\$ 293,346.75
5 Testing	1	LS	\$ 37,000.00	\$ 37,000.00
6 6" Stabilized Subgrade	1,572	SY	\$ 6.35	\$ 9,982.20
7 Sidewalk in Common Areas	370	SY	\$ 131.10	\$ 48,507.00
			Subtotal	\$ 1,058,788.75
I.) SIGNAGE & STRIPING				
1 Thermo Solid Traffic Stripe - Dbl. 6" Yellow	185	LF	\$ 2.05	\$ 379.25
2 Thermo Solid Stop Bar - 24" White	120	LF	\$ 7.85	\$ 942.00
3 Thermo Solid Crosswalk Striping - 12" White	400	LF	\$ 5.25	\$ 2,100.00
4 (W1-4L) Curve Sign	2	EA	\$ 304.75	\$ 609.50
5 (R2-1) Speed Limit Sign	2	EA	\$ 316.25	\$ 632.50
6 (R1-1) Stop Sign	12	EA	\$ 224.25	\$ 2,691.00
7 (W14-1) Dead End Sign	2	EA	\$ 224.25	\$ 448.50
8 (W1-1L) 15 mph/Left Turn Sign	2	EA	\$ 201.25	\$ 402.50
9 (W1-1R) 15 mph/Right Turn Sign	3	EA	\$ 201.25	\$ 603.75
			Subtotal	\$ 8,809.00



¹ Earthwork Cut Calculations used Civil 3D modeling surface from improvement plans and does not account for asphalt, limerock, and/or sidewalk "boxout."

² All Earthwork Cut quantities are bank volumes with no allowance included for shrink/swell.

COST SUMMARY

Total - General	\$ 305,197.25
Total - Demolition/Clearing & Grubbing	\$ 253,438.15
Total - Site Work	\$ 559,418.40
Total - Grassing	\$ 152,999.55
Total - Drainage	\$ 754,231.00
Total - Sewer Collection	\$ 591,097.25
Total - Water Distribution	\$ 558,629.50
Total - Roadway	\$ 1,058,788.75
Total - Signage & Striping	\$ 8,809.00
5% CONTINGENCY	\$ -
ESTIMATED	
TOTAL COST	\$ 4,242,608.85

**Note: Underground electric not included.
To be based on pending SECO design.**

Company Name: West to West Construction, LLC

Contractor Signature: _____

Print Name & Title: Carl West (President)

Date: 10/25/2023

Address: 11642 Mockingbird Dr. Dunnellon, FL 34432

Phone: (352) 355-0826

(Initial) _____ **I have read and acknowledge changes made
in Addenda _____ .**



**LAWN MEDIC LANDSCAPING & IRRIGATION
LLC**

**(813)957-8020 www.lawnmedicland.com
4827 Beauchamp Rd. Plant City, FL 33563**

Date:04/28/2025

Proposal:SW 100 East

AMOUNT	DESCRIPTION	SIZE	PRICE	EXTENDED PRICE
1	Southern Magnolia	3.5" cal 10' HT	\$950.00	\$950.00
59	Live Oak	3.5" cal 12' HT	\$1,100.00	\$64,900.00
6	Crape Myrtle	25 gal Mulit	\$245.00	\$1,470.00
80	Slash Pine	2" cal 7' HT	\$295.00	\$23,600.00
6	Sabel Palm	10' CT	\$325.00	\$1,950.00
150	Golden dewdrop	3 gal 15" HT	\$19.00	\$2,850.00
21	Red Cedar	10 gal 36" HT	\$135.00	\$2,835.00
179	Wax Myrtle	7 gal 30" HT	\$95.00	\$17,005.00
23	Walters	3 gal 15" HT	\$19.00	\$437.00
60	Sweet Viburnum	3 gal 15" HT	\$19.00	\$1,140.00
27	Sweet Viburnum	15 gal 30" HT	\$165.00	\$4,455.00
80	Flax Lily	1 gal	\$8.50	\$680.00
692				\$122,272.00
146	Tree stakes		\$12.50	\$2,000.00
6	Palm stakes		\$22.50	\$300.00

65	Pine Bark	65 yards	\$4,500.00
1		3.5 HP Well installed	\$19,000.00
10,000		Bahia sod allowance	\$8,000.00
		Irrigation system installed at entrance to water plants, trees and bahia grass. Water bags on other common area trees	
1			\$32,205.00
Scope	Install landscaping per EDK sheets L001- L005, and IR002-IR005 dated 2/2024		\$188,277.00
	Total \$ 188,227.00		

Prices are good for 30 days. After that prices are subject to change due to increase cost in materials, fuel and labor

No Maintenance services are included - **EVEN IF SPECIFIED**. Maintenance, mowing, trimming, fertilizer, or weeding

NO root pruning or tree trimming is included

No soil testing, soil admendments or adding of soil to planting area included. No fertilizing or preemergent is included

No drainage is in planting beds is included. Plan does not call out a specific type of turf. We have priced and included Bahia, if owner would like different type with would be a change order for increased cost

NOTE: BOLDDED QUANTITIES DISPLAYS DISCREPANCIES.

Bolded items may not meet code requirements. In estimating a tree caliper size dictates tree size over a

listed container size and in ornamental trees and shrubs a container size dictates plant height available at time of bidding. Additional proposals and cost may be needed to meet the plan specified plant materials we have bolded. If these bolded items aren't requested by Contractor to meet the plan specification and provide additional cost or change order and we install bolded items we aren't responsible for any Landscape inspection or code compliance failures. We will not be held responsible for the additional cost to rectify the issues or any



**LAWN MEDIC LANDSCAPING & IRRIGATION
LLC**

**(813)957-8020 www.lawnmedicland.com
4827 Beauchamp Rd. Plant City, FL 33563**

Date:04/28/2025

Proposal:SW 100 West

AMOUNT	DESCRIPTION	SIZE	PRICE	EXTENDED PRICE
12	American Ash	3.5" cal 12' HT	\$950.00	\$11,400.00
8	Southern Magnolia	3.5" cal 12' HT	\$950.00	\$7,600.00
20	Live Oak	3.5" cal 12' HT	\$1,100.00	\$22,000.00
5	Winged Elm	3.5" cal 12' HT	\$950.00	\$4,750.00
16	East Palatka Holly	2" cal 8' HT	\$295.00	\$4,720.00
36	Crape Myrtle	Multi 7' HT	\$245.00	\$8,820.00
5	Ligustrum	6' HT	\$225.00	\$1,125.00
53	Slash Pine	2" cal 7' HT	\$295.00	\$15,635.00
12	Sabal	10' Ct	\$325.00	\$3,900.00
192	Golden Dewdrop	3 gal 15" HT	\$19.00	\$3,648.00
60	Purple Love Grass	3 gal 15" HT	\$19.00	\$1,140.00
160	Florida Privet	3 gal 15" HT	\$19.00	\$3,040.00
96	Firebush	3 gal 15" HT	\$19.00	\$1,824.00
48	Red Cedar	10 gal 36" HT	\$135.00	\$6,480.00
192	Wax Myrtle	7 gal 30" HT	\$95.00	\$18,240.00
160	Walters	3 gal 15" HT	\$19.00	\$3,040.00

200	Sweet Vibnorum	3 gal 15" HT	\$19.00	\$3,800.00
160	Flax Lily	1 gal	\$8.50	\$1,360.00
240	Dwarf Holly	3 gal 12" HT	\$19.00	\$4,560.00
1,675				\$127,082.00
155	tree stakes		\$12.50	\$2,123.00
12	Palm stakes		\$22.50	\$600.00
125	Pine bark 125 Yards			\$8,653.84
1	5ph welll			\$19,000.00
10,000	Bahia Sod Allowance			\$8,000.00
1	Irrigation system installed at entrance to water plants, trees and bahia grass. Water bags on other common area trees			\$46,947.16
Scope	Install landscaping per plan			
				\$212,406.00

Total \$ 212,406.00

Prices are good for 30 days. After that prices are subject to change due to increase cost in materials, fuel and labor

No Maintenance services are included - **EVEN IF SPECIFIED**. Maintenance, mowing, trimming, fertilizer, or weeding

NO root pruning or tree trimming is included

No soil testing, soil admendments or adding of soil to planting area included. No fertilizing or preemergent is included

No drainage in planting beds is included.
Plan does not call out a specific type of turf. We
have priced and included Bahia, if owner
would like different type with would be a
change order for increased cost

NOTE: BOLDED QUANTITIES DISPLAYS DISCREPANCIES.

Bolded items may not meet code requirements. In estimating a tree caliper size dictates tree size over a listed container size and in ornamental trees and shrubs a container size dictates plant height available at time of bidding. Additional proposals and cost may be needed to meet the plan specified plant materials we have bolded. If these bolded items aren't requested by Contractor to meet the plan specification and provide additional cost or change order and we install bolded items we aren't responsible for any Landscape inspection or code compliance failures. We will not be held responsible for the additional cost to rectify the issues or any

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

**2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300
www.INFRAMARKIMS.com**

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 100th, 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 100th, 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 19th 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

**Analysis Of Alternatives For Delivering Community
 Development Services And Facilities
 To Be Served By The
 Canterwood Acres Community Development District**

(Section 190.005(1)(e)4, Florida Statutes)

Alternative	Description	Analysis
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 Canterwood 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 & 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</u>		<u>Total</u>
	<u>Estimated Costs</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
TOTAL			\$ 14,618,243

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 physical presence or online notarization, this 150 day of August, 2025, by Brian Lamb as Authorized Agent for OCALA SW 100TH, LLC, He is personally known to me, or has produced _____ as identification.

Seal:

NOTARY PUBLIC, STATE OF FLORIDA
ERIC DAVIDSON
Notary Public-State of Florida
Commission # HH 295186
My Commission Expires August 16, 2026
(Print Type or Stamp) _____ Name of Notary Public)

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 23rd day of April, 2025.

Witnessed:

Signature: _____

Ocala SW 100th, LLC

Print Name: Assaad Mouhawess

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 23rd day of April, 2025, by Joseph Tabshe, as Ocala SW 100th LLC. He/She is personally known to me, or has produced _____ as identification.

Pablo Toranzo
NOTARY PUBLIC, STATE OF FLORIDA



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

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