

***MIRADA  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
February 4, 2020***

***6:00 p.m.***

***Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# MIRADA COMMUNITY DEVELOPMENT DISTRICT AGENDA

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Christie Ray	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of six different sections:**

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**District: MIRADA COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Tuesday February 4<sup>th</sup>, 2020

**Time:** 6:00 p.m.

**Location:** Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, FL

Dial-in Number: **(563) 999-2090**

Guest Access Code: **686859#**

### ***Agenda***

**I. Roll Call**

**Mike Lawson – Chair**

**Doug Draper – Vice Chair**

**Lori Price – Asst. Secretary**

**Christie Ray – Asst. Secretary**

**District Attorney**

**District Engineer**

**II. Audience Comments – (limited to 3 minutes per individual for agenda items)**

**III. Consent Agenda**

A. Approval of November 5, 2019 Regular Meeting Minutes Exhibit 1

B. Acceptance of October – December 2019 Financial Statements Exhibit 2

**IV. Business Matters**

A. Consideration and Adoption of Resolution 2020-5 Declaring Debt Assessment for Expansion Area Exhibit 3

1, Master Special Assessment Methodology Report for the Expansion Area dated October 1, 2019 Exhibit 4

2. Report of the District Engineer dated September 26, 2019 Exhibit 5

B. Consideration and Adoption of Resolution 2020 – 6 Setting the Public Hearing for Debit Assessments for Expansion Area Exhibit 6

C. Consideration and Approval of Solitude 2020-2023 Contract Exhibit 7

**V. Administrative Matters**

A. Ratify PO's and contracts Exhibit 8

**VI. Staff Reports**

A. District Manager

B. District Engineer

C. District Attorney

**VII. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)**

**VIII. Adjournment**

## **EXHIBIT 1.**





On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Quit Claim Deed for the Mirada Community Development District.

B. Review and Approval of Gig Services Lighting Agreement

Ms. Parsons went over the terms of the 20-year agreement and the responsibilities of each of the parties.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the Gig Services Lighting Agreement, subject to any final revisions from attorneys prior to the chair signing, for the Mirada Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager - There being none, the next item followed.

B. District Counsel - There being none, the next item followed.

C. District Engineer - There being none, the next item followed.

**SIXTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Adjournment**

Mr. Cusmano asked for final questions, comments, or corrections before requesting a motion for adjournment of the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adjourned the meeting for the Mirada Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

**EXHIBIT 2.**

**Mirada CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**10/31/2019**

**Cash Balances For The Period Ending 10/31/2019**

	GENERAL FUND	CONSTRUCTION 2018AA-1	CONSTRUCTION 2018A-2	CONSTRUCTION 2019
CASH BALANCE	\$ 153,354	\$ 65,014	\$ 11,546	\$ -
PLUS: ACCOUNTS RECEIVABLE	1,383,843	2,908,360	-	1,766,024
LESS: ACCOUNTS PAYABLE	(162,516)	(3,508,156)	(10,010)	(3,090,676)
<b>NET CASH BALANCE</b>	<b>\$ 1,374,681</b>	<b>\$ (534,781)</b>	<b>\$ 1,536</b>	<b>\$ (1,324,652)</b>

**General Fund Revenue & Expenditures (FY 2020)**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE (YTD) COLLECTED	\$ 111,109	\$ -	\$ 111,109
EXPENDITURES (YTD)	(110,165)	(187,826)	77,661
NET OPERATING CHANGE	\$ 944	\$ (187,826)	\$ 188,770
AVERAGE MONTHLY EXPENDITURES	\$ 110,165	\$ 187,826	\$ 77,661
<b>PROJECTED EOY BASED ON AVERAGE</b>	<b>\$ 1,321,976</b>	<b>\$ 1,898,351</b>	<b>\$ 576,375</b>

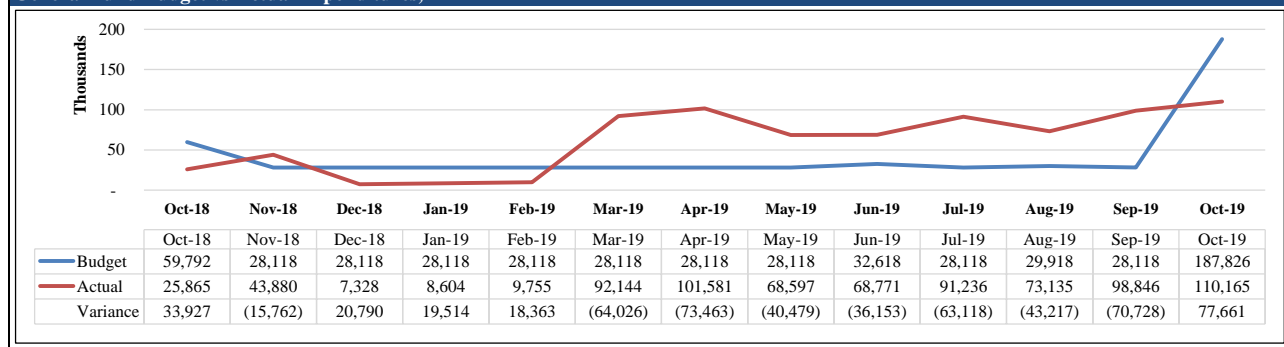
**General Fund Significant Financial Activity**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
<b>REVENUE:</b>			
DEVELOPER FUNDING	\$ 111,109	\$ -	\$ 111,109
<b>EXPENDITURES:</b>			
ADMINISTRATIVE	43,919	40,908	(3,010)
FIELD SERVICE - LANDSCAPE	60,400	109,083	48,683
FIELD SERVICE - STREETLIGHTS	-	22,283	22,283
FIELD SERVICE - POND MAINTENENACE	3,526	3,526	-
FIELD SERVICE - OTHER	2,320	12,025	9,704
UNBUDGETED	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 110,165</b>	<b>\$ 187,826</b>	<b>\$ 77,661</b>

**Purchase Order Activity**

**No New P.O.s**

**General Fund Budget vs Actual Expenditures, YTD**



**Mirada CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**11/30/2019**

**Cash Balances For The Period Ending 11/30/2019**

	GENERAL FUND	CONSTRUCTION 2018AA-1	CONSTRUCTION 2018A-2	CONSTRUCTION 2019
CASH BALANCE	\$ 239,582	\$ 75,002	\$ 40,067	\$ 939,092
PLUS: ACCOUNTS RECEIVABLE	1,567,020	2,908,360	-	1,310,542
LESS: ACCOUNTS PAYABLE	(56,214)	(74,224)	(10,558)	(2,249,248)
<b>NET CASH BALANCE</b>	<b>\$ 1,750,389</b>	<b>\$ 2,909,139</b>	<b>\$ 29,509</b>	<b>\$ 386</b>

**General Fund Revenue & Expenditures (FY 2020)**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE (YTD) COLLECTED	\$ 368,831	\$ -	\$ 368,831
EXPENDITURES (YTD)	(149,910)	(343,661)	193,751
NET OPERATING CHANGE	\$ 218,921	\$ (343,661)	\$ 562,582
AVERAGE MONTHLY EXPENDITURES	\$ 74,955	\$ 171,831	\$ 96,875
<b>PROJECTED EOY BASED ON AVERAGE</b>	<b>\$ 899,462</b>	<b>\$ 1,898,351</b>	<b>\$ 998,889</b>

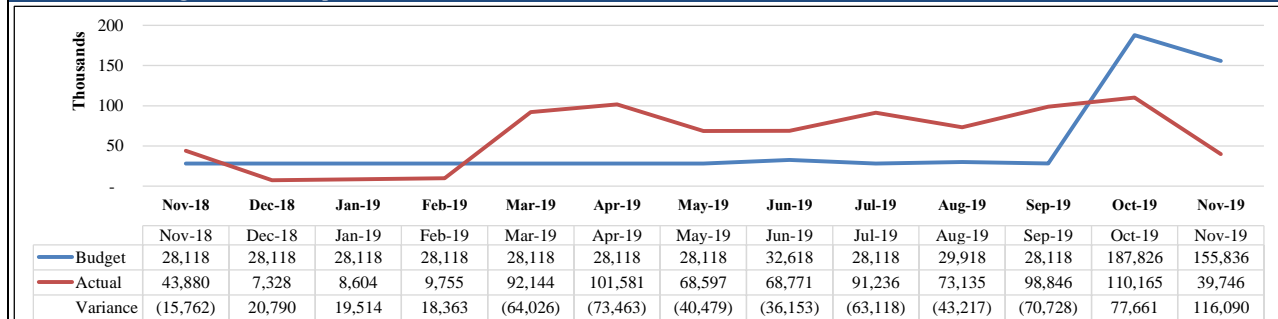
**General Fund Significant Financial Activity**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
<b>REVENUE:</b>			
OFF ROLL ASSESSMENT	\$ 368,831	\$ -	\$ 368,831
<b>EXPENDITURES:</b>			
ADMINISTRATIVE	50,518	49,827	(692)
FIELD SERVICE - LANDSCAPE	72,320	216,667	144,347
FIELD SERVICE - STREETLIGHTS	-	44,567	44,567
FIELD SERVICE - POND MAINTENANCE	7,052	7,052	-
FIELD SERVICE - OTHER	20,020	25,549	5,529
UNBUDGETED	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 149,910</b>	<b>\$ 343,661</b>	<b>\$ 193,751</b>

**Purchase Order Activity**

**No New P.O.s**

**General Fund Budget vs Actual Expenditures, YTD**



**Mirada CDD**  
**Financial Report Summary - General Fund & Construction Fund**  
**12/31/2019**

**Cash Balances For The Period Ending 12/31/2019**

	GENERAL FUND	CONSTRUCTION 2018AA-1	CONSTRUCTION 2018A-2	CONSTRUCTION 2019
CASH BALANCE	\$ 248,236	\$ 44,050	\$ 40,110	\$ 1,380,216
PLUS: ACCOUNTS RECEIVABLE	1,497,188	2,908,360	-	323,165
LESS: ACCOUNTS PAYABLE	(148,107)	(43,225)	(10,558)	(2,388,203)
<b>NET CASH BALANCE</b>	<b>\$ 1,597,317</b>	<b>\$ 2,909,185</b>	<b>\$ 29,552</b>	<b>\$ (684,822)</b>

**General Fund Revenue & Expenditures (FY 2020)**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
REVENUE (YTD) COLLECTED	\$ 401,163	\$ 949,176	\$ (548,012)
EXPENDITURES (YTD)	(304,613)	(496,862)	192,249
NET OPERATING CHANGE	\$ 96,551	\$ 452,314	\$ (355,763)
AVERAGE MONTHLY EXPENDITURES	\$ 101,538	\$ 165,621	\$ 64,083
<b>PROJECTED EOY BASED ON AVERAGE</b>	<b>\$ 1,218,450</b>	<b>\$ 1,898,351</b>	<b>\$ 679,901</b>

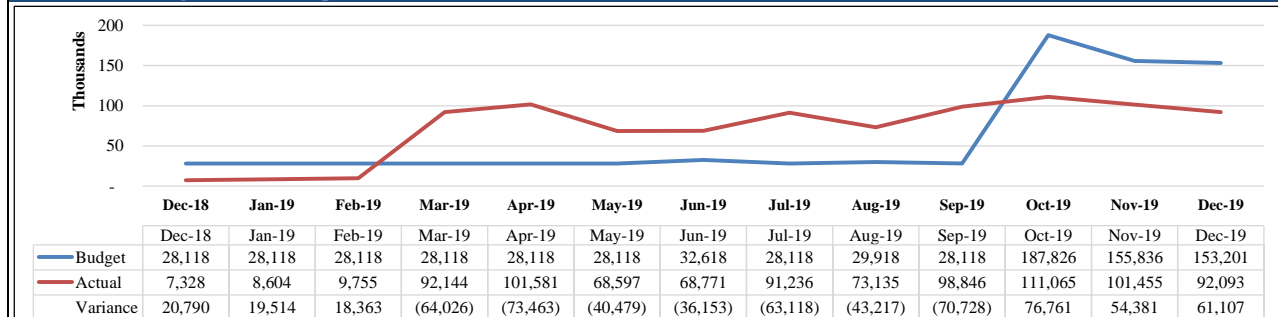
**General Fund Significant Financial Activity**

	ACTUAL YEAR-TO- DATE	BUDGET YEAR-TO- DATE	FAVORABLE / (UNFAVORABLE)
<b>REVENUE:</b>			
OFF ROLL ASSESSMENT	\$ 401,163	\$ 949,176	\$ (548,012)
<b>EXPENDITURES:</b>			
ADMINISTRATIVE	57,849	56,110	(1,739)
FIELD SERVICE - LANDSCAPE	218,120	325,000	106,880
FIELD SERVICE - STREETLIGHTS	-	66,850	66,850
FIELD SERVICE - POND MAINTENANCE	7,052	10,578	3,526
FIELD SERVICE - OTHER	21,592	38,324	16,732
UNBUDGETED	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 304,613</b>	<b>\$ 496,862</b>	<b>\$ 192,249</b>

**Purchase Order Activity**

**No New P.O.s**

**General Fund Budget vs Actual Expenditures, YTD**



**EXHIBIT 3.**

**RESOLUTION NO. 2020-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE EXPANSION AREA; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Mirada Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications as described in the Report of the District Engineer dated September 26, 2019 (the “**Engineer’s Report**”), which is available for review at the offices of DPFM Management & Consulting, LLC located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 (the “**District Office**”); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting special assessments pursuant to Chapters 170 and 190, Florida Statutes (the “**Assessments**”); and

**WHEREAS**, the District is empowered by Chapter 190, Uniform Community Development Act, and Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, of Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s Master Special Assessment Methodology Report for the Expansion Area dated October 1, 2019 (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file at the District Office; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and



**WHEREAS**, this Resolution No. 2020-05 supersedes and repeals Resolution 2020-02 adopted on October 1, 2020, by the Board of Supervisors of the Mirada Community Development District.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Project.
3. The nature of the Project generally consists of master improvements consisting of roads, water management and control, water supply, sewer and wastewater management, electrical power, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file at the District Office which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. The estimated cost of the Project as stated in the Engineer's Report is approximately \$15,969,080 (hereinafter referred to as the **"Estimated Cost"**).
6. As stated in the Assessment Report, the Assessments will defray approximately \$22,015,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed bonds, in one or more series.
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office an assessment plat showing the expansion area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chairman of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, F.S. the Assessments may be collected as is otherwise permitted by law.

13. Pursuant to Section 170.07, Florida Statutes, a public hearing is required to permit interested persons to be heard as to the advisability and propriety of constructing the Project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so specially benefitted by the Project. In accordance therewith a public hearing shall be held on a public hearing shall be held on March 6, 2020, at 9:00 a.m., at the Residence Inn, 2101 Northpoint Parkway, Lutz FL 33558. The Secretary is hereby directed to give notice of this public hearing in accordance with the requirements of Section 170.07, Florida Statutes.

14. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Pasco County, Florida.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February, 2020.

**ATTEST:**

**MIRADA COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

Attachments:

Master Special Assessment Methodology Report for the Expansion Area dated October 1, 2019  
Report of the District Engineer dated September 26, 2019

**EXHIBIT 4.**

**MIRADA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**  
**FOR THE EXPANSION AREA**  
**FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS**

**October 1, 2019**

**Prepared by**

DPFG Management & Consulting LLC  
250 International Parkway, Suite 280  
Lake Mary, FL 32746

**MIRADA COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT FOR BOUNDARY EXPANSION**

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## **THE DISTRICT**

### ***General Background***

The Mirada Community Development District (the “**District**”) was established by Pasco County Ordinance #16-07, effective April 27, 2016. The boundaries of the District were amended by Ordinance #18-32, which was approved by the Board of County Commissioners of Pasco County, Florida, (the “**County**”) on August 7, 2018 and became effective August 14, 2018. As a result, the District’s boundaries were expanded by the addition of two parcels containing a total of 205.16 acres and removed a small parcel which consisted of 1.41 acres (the “**Boundary Expansion**”) for a net boundary increase of approximately 203.75 acres. After the boundary amendment, the District’s boundaries now encompass a total of 879.718 acres for which it is authorized to manage and finance the delivery of basic community infrastructure services.

In order to fund the delivery of basic community infrastructure services, the District previously levied and imposed special assessments on benefitted properties (the “**Special Assessments**”) as described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016. The allocation of Special Assessments under such methodology is generally predicated on the development of the types and amounts of land uses and lots identified therein (the “**Anticipated Development Program**”). However, it is possible that there will be changes in the Anticipated Development Program, including but not limited to, changes in the amounts of lots, amendments to the District boundaries which result in an increase or decrease in net assessable acreage, or additional land uses and/or lot types being developed. In the event of any such change in the Anticipated Development Program, it may be necessary to adjust the assignment of Special Assessments.

### ***Purpose of this Methodology Report***

As a result of the Boundary Expansion, the District undertakes proceedings pursuant to Chapters 170 190, and 197, Florida Statutes to levy and impose Special Assessments on the areas added to the District. Toward that end, this report provides a master assessment allocation methodology for the Boundary Expansion area based on prior special assessment proceedings described in Resolution 2016-27 and set forth in the Master Assessment Methodology Report, dated August 2, 2016 (the “**Master Methodology Report**”). Accordingly, it analyzes the benefits derived from the District’s public infrastructure program, as described in the Report of the District Engineer, dated

September 26, 2019 (the “**Expansion Area Project**”). Then, it determines the fair and equitable allocation of the benefits through the levy and allocation of non-ad valorem special assessments on benefitted properties added to the District by the Boundary Expansion (“**Assessment Area Four**”). Those non-ad valorem special assessments are pledged to secure the funding of the Expansion Area Project. This report is designed to conform to the requirements of Chapters 170, 190, and 197, Florida Statutes, and the District’s prior assessment proceedings. The District plans to issue bonds to finance portions of the Expansion Area Project as development progresses. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

### **EXPANSION AREA PROJECT FINANCING AND BENEFIT ALLOCATION**

The Boundary Expansion added land for development of approximately 449 lots and associated public infrastructure. To advance development of the added land in the District, the District plans to finance the construction of the Expansion Area Project thru the issuance of multiple series of bonds. The bonds will be secured by and payable from the levy of the Special Assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the Special Assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

The preliminary land use plan describes the development of the land with final build-out anticipated to include a total of 449 residential dwelling units to be constructed on lots of varying frontage along a street within Assessment Area Four. Customarily in the land development industry, residential lots are sold and bought in the market in standard lot width categories pursuant to purchase contracts, as opposed by exact lot width measurements of the street front footage or the size of such lot shown on a future plat map (this concept is referred to as “**Product Type**” herein). The table below sets forth the lot mix anticipated for Assessment Area Four.

**Table 1. Assessment Area Four Anticipated Lot Mix**

<b>Product Type</b>	<b>Lots</b>
TH	50
50'	269
60'	130
<b>Total</b>	<b>449</b>



### ***Infrastructure Project***

The Expansion Area Project contains improvements that benefit all assessable units within Assessment Area Four. Accordingly, the Special Assessments levied in connection with the Expansion Area Project will be levied on all lots planned within Assessment Area Four. The Expansion Area Project is estimated to cost approximately \$15.97 million. A summary of the estimated costs of the Expansion Area Project, as shown in the Engineer's Report, is set forth in the following table.

**Table 2. Estimated Expansion Area Project Costs**

<b>Improvement Category</b>	<b>Total</b>
Engineering Design, Permitting, Surveying, Testing	\$1,401,120
Consultant /Management Fees	\$964,200
Storm Water Management	\$3,918,000
Roads	\$3,451,760
Potable Water	\$673,200
Sanitary Sewer	\$1,742,480
Dry Utilities Trenching	\$400,000
Landscaping/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Permit Fees	\$1,876,800
Contingency	\$541,520
<b>Total</b>	<b>\$15,969,080</b>

The proposed issuance of multiple series of bonds is anticipated to fund a portion or all of the costs associated with the development of Assessment Area Four which is planned for a total 449 lots. The developer will covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Expansion Area Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

### ***Benefits***

Pursuant to the findings set forth during prior special assessment proceedings, there are generally two special benefit categories that account for the logical relationship between the components of the Expansion Area Project and the benefit accruing to the real property within the District:

1. Uniform benefits.
  - a. This category includes Expansion Area Project components that provide unquantifiable but objective equal benefits to properties. The properties will enjoy equal benefits from or access to Expansion Area Project components regardless of Product Type or any other factors.
  - b. Examples include:
    - i. Flood prevention or storm damage reduction through a stormwater management system.
    - ii. Equal access to roads and pedestrian trails during equal time periods.
2. Variable benefits.
  - a. This category includes Expansion Area Project components that provide quantifiable benefits to properties. The properties will enjoy the benefits from components based on the sizing of the components, the expected usage of the components by the property, and the specific Product Type (which inherently captures other factors such as lot size, units per parcel, street front footage).
  - b. Examples include:
    - i. Larger properties and Product Types or different density development will be able to be developed and permitted since specifications of the Expansion Area Project components, such as stormwater runoff capacity, will be specifically designed to accommodate variable properties that might not have been included if there was just one benefitted property or Product Type.
    - ii. Larger properties and Product Types will end up using and thus benefitting proportionally more from certain Expansion Area Project components, such as water and sewer utilities.

By their very nature most components of Expansion Area Project will fit into both benefit categories. Although benefit categories are more valuable in analyzing special benefits where there will be a mixed land use development pattern or separate and distinct assessment areas (neither of which are currently proposed), they are nonetheless still helpful in illuminating in more detail the special benefits that will accrue to the real property with the District. The Expansion Area Project will improve and secure road access, provide enhanced storm protection and the requisite drainage system, provide essential utility connection points, provide subdivision identity and aesthetics, provide recreational and enjoyment opportunities, and protect and enhance the market value and marketability of properties with the District and will thereby create special benefits for those properties.

### ***Assessment Allocation***

As discussed above, components of the Expansion Area Project will provide benefits on a mix of uniform and variable basis to all Product Types. Since the lands of Assessment Area Four are currently undeveloped, residential development is the only type of land use planned for within the District, all components of the Expansion Area Project will benefit all Product Types in some fashion, and the benefits are not dependent on the proximity to the Expansion Area Project (since the District ultimately provides an inter-connected system of public improvements), there is no reason to create complicated layers to compute the Special Assessments. Instead, to allocate the Special Assessments in a systematic manner that accounts for the logical relationship between the components of the Expansion Area Project and the benefits accruing to properties within the District, the allocation methodology as described in Resolution 2016-27 and set forth in the Master Methodology Report which is based on Equivalent Residential Units (“**ERU**”) will fairly and reasonably apportion the benefits of the Expansion Area Project across the benefitted lands within the District. Accordingly, the methodology herein allocates the Special Assessments to such residential Product Types based upon the benefits derived from the Expansion Area Project and apportioned such benefit based on Product Types using a similar manner of allocation as the Master Methodology Report. This report also utilizes Expansion Area Project costs as a proxy value for benefit and allocates the Special Assessments based on the Product Types in a similar manner of allocation as the Master Methodology Report. Such ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefitted properties for special assessments levied by community development districts. ERUs provide an objective and reasonable process to quantify the benefits that different Product Types will receive from the Expansion Area Project in terms of equivalent assigned value. ERUs blends the special benefit categories into an easy to understand and administer system that is not dependent on subjective data or rationalizations. This ERU ranking is the basis upon which the benefits to other Product Types are measured. The advantage to an ERU structured methodology includes the ability to assign identical benefits to generally uniform sized Product Types or similarly used properties (e.g., all lots within the fifty-foot Product Type are assigned 1.0 ERU irrespective of home size or phase) or assign different ERUs to reflect different land uses (e.g., residential versus non-residential).

Residential lots with a marketable street frontage of 50' are currently anticipated to be the most common Product Type within the District. As such, and in accordance with the Master Methodology Report, the 50' Product Type provides the base ERU benefit and has been assigned a value of 1.00 ERU. All other Product Types will be ranked and assigned a value based upon a comparison of that Product Type's street frontage size to that of a 50' Product Type. In the event that multi-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans.

Applying the ERU concept to the Product Types in lieu of actual or platted front footage allows for the District to create a more uniform, easier to understand, and cost-effective methodology that apportions the Special Assessments in a fair and reasonable manner. Attempting to forecast actual or platted front footage may cause unintended consequences and is too rigid for undeveloped properties to reasonably accommodate small discrepancies in the development process, irregularly shaped lots, or other circumstances outside the control of the District. Those consequences may result in a wide spectrum of Special Assessments that would be burdensome to administer and cause undue frustration to future home owners who specifically bought into a master planned community that is intended to be uniformly developed.

In connection with the Expansion Area Project, as of this date, the developer has informed the District that it plans to construct 449 lots of varying sizes in addition to those lots planned for prior to the Boundary Expansion, as shown in the table below, which represents a total of 455.0 ERUs.

**Table 3. Proposed Product Type Mix and ERU Assignment**

<b>Lot Product Types</b>	<b># of Lots Added</b>	<b>Assigned ERU</b>	<b>Total ERU</b>
TH	50	0.60	30.00
50'	269	1.00	269.00
60'	130	1.20	156.00
<b>Total</b>	<b>449</b>		<b>455.00</b>

### **EXPANSION AREA PROJECT BOND FINANCING PROGRAM**

For purposes of this report, the bond principal amount and associated maximum annual debt service assessments ("MADS") have been sized based on funding all of the Expansion Area Project costs described in the Engineer's Report and adjusted for allowable bond financing costs

including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The developable properties within Assessment Area Four will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 449 residential units. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all of the Expansion Area Project costs.

**Table 4. Estimated Maximum Sources and Uses of Funds**

<b>Sources</b>	<b>Total</b>	<b>Percent of Total</b>
Bond Proceeds - Par	\$22,015,000	100%
<b>Uses</b>		
Acquisition and Construction Account	\$15,969,080	72%
Debt Service Reserve Fund	\$1,905,180	9%
Capitalized Interest	\$3,302,250	15%
Cost of Issuance	\$400,000	2%
Underwriter's Discount	\$440,300	2%
<i>rounding</i>	-\$1,810	0%
<b>Total Uses</b>	<b>\$22,015,000</b>	<b>100%</b>

#### ***Assessment Levy and Collection***

Each fiscal year, the District will certify for collection the Special Assessments in connection with the MADS, or Special Assessment Requirement (as defined herein), for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

**Table 5. Maximum Annual Debt Service<sup>1</sup>**

<b>Phases</b>	<b>Lots</b>	<b>Total ERU</b>	<b>Total MADS</b>	<b>MADS/ERU</b>
All	449	455.00	\$1,905,180	\$4,187

Prior to recordation of a subdivision plat map, the Special Assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation

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<sup>1</sup> Excluding County collection charges and early payment discount.

of a subdivision plat map the Product Types are determinable, and the Special Assessments will then be levied on the individual lots based on the ERU assigned to each lot.

## **ASSESSMENT ALLOCATION STANDARDS**

### ***Standard***

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states “Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.”

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District may benefit from the Expansion Area Project, such benefits are incidental. The facilities in the Expansion Area Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

### ***Methodology***

This benefit and allocation approach is based on the principle that dwelling units on a similar Product Type will receive a relatively equal and direct benefit from the Expansion Area Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each public improvement system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that various Product Types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot (50') wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates Special Assessments on platted property in a proportionate manner based on generally uniform Product Types as indicated on the subject recorded plat map. Special Assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on a per acreage basis. In sum, the Special Assessments are fairly and reasonably allocated among properties that receive the special benefits based on Product Types for platted properties and acreage for un-platted properties; for example, upon plat map recordation, the Special Assessments per Product Type are generally uniform for each benefitted lot.

### ***Special Benefits***

As described above in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Expansion Area Project. Such public improvements will provide direct benefit for the utilization of the properties within Assessment Area Four, will substantially enhance the use and enjoyment of the benefitted residential properties, and will increase the value and marketability of the benefitted residential properties. These benefits flow proportionately over all benefitted properties in Assessment Area Four. The District will apply the assessment methodology to the financing program relating to the Expansion Area Project. All residential units in Assessment Area Four will proportionally benefit from the construction of the Expansion Area Project.

### ***Rates***

A rate and method of apportionment of Special Assessments is attached as Appendix 1. The developer may decide to re-adjust Product Types within the District in order to meet market demand. Changes in Product Types may or may not trigger a density “true-up” obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the Special Assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation is described in the supplemental assessment methodology report. The supplemental assessment report anticipates a mechanism by which the

landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Special Assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment report (which payments shall collectively be referenced as the “**True-Up Payment**”). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner at the time of the bond issuance and the District intend to enter into an agreement to confirm landowner’s intentions and obligations to make any and all True-Up Payments related to the Special Assessments.

In the event Undeveloped Property (“**Transferred Parcel**”) is sold to a third party not affiliated with the landowner, the Special Assessments will be assigned to that Transferred Parcel based on the maximum total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These total assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the Special Assessments in the event that the Expansion Area Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

### **PRELIMINARY ASSESSMENT ROLL AND COLLECTION**

A Preliminary Assessment Roll is attached in the Appendix.

### **CONCLUSION**

The acquisition and construction of the Expansion Area Project using bond proceeds will be utilized for common District purposes. These assessments will be levied over all benefited



properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated assessments. Accordingly, the Expansion Area Project is an appropriate District project that will significantly benefit the properties and enhance the District.

### ***Special Benefit***

The Project will provide special benefits to parcels within the District. The parcels will receive special benefits because the subject Expansion Area Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Expansion Area Project yield benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

### ***Assessment Apportionment***

The Special Assessments are fairly and equally apportioned over all the benefited properties of Assessment Area Four. The benefits, using Expansion Area Project costs as proxy for benefit, are quantified and assigned to parcels based on Product Types. The District assigned an ERU value and ranking to the expected Product Type on the basis that a lot with marketable frontage that falls within the fifty-foot (50') Product Type category receives the value of 1.0 ERU.

### ***Reasonableness of Assessment Apportionment***

It is reasonable, proper and just to assess the costs of the Expansion Area Project against lands in the District. As a result of the Expansion Area Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the District's Expansion Area Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands within the District. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

### ***Best Interest***

The District provides for delivering the Expansion Area Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Expansion Area Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

## **APPENDIX 1 - RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT**

The Special Assessments shall be levied on all parcels within Assessment Area Four that benefit from the Expansion Area Project and will be collected each fiscal year in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

### ***A. Definitions***

The terms hereinafter set forth have the following meanings:

**"Appraiser's Parcel"** means a Lot or parcel shown in Pasco County appraiser's parcel map, or included or includable in Pasco County's non-ad valorem assessment roll designated by folio or PIN.

**"District Debt"** means bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District.

**"Developed Property"** means all Taxable Property for which the Pasco County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the District, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

**"ERU"** means a way to quantify different land use types in terms of their equivalence to a fifty-foot (50') wide lot Product Type, which is defined as 1.0 ERU.

**"Fiscal Year"** means the period starting October 1 and ending on the following September 30.

**"Lot"** means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

**“Property Owner Association Property”** means any property within the District boundaries that is owned by a property owner association, including any master or sub-association.

**"Public Property"** means any property within the District boundaries that is, at the time of the District formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

**"Special Assessments"** means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the District to fund the Special Assessment Requirement.

**“Special Assessment Requirement”** means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

**"Assessable Property"** means all of the Appraiser's Parcels within the boundaries of the District that are not exempt from the Special Assessment pursuant to law or as defined below.

**"Undeveloped Property"** means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the District.

***B. Assignment of Land Use Categories and of ERU***

Each Fiscal Year using the definitions above, all Assessable Property within each phase of the District shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

***C. Annual Maximum Special Assessment Requirement***

Refer to the Appendix for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all of the Expansion Area Project costs is presented in the following table.

**Table 6. Estimated Special Assessment Requirement (MADS)**

<b>Special Assessment Requirement</b>	<b>Maximum \$ Amount (excl. County charges and early payment)</b>
All Bond Series	\$1,905,180

**D. Special Assessment Rate****1. Developed Property in All Phases**

After recordation of a Plat Map, the Special Assessments are allocated as illustrated in the following table.

**Table 7. Assigned ERU, Maximum Debt and MADS Allocation for Developed Property**

<b>Lot Product Type</b>	<b>Lots</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>Par Amt.</b>	<b>Par/Lot</b>	<b>MADS</b>	<b>MADS/Lot</b>
TH	50	0.60	30.00	6.59%	\$1,451,538	\$29,031	\$125,616	\$2,512
50'	269	1.00	269.00	59.12%	\$13,015,462	\$48,385	\$1,126,359	\$4,187
60'	130	1.20	156.00	34.29%	\$7,548,000	\$58,062	\$653,204	\$5,025
<b>Total</b>	<b>449</b>		<b>455.00</b>	<b>100.00%</b>	<b>\$22,015,000</b>		<b>\$1,905,180</b>	

**2. Undeveloped Property****a) District Debt Allocation**

Prior to recordation of a Plat Map, the District Debt is allocated per acre as illustrated in the following table.

**Table 8. Assigned ERU, Maximum Debt and MADS Allocation for Un-Developed Property**

<b>Property</b>	<b>Total Lots</b>	<b>ERU</b>	<b>Total Acreage (Ac)</b>	<b>Par Amt.</b>	<b>Par / Ac</b>	<b>MADS</b>	<b>MADS / Ac</b>
All Phases	449	455.00	203.75	\$22,015,000	\$108,049	\$1,905,180	\$9,351

### ***E. Method of Apportionment of the Special Assessment***

Each Fiscal Year, the District shall levy the Special Assessments in Assessment Area Four as follows:

**First (Developed Property):** The Special Assessment shall be levied proportionately on each Appraiser's Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase, or subdivision.

**Second (Undeveloped Property):** If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Special Assessment shall be levied proportionally on each Appraiser's Parcel of Undeveloped Property at up to 100% of the Assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section D.2 for each particular phase.

**Third – True Up:** If additional monies are needed to satisfy the Special Assessment Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Special Assessment Requirement and the special assessment revenue generated after the first two steps have been completed (the “**True Up Obligation**”). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to the Appendix for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

### ***E. Manner of Collection***

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The District intends to directly collect Special Assessments on un-platted parcels, and, to the extent permitted by the applicable indenture and in the District's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

**APPENDIX 2 - ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT ALLOCATION**

As described above the total benefits will be, of course, the completed public infrastructure with estimated costs in the amount of \$15.97 million. The following tables allocate the Expansion Area Project costs, which are used as a proxy for benefit. Refer to Engineer's Report for cost details.

**Table 9. Expansion Area Project Costs and Benefit Allocation**

<b>Lot Product Type</b>	<b>Total Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>Total Cost (as proxy for benefit)</b>	<b>Benefit Per Unit</b>
TH	50	0.60	30.00	6.6%	\$1,052,906	\$21,058
50	269	1.00	269.00	59.1%	\$9,441,060	\$35,097
60	130	1.20	156.00	34.3%	\$5,475,113	\$42,116
<b>Total</b>	<b>449</b>		<b>455.00</b>	<b>100.0%</b>	<b>\$15,969,080</b>	

### **APPENDIX 3 - PRELIMINARY ASSESSMENT ROLL**

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the District's boundaries.

**Table 10. Preliminary Assessment Roll**

<b>Parcel Area Identification /(b)</b>	<b>Owners/(b)</b>	<b>Acreage (a)</b>	<b>Total District Debt /(c)</b>	<b>Total MADS /(d)</b>
Refer to legal description of the District in Appendix 4	CR Pasco Development Company LLC; CRCG One LP; CRCG Two LP	203.75	\$22,015,000	\$1,905,180

***Footnote:***

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(a) Estimate based on legal description at time of establishment of the District. Acreage includes lowlands.

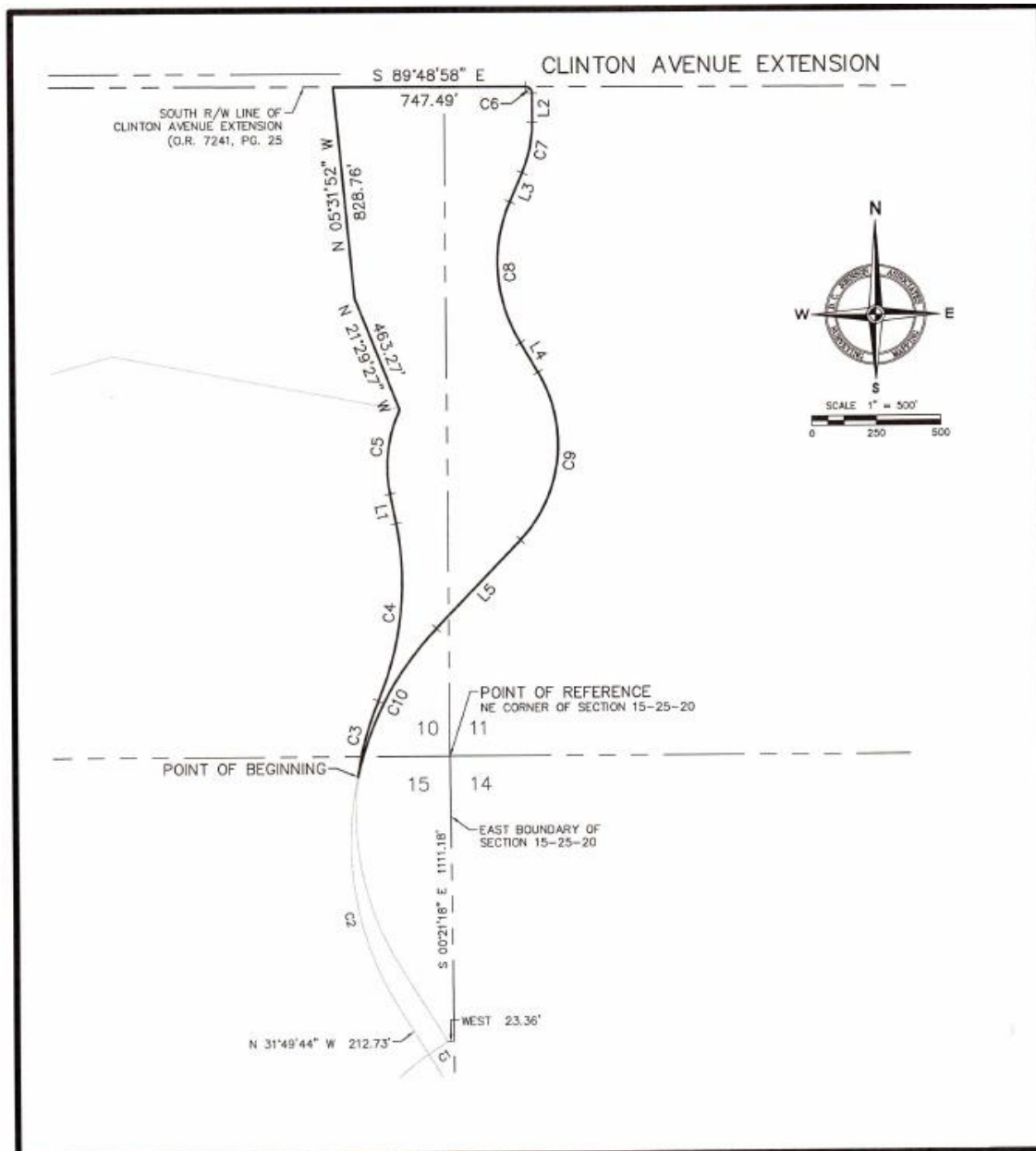
(b) Owner information per County records. There are multiple Parcel IDs associated with the District.

(c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.

(d) Excluding Pasco County collection charges and early payment discounts.

## APPENDIX 4 – COMPOSITE BOUNDARY SKETCH

### First Expansion Parcel



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**MIRADA CDD**  
**EXPANSION PARCEL 2**  
 PREPARED FOR  
**CR Pasco Development Co., LLC**  
 JOB NO. 1986-057A31.001 DRAWN BY: RK

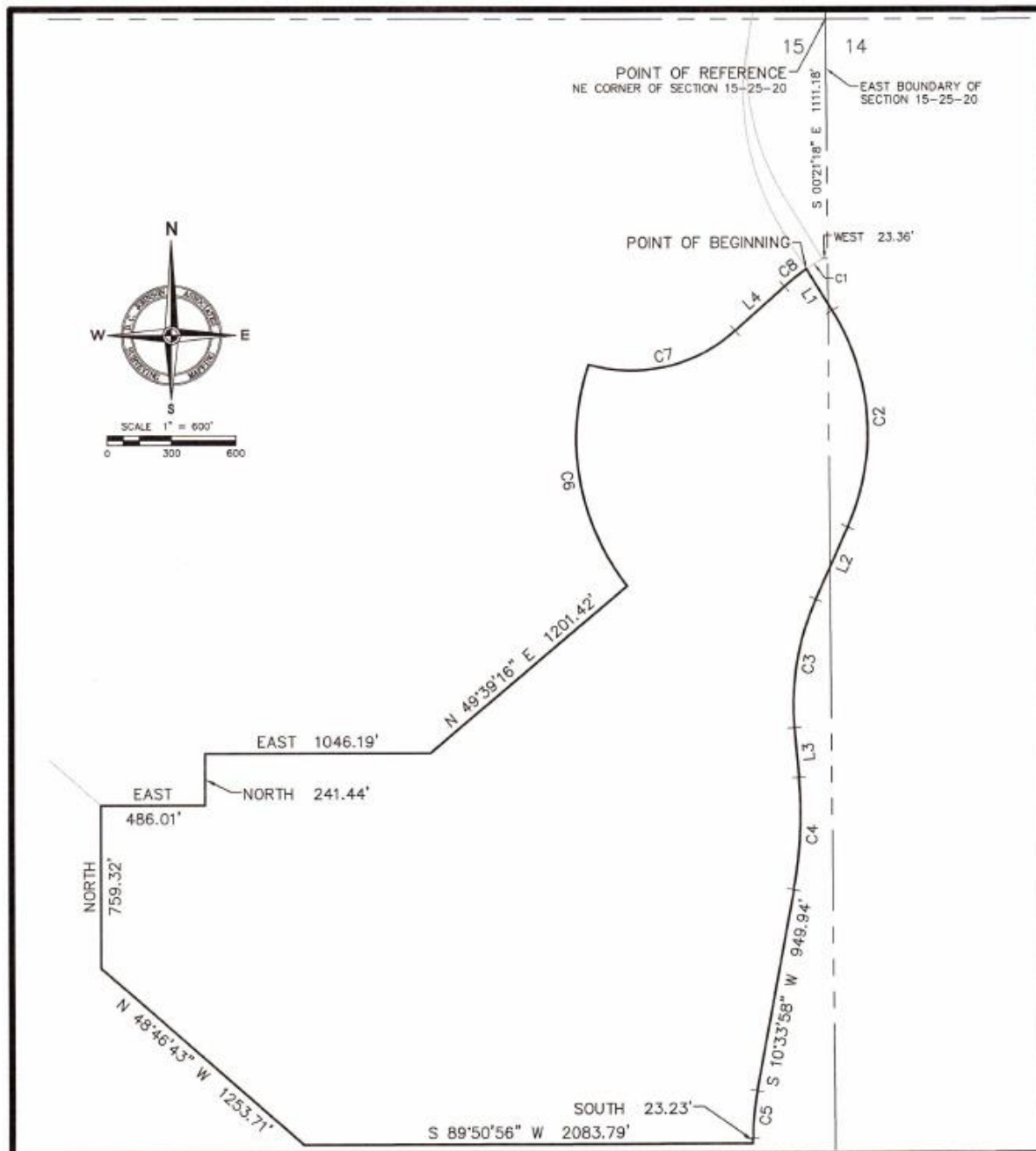
**SKETCH ONLY**  
**NOT A BOUNDARY SURVEY**

SHEET 2 OF 2  
 SEE SHEET 1 FOR DESCRIPTION  
 AND CURVE/LINE TABLES

**JOHNSON**  
**ASSOCIATES**  
 SURVEYING AND MAPPING  
 Florida Licensed Business No. LB 4514  
 11911 S. Curley St. San Antonio, FL 33523  
 (352) 588-2768 survey@dcjohnson.com  
 www.dcjohanson.com



## Second Expansion Parcel



Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**MIRADA CDD  
EXPANSION PARCEL 1**

PREPARED FOR  
**CR Pasco Development Co., LLC**  
JOB NO: 1986-057A.31.001 DRAWN BY: RR

**SKETCH ONLY  
NOT A BOUNDARY SURVEY**

**SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION  
AND CURVE/LINE TABLES**

**JOHNSON  
ASSOCIATES**  
**SURVEYING AND MAPPING**

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(352) 588-2768 survey@dcjohnson.com  
www.djohnson.com

**EXHIBIT 5.**

**Mirada Community  
Development District**

Report of the District Engineer for  
Expansion Area



Prepared for:  
Board of Supervisors  
Mirada Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

September 26, 2019



## **1.0 INTRODUCTION**

Recently, lands within the Mirada Community Development District ("the District") boundary were expanded and contracted resulting in a new total area of approximately 879.718 acres. The District is located within Sections 9, 10, 14, 15 and 16, Township 25 South, Range 20 East, in Pasco County, Florida and is generally located on the south side of SR 52, east of I-75.

See Appendix A for a Vicinity Map and Legal Description of the expanded District, as well as the expansion and contraction areas.

## **2.0 PURPOSE**

The District was established by Pasco County Ordinance No. 16-07 on April 26, 2016 and expanded by Pasco County Ordinance No. 18-32 on August 7, 2018 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The purpose of this Report of the District Engineer is to provide a description and estimated costs of the proposed public improvements and community facilities within the expanded area.

## **3.0 THE DEVELOPMENT AND DEVELOPER**

The property within the District is part of the Connected City Master Planned Unit Development (Mirada CC-MPUD), Rezoning Petition Number PDD18-7261 in which CR Pasco Development Company LLC (the "Developer") plans to develop 3,450 single family detached units, 1,500 age restricted single family detached units, 850 single family attached units, 900 multi-family units, 421,000 s.f. of retail services, 287,200 s.f. of office/medical/hospital/university services, and 200 hotel rooms.

The property owners of the expansion area, CR Pasco Development Company LLC, CRCG One LP, and CRCG Two LP, plan on constructing 449 units in the expansion area including 50 townhomes and 399 single family detached units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

See Exhibit B for the Conceptual Site Plan of the District.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's Subdivision Water Management and Control is regulated by Pasco County and SWFWMD. The Subdivision Water Management and



Control improvements include the stormwater ponds, storm sewer systems and conveyance systems located within Subdivision Roads rights of way and other Pasco County and/or District drainage easements.

The Subdivision Water Management and Control will be designed in accordance with Pasco County's Land Development Code and technical standards. The District will be responsible for the operation and maintenance of these systems within District owned rights of way, and Pasco County will be responsible for those systems constructed within County owned rights of way.

## **4.2 DISTRICT ROADS**

District Roads include the segments collector roads that are located within the boundary of the District and will connect to the subdivision streets located within the boundary expansion.

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All District Roads will be designed in accordance with Pasco County's Land Development Code and technical standards and all roads are currently planned to be owned and maintained by the District.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Pasco County Public Utilities service area which will provide sewer and wastewater management service to the expansion area. The Sewer and Wastewater Management improvements include and gravity and force main sanitary sewer systems and reclaimed water systems within the Subdivision District Roads rights of way and/or easements within the expansion area.

The Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with Pasco County technical standards and constructed by the District and then transferred to Pasco County for operations and maintenance.

## **4.4 WATER SUPPLY**

The District is located within the Pasco County Public Utilities service area which will provide water supply for potable water service and fire protection to the expansion area. The Water Supply improvements include water mains within the District Roads rights of way and/or easements within the expansion area.

The Water Supply systems will be designed in accordance with Pasco County technical standards, and constructed by the District and then transferred to Pasco County for operations and maintenance



## **4.5 UNDERGROUNDING OF ELECTRICAL POWER AND STREET LIGHTS**

The District lies within the area served by Withlacoochee River Electric Cooperative ("WREC") for electrical power service, and they will extend service into the District. There are fees to convert service from overhead to underground and the Subdivision Undergrounding of Electrical Power is considered any improvement within a Subdivision District Road right of way or within an abutting easement within the expansion area.

## **4.6 PROFESSIONAL SERVICES AND PERMITTING/CAPACITY FEES**

Pasco County and SWFWMD impose fees for construction permits and plan reviews, as well, professional engineering, surveying, environmental and architecture services are needed for the community design and construction permitting. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Pasco County Utilities requires payment of Water and Wastewater Capacity Fees to guarantee service will be available at the time it is needed.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Exhibit C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District, and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

It is our professional opinion that the improvement plan described herein is feasible and that the estimated infrastructure costs provided herein for the development are fair and reasonable to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer  
September 26, 2019  
Page 5 of 5

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

---

Tonja L. Stewart, P.E.  
District Engineer  
Florida License No. 47704



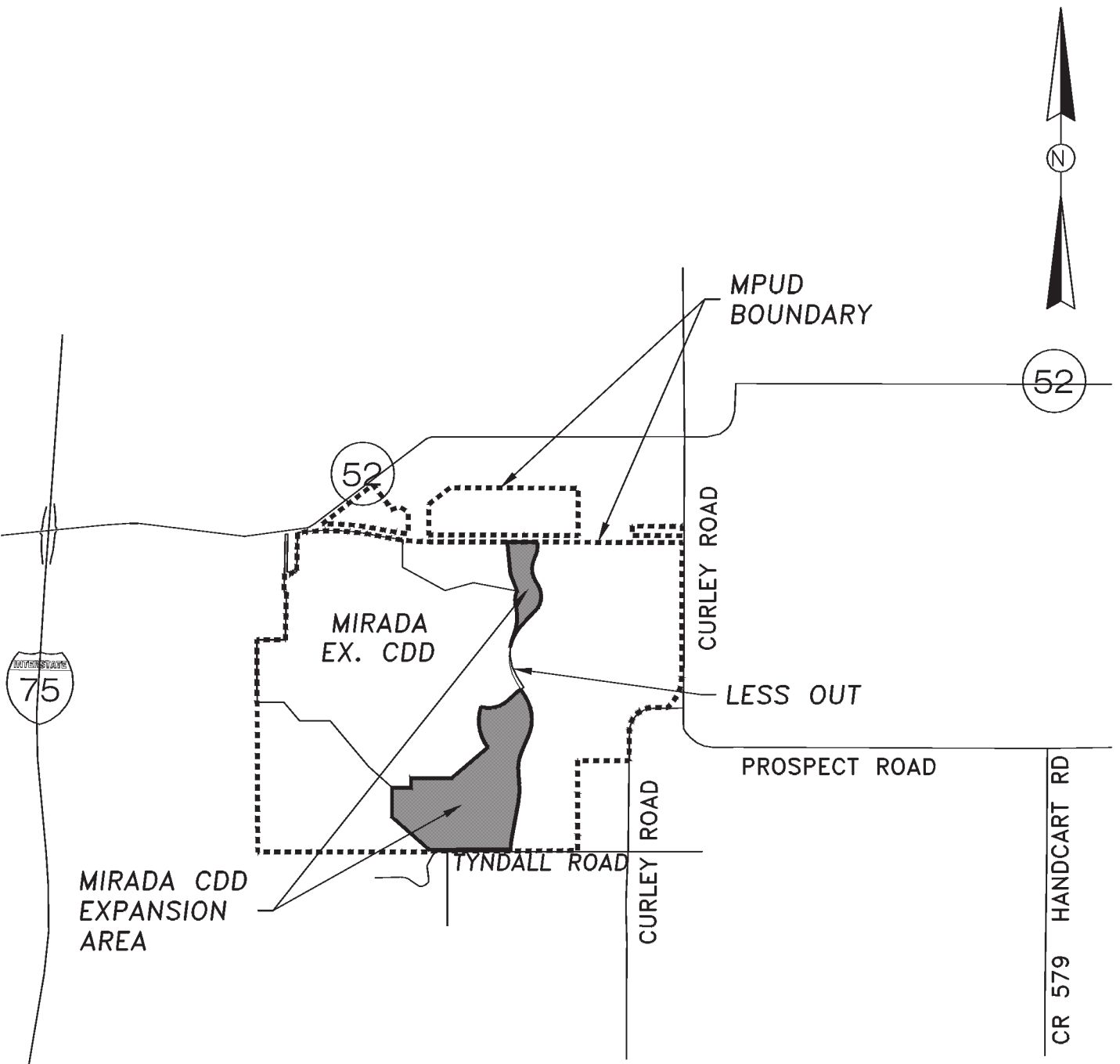
**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer  
September 26, 2019

## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF DISTRICT'S EXPANSION AREAS 1 AND 2, THE DISTRICT'S CONTRACTION AREA, AND NEW OVERALL BOUNDARY**



J:\3001 To 3500\03193 CR Pasco Development Company LLC\0001 Mirada Subdivision\ENR\Master\1 DWG\000 CDD Exhibit\01-01-VM-EXH\_B\1.dwg (VICMAP) Ricor May 15, 2018 - 1:28pm



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET TEL (813) 250-3535  
TAMPA, FL 33609 LB#7013, CA#8474 FAX (813) 250-3636

## MASTER VICINITY MAP MIRADA CDD BOUNDARY AMENDMENT

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
10,11,14,15-25S-20E	03193.0001	ROA	05-15-2018	1

LINE TABLE		
LINE	BEARING	DIST.
L1	S 31°49'44" E	227.85'
L2	S 24°00'35" W	366.49'
L3	S 05°02'47" E	232.40'
L4	N 48°04'24" E	309.30'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	1062.28'	1090.00'	55°50'19"	S 03°54'35" E	1020.74'
C3	613.62'	1210.00'	29°03'22"	S 09°28'54" W	607.06'
C4	528.63'	1940.00'	15°36'45"	S 02°45'35" W	526.99'
C5	223.14'	1210.00'	10°33'58"	S 05°16'59" W	222.82'
C6	1097.54'	1120.00'	56°08'48"	N 09°36'56" W	1054.15'
C7	730.58'	721.00'	58°03'25"	N 77°06'06" E	699.72'
C8	130.13'	1079.00'	6°54'36"	N 51°31'42" E	130.05'

### DESCRIPTION:

A portion of Sections 14 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence East, a distance of 486.01 feet; thence North, a distance of 241.44 feet; thence East, a distance of 1,046.19 feet; thence N.49°39'16"E., a distance of 1,201.42 feet to a non-tangent point of curvature; thence Northerly 1,097.54 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 56°08'48", and a chord bearing and distance of N.09°36'56"W., 1,054.15 feet to a non-tangent point of curvature; thence Easterly 730.58 feet along the arc of a curve to the left, said curve having a radius of 721.00 feet, a central angle of 58°03'25", and a chord bearing and distance of N.77°06'06"E., 699.72 feet; thence N.48°04'24"E., a distance of 309.30 feet to a point of curvature; thence Northeasterly 130.13 feet along the arc of a curve to the right, said curve having a radius of 1,079.00 feet, a central angle of 06°54'36", and a chord bearing and distance of N.51°31'42"E., 130.05 feet to the POINT OF BEGINNING.

Containing 176.830 acres, more or less.

DESCRIPTION ONLY  
NOT A BOUNDARY SURVEY

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.  
Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
This sketch is for graphic illustration only, and does not represent a field survey.  
Descriptions created per this sketch.

MIRADA CDD  
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

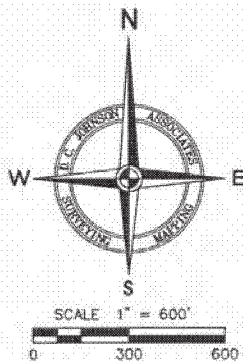
DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards and Practices as set forth by the Florida Board of Land Surveyors in Chapter 6A-17, Florida Administrative Code, pursuant to Section 709.027, Florida Statutes.

Andrew R. Getz  
For D.C. Johnson & Associates, Inc.  
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON**  
ASSOCIATES  
SURVEYING AND MAPPING  
Florida Licensed Business No. LB 4514  
11911 S. Curley St. San Antonio, FL 33523  
(352) 588-2768 survey@dcjohnson.com  
www.dccjohnson.com



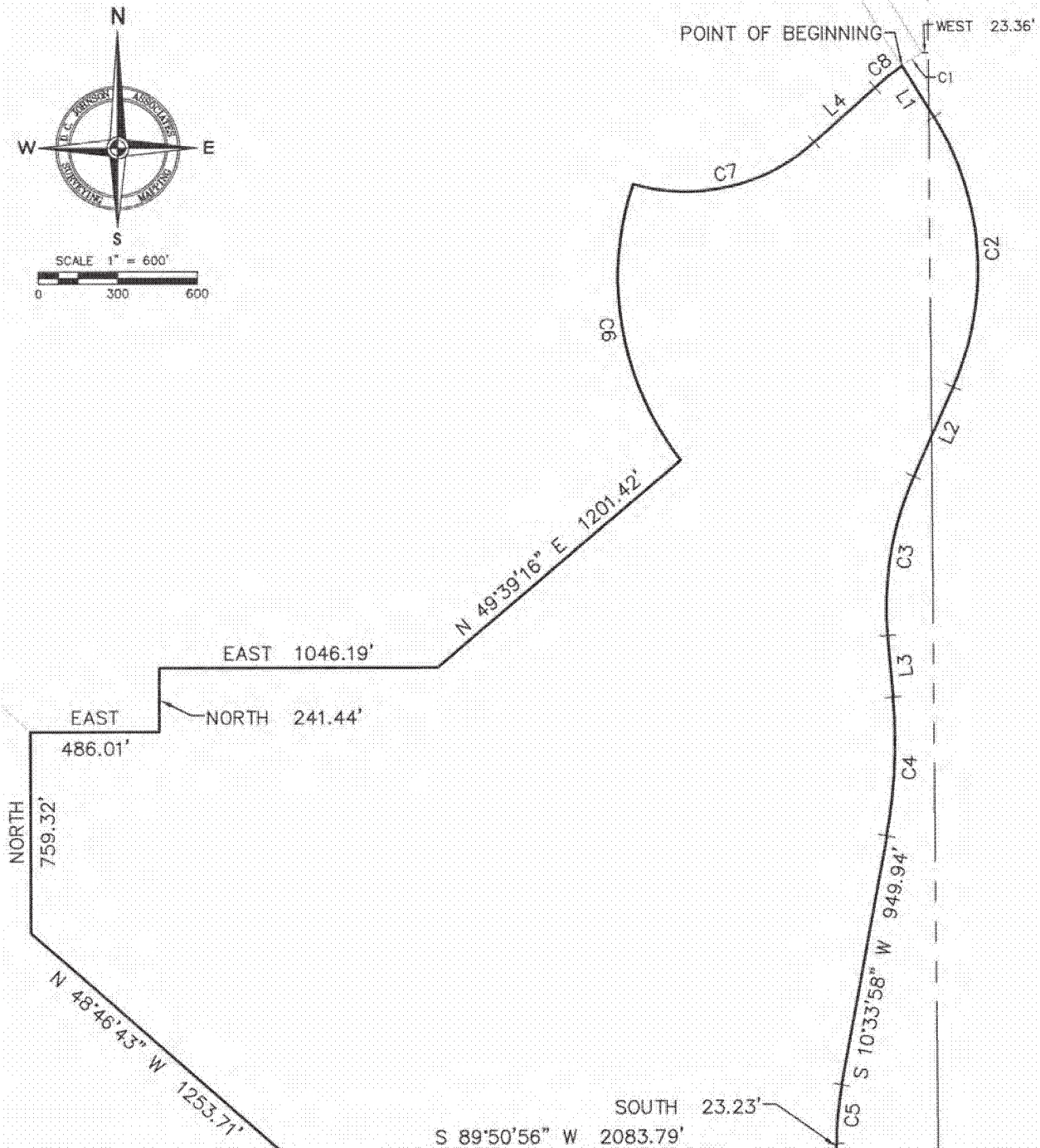


POINT OF REFERENCE  
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF  
SECTION 15-25-20

POINT OF BEGINNING

WEST 23.36'



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MIRADA CDD  
EXPANSION PARCEL 1

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

SKETCH ONLY  
NOT A BOUNDARY SURVEY

SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION  
AND CURVE/LINE TABLES



SURVEYING AND MAPPING

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11911 S. Curley St. San Antonio, FL 33523  
(352) 588-2768 survey@dcjohnson.com  
www.djohnson.com



LINE TABLE		
LINE	BEARING	DIST.
L1	N 11°05'27" W	118.22'
L2	S 00°11'00" W	112.47'
L3	S 23°12'01" W	123.12'
L4	S 30°53'52" E	133.91'
L5	S 43°46'40" W	475.68'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	305.12'	1120.00'	15°36'32"	N 15°22'34" E	304.17'
C4	705.82'	1180.00'	34°16'17"	N 06°02'41" E	695.34'
C5	333.95'	530.00'	36°06'04"	N 06°57'35" E	328.45'
C6	39.27'	25.00'	89°59'58"	S 44°48'59" E	35.36'
C7	200.86'	500.00'	23°01'01"	S 11°41'31" W	199.51'
C8	572.18'	606.00'	54°05'53"	S 03°50'55" E	551.16'
C9	703.80'	540.00'	74°40'32"	S 06°26'24" W	655.03'
C10	660.39'	1210.00'	31°16'14"	S 28°08'33" W	652.22'

### DESCRIPTION:

A portion of Sections 10, 11 and 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:  
 For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent point of curvature; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent curve for a POINT OF BEGINNING; thence Northerly 305.12 feet along the arc of a curve to the right, said curve having a radius of 1,120.00 feet, a central angle of 15°36'32", and a chord bearing and distance of N.15°22'34"E., 304.17 feet to a point of reverse curvature; thence Northerly 705.82 feet along the arc of a curve to the left, said curve having a radius of 1,180.00 feet, a central angle of 34°16'17", and a chord bearing and distance of N.06°02'41"E., 695.34 feet; thence N.11°05'27"W., a distance of 118.22 feet to a point of curvature; thence Northerly 333.95 feet along the arc of a curve to the right, said curve having a radius of 530.00 feet, a central angle of 36°06'04", and a chord bearing and distance of N.06°57'35"E., 328.45 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southwesterly 660.39 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 31°16'14", and a chord bearing and distance of S.28°08'33"W., 652.22 feet to the POINT OF BEGINNING.  
 Containing 28.33 acres, more or less.

DESCRIPTION ONLY  
 NOT A BOUNDARY SURVEY

SHEET 1 OF 2  
 SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch.  
 Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
 This sketch is for graphic illustration only, and does not represent a field survey.  
 Descriptions created per this sketch.

MIRADA CDD  
 EXPANSION PARCEL 2

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice as set forth by the Florida Board of Land Surveyors, Chapter 63-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

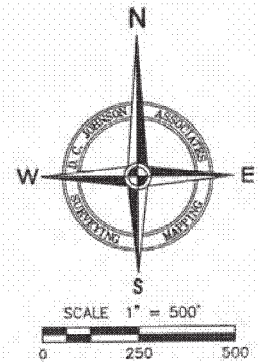
Andrew R. Getz  
 For D.C. Johnson & Associates, Inc.  
 Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON ASSOCIATES**  
 SURVEYING AND MAPPING  
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 www.djohnson.com



# CLINTON AVENUE EXTENSION

SOUTH R/W LINE OF  
CLINTON AVENUE EXTENSION  
(O.R. 7241, PG. 25)



POINT OF BEGINNING

POINT OF REFERENCE  
NE CORNER OF SECTION 15-25-20

EAST BOUNDARY OF  
SECTION 15-25-20

WEST 23.36'

N 31°49'44" W 212.73'

S 00°21'18" E 1111.18'

N 05°31'52" W

828.76'

N 12°29'12" W

463.21'

C5

C4

C3

C10

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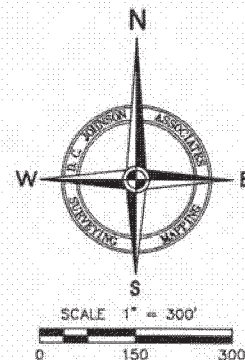
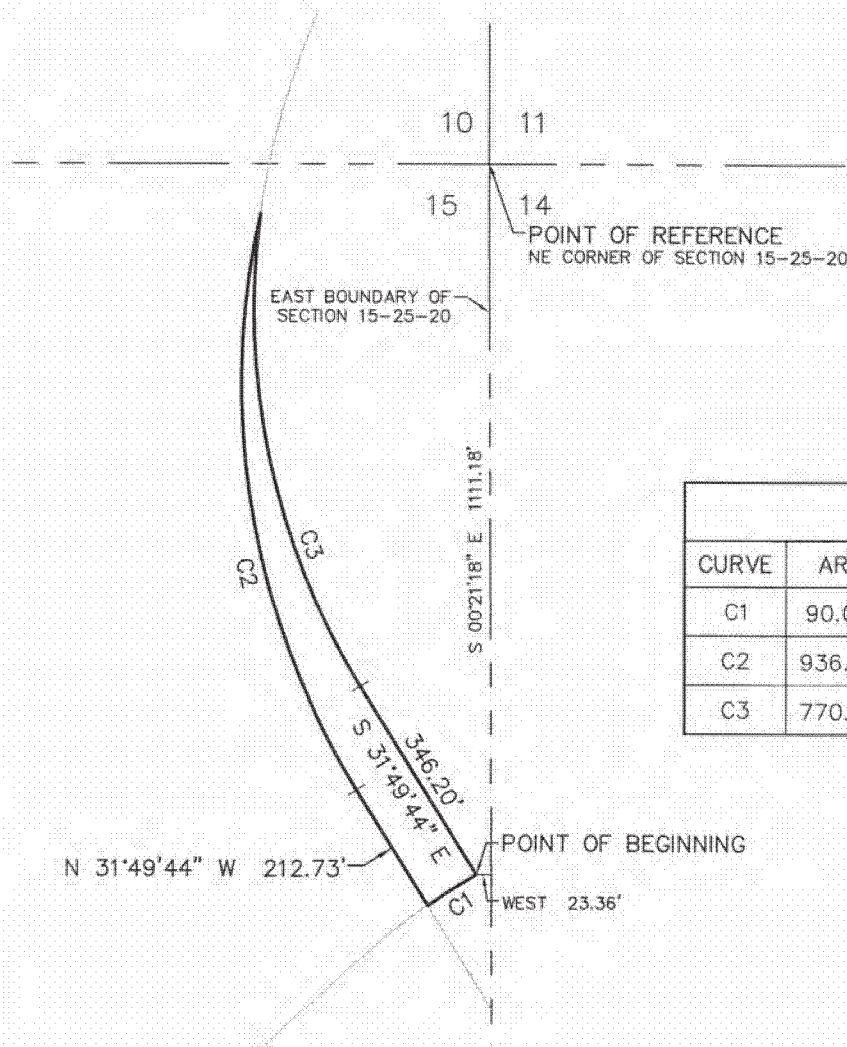
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C276

C277

C27



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BEARING	DIST.
C1	90.03'	1079.00'	4°46'51"	S 57°22'26" W	90.01'
C2	936.31'	1210.00'	44°20'10"	N 09°39'39" W	913.13'
C3	770.19'	1120.00'	39°24'02"	S 12°07'43" E	755.10'

## DESCRIPTION:

A portion of Section 15, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve for a POINT OF BEGINNING; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 936.31 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 44°20'10", and a chord bearing and distance of N.09°39'39"W., 913.13 feet to a non-tangent point of curvature; thence Southerly 770.19 feet along the arc of a curve to the left, said curve having a radius of 1,120.00 feet, a central angle of 39°24'02", and a chord bearing and distance of S.12°07'43"E., 755.10 feet; thence S.31°49'44"E., a distance of 346.20 feet to the POINT OF BEGINNING.

Containing 1.41 acres, more or less.

## DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.  
Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
This sketch is for graphic illustration only, and does not represent a field survey.  
Descriptions created per this sketch.

**MIRADA CDD  
LESS-OUT**

PREPARED FOR

**CR Pasco Development Co., LLC**

JOB NO: 1986-057A31.001

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF

FLORIDA

Professional Surveyor and Mapper

Date: 4/09/18

Andrew R. Getz

License Number 7043

For D.C. Johnson & Associates, Inc.

Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON  
ASSOCIATES**

**SURVEYING AND MAPPING**

Florida Licensed Business No. LB 4514  
11911 S. Curley St. San Antonio, FL 33523  
(352) 588-2766 survey@dcjohnson.com  
www.dcjohnson.com



## DESCRIPTION:

A portion of Sections 9, 10, 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 15; thence along the East boundary of said Section 15, S.00°21'18"E., a distance of 1,111.18 feet; thence West, a distance of 23.36 feet to a non-tangent curve; thence Southwesterly 90.03 feet along the arc of a curve to the left, said curve having a radius of 1,079.00 feet, a central angle of 04°46'51", and a chord bearing and distance of S.57°22'26"W., 90.01 feet for a POINT OF BEGINNING; thence S.31°49'44"E., a distance of 227.85 feet to a point of curvature; thence Southerly 1,062.28 feet along the arc of a curve to the right, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of S.03°54'35"E., 1,020.74 feet; thence S.24°00'35"W., a distance of 366.49 feet to a point of curvature; thence Southerly 613.62 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of S.09°28'54"W., 607.06 feet; thence S.05°02'47"E., a distance of 232.40 feet to a point of curvature; thence Southerly 528.63 feet along the arc of a curve to the right, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of S.02°45'35"W., 526.99 feet; thence S.10°33'58"W., a distance of 949.94 feet to a point of curvature; thence Southerly 223.14 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of S.05°16'59"W., 222.82 feet; thence South, a distance of 23.23 feet; thence S.89°50'56"W., a distance of 2,083.79 feet; thence N.48°46'43"W., a distance of 1,253.71 feet; thence North, a distance of 759.32 feet; thence N.48°23'48"W., a distance of 801.74 feet; thence N.40°01'27"W., a distance of 1,524.08 feet; thence N.89°36'08"W., a distance of 784.31 feet; thence N.40°45'10"W., a distance of 618.56 feet; thence N.89°36'08"W., a distance of 674.28 feet; to the West boundary of the East 1/4 of said Section 16; thence along the West boundary of the East 1/4 of said Section 16, N.00°13'44"W., a distance of 1,481.87 feet to the Northwest corner of the East 1/4 of said Section 16; thence along the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°26'20"E., a distance of 110.00 feet to the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the North boundary of the South 110 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.89°57'11"E., a distance of 724.10 feet to the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 600 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'17"E., a distance of 1,222.99 feet to the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.89°52'23"W., a distance of 59.21 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°18'14"E., a distance of 1,332.96 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°22'03"E., a distance of 130.69 feet to the South right-of-way of the proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, of the public records of Pasco County, Florida; thence along said South right-of-way of the proposed Clinton Avenue Extension, N.82°19'59"E., a distance of 59.73 feet to the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, S.01°15'20"W., a distance of 138.44 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the West boundary of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, S.01°10'13"W., a distance of 824.12 feet to the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the South boundary of the North 824.24 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.89°50'37"E., a distance of 249.98 feet to the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 9, N.01°10'16"E., a distance of 824.35 feet to the South boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence along the East boundary of the West 250 feet of the East 596.85 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 9, N.01°15'20"E., a distance of 171.29 feet to a non-tangent point of curvature, said point being on the aforementioned South right-of-way of the proposed Clinton Avenue Extension; thence along the South right-of-way of said proposed Clinton Avenue Extension as recorded in Official Records Book 7241, Page 36, and Official Records Book 7241, Page 25, both of the public records of Pasco County Florida, the following three (3) courses and distances: 1) Easterly 1,891.98 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 18°20'04", and a chord bearing and distance of S.88°32'16"E., 1,883.92 feet; 2) S.79°22'14"E., 397.25 feet to a point of curvature; 3) Easterly 412.75 feet along the arc of a curve to the left, said curve having a radius of 6,087.50 feet, a central angle of 03°53'05", and a chord bearing and distance of S.81°18'46"E., 412.67 feet; thence S.00°23'52"W., a distance of 698.08 feet; thence S.61°24'58"E., a distance of 1,240.68 feet; thence N.74°38'23"E., a distance of 747.71 feet; thence S.79°18'06"E., a distance of 1,135.64 feet; thence N.21°29'27"W., a distance of 463.27 feet; thence N.05°31'52"W., a distance of 828.76 feet to the South right-of-way line of Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County, Florida; thence along said South right-of-way line, S.89°48'58"E., a distance of 747.49 feet to a point of curvature; thence leaving said South right-of-way line, Southeasterly 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of S.44°48'59"E., 35.36 feet; thence S.00°11'00"W., a distance of 112.47 feet to a point of curvature; thence Southerly 200.86 feet along the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of S.11°41'31"W., 199.51 feet; thence S.23°12'01"W., a distance of 123.12 feet to a point of curvature; thence Southerly 572.18 feet along the arc of a curve to the left, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of S.03°50'55"E., 551.16 feet; thence S.30°53'52"E., a distance of 133.91 feet to a point of curvature; thence Southerly 703.80 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of S.06°26'24"W., 655.03 feet; thence S.43°46'40"W., a distance of 475.68 feet to a point of curvature; thence Southerly 1,596.70 feet along the arc of a curve to the left, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of S.05°58'28"W., 1,483.35 feet; thence S.31°49'44"E., a distance of 212.73 feet to the POINT OF BEGINNING.

Containing 879.718 acres, more or less.

DESCRIPTION ONLY  
NOT A BOUNDARY SURVEY

SHEET 1 OF 4  
SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

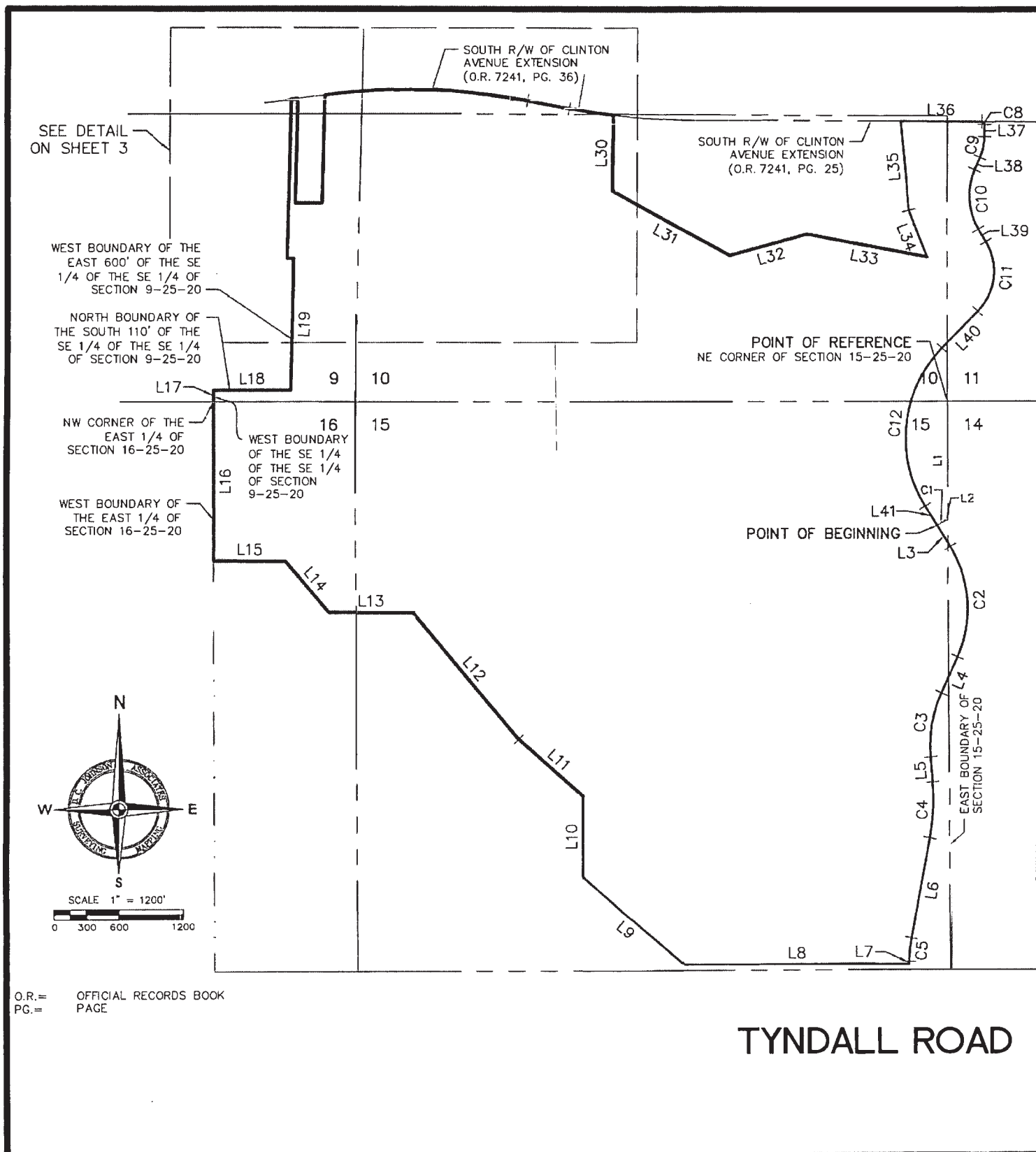
JOB NO: 1986-057A31.002

DRAWN BY: RR

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 55-F, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz  
For D.C. Johnson & Associates, Inc.  
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON**  
ASSOCIATES  
SURVEYING AND MAPPING  
Florida Licensed Business No. LB 4514  
11911 S. Curley St. San Antonio, FL 33523  
(352) 588-2768 survey@dcjohnson.com  
www.dccjohnson.com



O.R.= OFFICIAL RECORDS BOOK  
PG.= PAGE

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MIRADA CDD

PREPARED FOR  
CR Pasco Development Co., LLC

JOB NO: 1986-057A31.002 DRAWN BY: RR

SKETCH ONLY  
NOT A BOUNDARY SURVEY

SHEET 2 OF 4

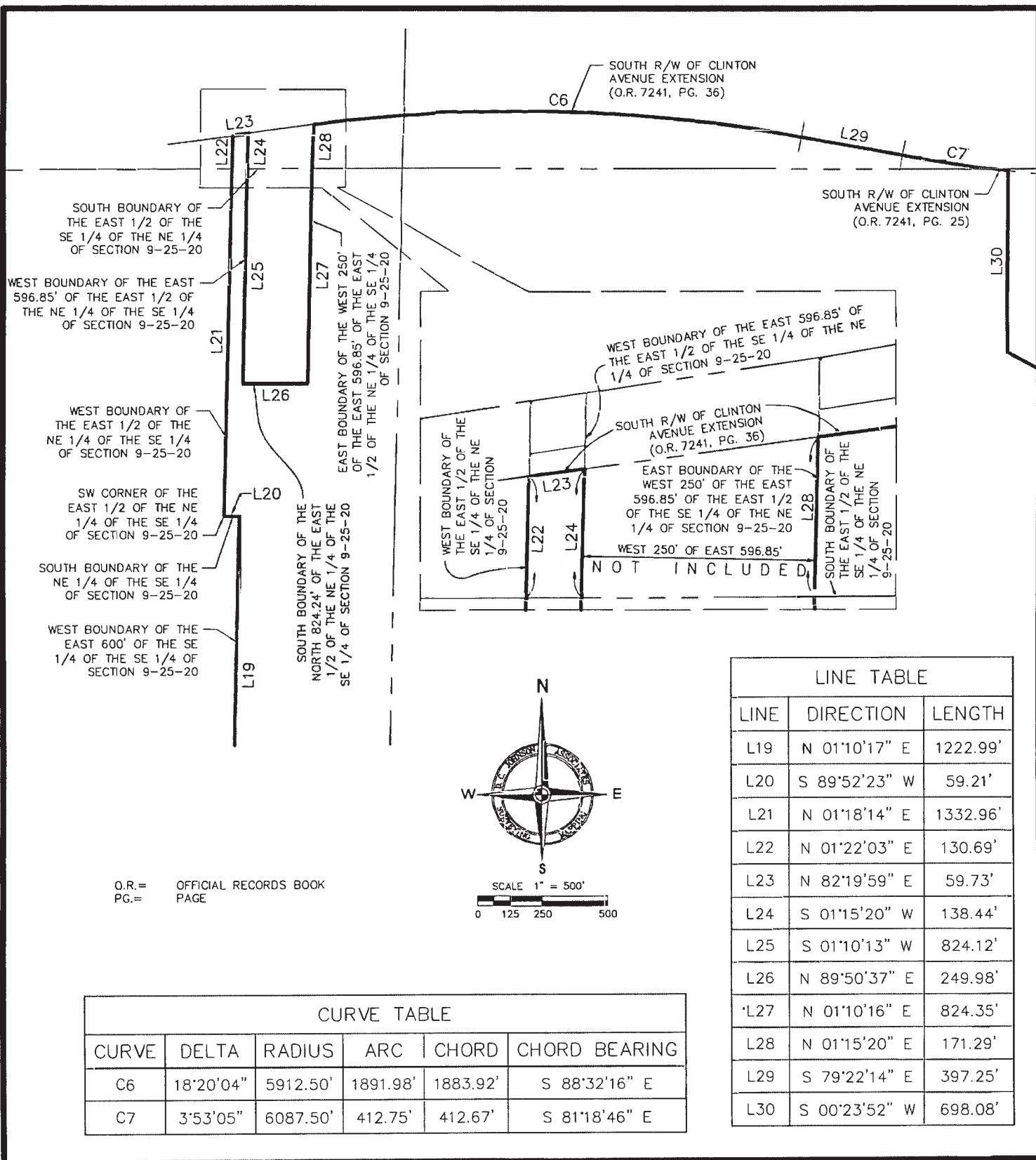
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 4 FOR LINE/CURVE TABLES

**JOHNSON**  
ASSOCIATES

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MIRADA CDD

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JOB NO: 1986-057A31.002

DRAWN BY: RR

SKETCH ONLY  
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SHEET 3 OF 4

SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 4 FOR LINE/CURVE TABLES

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	S 31°49'44" E	227.85'
L4	S 24°00'35" W	366.49'
L5	S 05°02'47" E	232.40'
L6	S 10°33'58" W	949.94'
L7	SOUTH	23.23'
L8	S 89°50'56" W	2083.79'
L9	N 48°46'43" W	1253.71'
L10	NORTH	759.32'
L11	N 48°23'48" W	801.74'
L12	N 40°01'27" W	1524.08'
L13	N 89°36'08" W	784.31'
L14	N 40°45'10" W	618.56'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N 89°36'08" W	674.28'
L16	N 00°13'44" W	1481.87'
L17	N 01°26'20" E	110.00'
L18	N 89°57'11" E	724.10'
L19	N 01°10'17" E	1222.99'
L20	S 89°52'23" W	59.21'
L21	N 01°18'14" E	1332.96'
L22	N 01°22'03" E	130.69'
L23	N 82°19'59" E	59.73'
L24	S 01°15'20" W	138.44'
L25	S 01°10'13" W	824.12'
L26	N 89°50'37" E	249.98'
L27	N 01°10'16" E	824.35'
L28	N 01°15'20" E	171.29'

LINE TABLE		
LINE	DIRECTION	LENGTH
L29	S 79°22'14" E	397.25'
L30	S 00°23'52" W	698.08'
L31	S 61°24'58" E	1240.68'
L32	N 74°38'23" E	747.71'
L33	S 79°18'06" E	1135.64'
L34	N 21°29'27" W	463.27'
L35	N 05°31'52" W	828.76'
L36	S 89°48'58" E	747.49'
L37	S 00°11'00" W	112.47'
L38	S 23°12'01" W	123.12'
L39	S 30°53'52" E	133.91'
L40	S 43°46'40" W	475.68'
L41	S 31°49'44" E	212.73'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	4°46'51"	1079.00'	90.03'	90.01'	S 57°22'26" W
C2	55°50'19"	1090.00'	1062.28'	1020.74'	S 03°54'35" E
C3	29°03'22"	1210.00'	613.62'	607.06'	S 09°28'54" W
C4	15°36'45"	1940.00'	528.63'	526.99'	S 02°45'35" W
C5	10°33'58"	1210.00'	223.14'	222.82'	S 05°16'59" W
C6	18°20'04"	5912.50'	1891.98'	1883.92'	S 88°32'16" E
C7	3°53'05"	6087.50'	412.75'	412.67'	S 81°18'46" E
C8	89°59'58"	25.00'	39.27'	35.36'	S 44°48'59" E
C9	23°01'01"	500.00'	200.86'	199.51'	S 11°41'31" W
C10	54°05'53"	606.00'	572.18'	551.16'	S 03°50'55" E
C11	74°40'32"	540.00'	703.80'	655.03'	S 06°26'24" W
C12	75°36'24"	1210.00'	1596.70'	1483.35'	S 05°58'28" W

Corner Monuments were not set in conjunction with the preparation of this sketch.  
Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
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Descriptions created per this sketch.

MIRADA CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.002

DRAWN BY: RR

## LINE & CURVE TABLES

SHEET 4 OF 4  
SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH



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**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer  
September 26, 2019

## **Appendix B    CONCEPTUAL SITE PLAN**

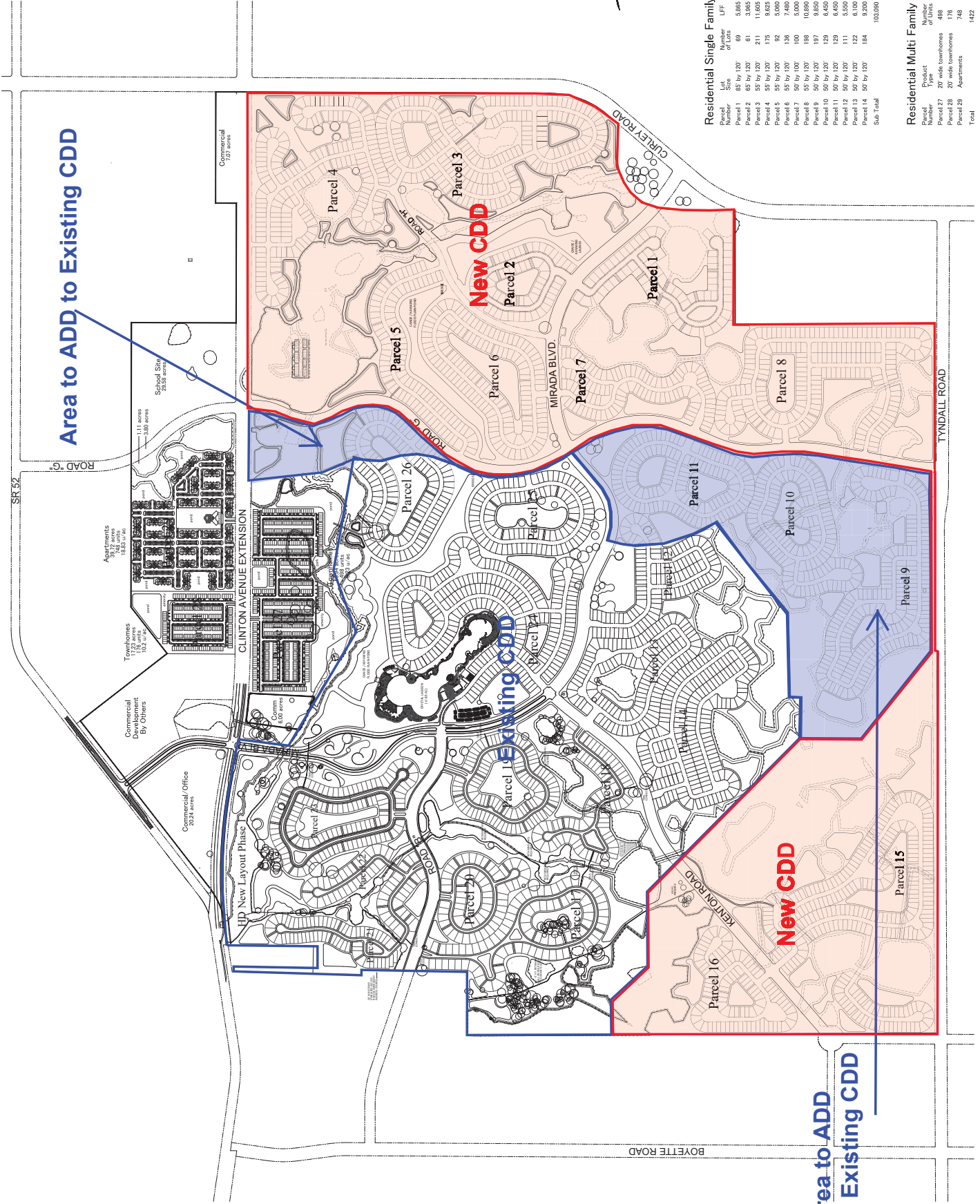
Area to ADD to Existing CDD

Area to ADD  
to Existing CDD

Existing CDD

New CDD

New CDD



Residential Single Family LFF Data

Parcel Number	Parcel Size	LFF	Number of Units
Parcel 1	85 by 120	5,885	248
Parcel 2	65 by 120	3,885	92
Parcel 3	55 by 120	11,605	82
Parcel 4	55 by 120	9,625	72
Parcel 5	55 by 120	5,080	105
Parcel 6	55 by 120	5,080	82
Parcel 7	55 by 120	5,080	82
Parcel 8	55 by 120	10,800	58
Parcel 9	50 by 120	9,850	118
Parcel 10	50 by 120	6,450	252
Parcel 11	50 by 120	6,450	96
Parcel 12	50 by 120	5,550	120
Parcel 13	50 by 120	6,100	120
Parcel 14	50 by 120	9,200	184
Sub Total		103,090	
Total		73,070	178,460

Residential Multi Family Data

Parcel Number	Product	Number of Units
Parcel 17	20 side townhomes	178
Parcel 28	20 side townhomes	748
Parcel 29	Apartments	1422
Total		



**MIRADA CDD**

Bond Anticipation Note - Report of the District Engineer  
September 26, 2019

## **Appendix C   CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES WITHIN EXPANSION AREAS**

**Mirada Community Development District**  
**Construction Cost Estimate of Public Improvements and Community Facilities**

<b><u>Improvement Category</u></b>	<b><u>Total</u></b>
Construction Management, Design and Permitting Fees	\$4,242,120
Water Management and Control	\$3,918,000
District Roads	\$3,451,760
Water Supply	\$673,200
Sewer and Wastewater Management	\$1,742,480
Undergrounding of Electric	\$400,000
Landscape/Irrigation/Hardscape/Pedestrian Trails	\$1,000,000
Contingency	\$541,520
<b>TOTAL</b>	<b>\$15,969,080</b>

**EXHIBIT 6.**

**RESOLUTION NO. 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRADA COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 6, 2020 AT 9:00 A.M. AT THE RESIDENCE INN, 2101 NORTHPOINT PARKWAY, LUTZ, FLORIDA 33558, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS MIRADA COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Mirada Community Development District (the "**District**"), has previously adopted Resolution No. 2020-05 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE EXPANSION AREA; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2020-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of DPF Management & Consulting LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 (the "**District Office**"); and

**WHEREAS**, this Resolution No. 2020-06 supersedes and repeals Resolution 2020-03 adopted on October 1, 2020, by the Board of Supervisors of the Mirada Community Development District.



**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

1. There is hereby declared a public hearing to be held on March 6, 2020 at 9:00 a.m. at the Residence Inn, 2101 Northpoint Parkway, Lutz FL 33558, for the purpose of hearing comment and objection to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Office.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Pasco County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give (30) thirty days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 4th day of February, 2020.

**Attest:**

**Mirada Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**EXHIBIT 7.**



## Aquatic Systems, Inc. a SOLitude Lake Management Company Lake and Wetland Management Services

---

October 30, 2019

Mr. Paul Cusmano, District Manager  
**Mirada CDD**  
c/o DPFG  
15310 Amberly Drive, Suite #175  
Tampa, Florida 33647

**VIA EMAIL: PAUL.CUSMANO@DPFG.COM**

**RE: Account # 00085191**  
Notice of Renewal: Contract for Signature

Dear Paul:

The anniversary date of your **Aquatic Systems, Inc., a SOLitude Lake Management Company** waterway management program is **July 1, 2020**. We have prepared a renewal contract for your signature. You may opt to RETAIN or DELETE (cross out) our reference to "automatic renewal" (see right-hand side of quote). If you retain "automatic renewal," a letter in lieu of a quotation will be submitted upon future anniversary dates.

We are pleased to report that your resource management program for care of your waterway system has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment, effective **July 1, 2020**.

Effective, **July 1, 2021** through **June 30, 2023** for year two and year three **Aquatic Systems, Inc., a SOLitude Lake Management Company** proposes an adjustment to your program investment with a nominal increase of 3%. This increase will allow to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

If you have any questions, please do not hesitate to contact me at 1-8000-432-4302.

Please sign and return your renewal agreement. We will acknowledge receipt by mailing a signed agreement to you for your records.

We appreciate your business and look forward to another successful year ahead!

Sincerely,

Jimmy E. Taylor  
Wesley Chapel Sales Manager  
JET/gu

cc: Josh McGarry, Regional Sales Manager  
cc: Doug Agnew, General Manager/Senior Consultant

Enclosure

# Aquatic Systems, Inc., a SOLitude Lake Management Company

Lake & Wetland Management Services

*Everything a Lake Should Be*

2100 NW 33<sup>rd</sup> Street, Pompano Beach, FL 33069

Telephone: 1-800-432-4302

www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

## Aquatic Services Renewal Agreement

Mr. Paul Cusmano, District Manager

**Mirada CDD**

c/o DPFG

15310 Amberly Drive, Suite #175

Tampa, Florida 33647

(813) 418-7473, Ext. 104

paul.cusmano@dpfg.com

#00085191 Automatic Renewal

**Thee-Years: 07/01/20 – 06/30/23**

**Anniversary Date: 07/01/20 JET**

hereinafter called "Customer". The parties hereto agree as follows:

1. **ASI** agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Sixty-Four waterways (69,315 total linear foot perimeter) located at **Mirada CDD** in San Antonio, Florida.

2. Minimum of **FORTY-EIGHT (48)** inspections with treatment as required (four times monthly).
3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

### Annual Maintenance Program:

Algae & Aquatic Weed Management	Included
Shoreline Grass Management to the Water's Edge	Included
Lake Dye	As Required by ASI*
Debris Removal <sup>1</sup>	Included
Management Reporting	Included
Monthly Special Customer Site Inspection Report	Included

Total Program Investment	<b>\$ 3,526.00</b>	<b>Monthly (Year 1)</b>
	<b>\$ 3,632.00</b>	<b>Monthly (Year 2)</b>
	<b>\$ 3,741.00</b>	<b>Monthly (Year 3)</b>

<sup>1</sup> Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

\*Services performed at ASI's sole discretion for the success of the Waterway Management Program

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## ***Terms & Conditions of Aquatic Services Agreement***

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1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

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Customer or Authorized Agent Signature

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Date

---

Print Name and Title of Signer

---

Print Company Name of Signer

---

Aquatic Systems, Inc. Signature

---

Date

# Our Commitment to Responsible Lake Management

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Aquatic Systems has been effectively managing Florida lakes, ponds, wetlands and uplands using targeted treatments based on scientific research for over 40 years. Headquartered in Pompano Beach and operating throughout the state of Florida, we are committed to the restoration and maintenance of naturally occurring freshwater lakes and ponds, man-made storm water/pollution retention ponds, wetlands and preserves.

## Our Commitment to You

We believe that forming long-lasting partnerships with our customers is key to attaining beautiful, healthy waterways for all to enjoy.

### You can expect us to:

- Respond to all calls within 48 hours, our average is 97% response in under a day
- Deliver detailed reports after every visit
- Be available for board or community meetings to give presentations or just answer questions
- Propose and promote methods that are better for the environment and more cost effective over time

## Environmental Mission

We hire degreed biologists with the knowledge and experience to continuously assess and make recommendations based upon the conditions present each time they enter your property for service.

In addition to the tests we run for customers, our team of scientists engage in ongoing research to improve our lake management technology. Our goal is to find environmentally sound solutions that overcome this growing problem in the challenging Florida environment.

We use the observations of our service teams and the research from our labs to find and promote earth-friendly products and methods to treat both common and challenging water problems.

# Your Personal Lake & Wetland Management Team

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**Doug Agnew**  
General Manager &  
Senior Consultant

B.S. in Environmental  
Studies, Richard  
Stockton College of  
New Jersey.  
33 years' experience.



**Jimmy Taylor**  
Sales Manager

B.S. in International  
Business and  
Marketing, Florida  
International University.  
10 years' experience.



**Matt Kramer**  
Regional Biologist &  
Project Manager

B.S. in Biology and  
Marine Science,  
University of Tampa.  
Five years' experience.



**Sam Sardes**  
Weed Science  
Director, Certified  
Lake Professional

M.S. in Agronomy,  
University of Florida.  
Five years experience.



**Patrick Brophy**  
Account Rep &  
Biologist

B.A. in Environmental  
Studies from Eckerd  
College.  
Two years' experience.



**Kevin Wilt**  
Service Manager

B.S. Food and  
Resource Economics,  
University of Florida.  
Four years' experience.

# Aquatic Management Programs

## Working in Florida Waterways Since 1977

Our beautiful Florida environments! We work and live in them every day! Aquatic Systems restores and maintains ponds, lakes, wetlands and preserves. Our exceptional results stem from using balanced and ecologically-compatible technologies.



### Algae and Aquatic Weed Control

- Treatments targeted to the specific algae or plant in each water body
- Ongoing research to determine the underlying causes of overgrowth
- Scheduled treatments with management reporting
- Degreed, state certified and licensed aquatic technicians



### Wetland and Upland Mitigation Services

- Design, creation and restoration of natural areas
- Exotic plant control and removal
- Mitigation management and government reporting
- Compliance violation correction services
- State certified and licensed natural areas field technicians



### Midge Fly and Mosquito Control

- Treatment for year-round control of nuisance organisms: swarming midge flies, mosquito larvae, leeches and more
- State licensed and insured in public health pest control



### Aquatic Lab and Field Testing and Research

- Experienced field biologists for field testing
- In-house labs for water quality testing and algae identification
- Aquatic weed science research lab to find better treatments
- Bathymetric mapping
- Easy to understand reports
- Staff biologist available for your questions



### Vertex Lake Aeration and Floating Fountains

- Sales, installation, service and repair by well-trained technicians of:
  - Bottom diffused aeration systems to improve overall water quality
  - Custom design/build of floating fountains up to 60 horsepower with spectacular display heights from 10' to 100'



### Fisheries Management

- Triploid grass carp to help control aquatic weeds
- Redear and bluegill help control midge flies
- Sport fish including largemouth bass, catfish and bluegill

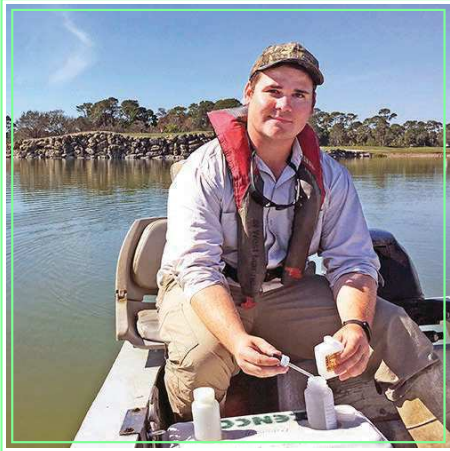


# Assessment Services

## Lake Water Quality Testing and Research Services

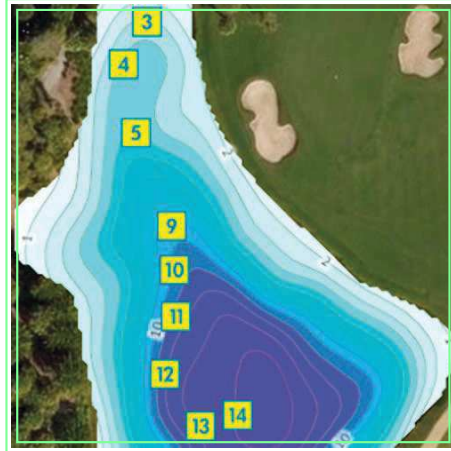
Aquatic Systems has a fully staffed, in-house laboratory to provide complete water testing services to our clients. Laboratory data have many uses; including determining suitability of water for recreation or for irrigation. All water chemistry and bacteria test reports include full explanations and an aquatic biologist is available at our laboratory to answer all your questions.

The team, shown below, consists of the top professionals in lake science and experienced regional biologists who receive ongoing training to perform all tests to the highest standards.



### FIELD ASSESSMENT SAMPLING

From identifying potential source points for excessive nutrients to oxygen and temperature levels; your assessments are performed by our highly trained field biologists.



### BATHYMETRIC LAKE MAPPING

How deep is your lake? How thick is the vegetation? A 3-D map of the lake will help us treat the water more efficiently and/or specify the most effective aeration system.



### WATER QUALITY LAB

Water is more than H<sub>2</sub>O. It is comprised of a multitude of nutrients and particulates. Our lab scientists can perform over 30 specialized tests to determine your water's true chemistry.



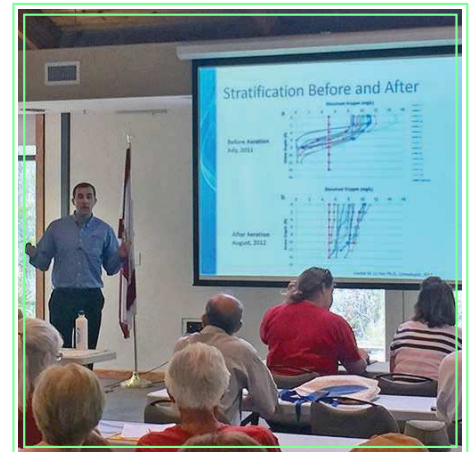
### ALGAE IDENTIFICATION LAB

To treat the algae, it's important to know what type of algae you are having problems with. We can identify both the type of algae and whether or not it is toxic



### AQUATIC PLANT AND ALGAE LAB

Our in-house research lab studies difficult to control invasive species to find the most effective rate and types of treatments that minimize potential harm to the environment.



### CONSULTING SERVICES

Our experts are available for water resource management presentations, or to just answer questions at your meetings. Continuing Education Units (CEUs) are also available.



**EXHIBIT 8.**

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01/10/20

**Mirada CDD**  
**Open Purchase Orders Detail**  
**As of December 31, 2019**

Date	Num	Name	Memo	Qty	Rcv'd	Amount	Open Balance
<b>Service</b>							
<b>CF Construction In Progress 301</b>							
12/01/2016	17CRPD01123	Heidt Design	17CRPD01123	1,503.75	0	1,503.75	1,503.75
12/01/2016	17CRPD01133	Smith & Company Inc	17CRPD01133	1,274,851.14	478,748.06	1,274,851.14	796,103.08
01/17/2017	17CRPD01122	GeoPoint Surveying, Inc	17CRPD01122	21,295.86	0	21,295.86	21,295.86
01/20/2017	17CRPD01121	Faulkner Engineering	17CRPD01121	115,265	31,405	115,265.00	83,860.00
09/22/2017	DPO 2017-01	Ferguson Waterworks	RIPA	60,797.82	0	60,797.82	60,797.82
10/10/2017	DPO 2017-02	Mack Industries, Inc.	RIPA	127,140	18,926	127,140.00	108,214.00
10/10/2017	DPO 2017-04	County Materials	RIPA	102,068.96	0	102,068.96	102,068.96
10/16/2017	DPO 2017-05	County Materials	RIPA	351,669.38	0	351,669.38	351,669.38
11/06/2017	DPO 2017-06	County Materials	RIPA	15,174.92	0	15,174.92	15,174.92
12/14/2017	DPO 2017-10	Ferguson Waterworks	RIPA	35,480.36	30,905.08	35,480.36	4,575.28
01/10/2018	DPO 2017-11	Core & Main	Smith & Company	27,966.54	26,114.36	27,966.54	1,852.18
01/12/2018	DPO 2017-13	Rinker Materials	Smith & Company	294,279.7	0	294,279.70	294,279.70
01/18/2018	17CRPD01113	Water Resource Associates, LLC.	17CRPD01113	17,850	0	17,850.00	17,850.00
01/31/2018	DPO 2017-14	Ferguson Waterworks	Smith & Company	82,591.64	60,525.18	82,591.64	22,066.46
01/31/2018	DPO 2017-15	Ferguson Waterworks	Smith & Company	40,756.52	35,546.7	40,756.52	5,209.82
01/31/2018	DPO 2017-16	Core & Main	Smith & Company	275,543.29	0	275,543.29	275,543.29
02/01/2018	DPO 2017-17	Core & Main	Smith & Company	17,141.64	15,841.64	17,141.64	1,300.00
02/01/2018	DPO 2017-19	Mack Industries, Inc.	Smith & Company	45,642	2,512	45,642.00	43,130.00
02/01/2018	DPO 2017-20	Mack Industries, Inc.	Smith & Company	23,303	0	23,303.00	23,303.00
03/28/2018	DPO 2017-21	Atlantic TNG	Smith & Company Inc.	30,912	18,703	30,912.00	12,209.00
03/28/2018	DPO 2017-22	Core & Main	Smith & Company Inc.	282,671.68	168,810.48	282,671.68	113,861.20
03/28/2018	DPO 2017-23	Ferguson Waterworks	Smith & Company Inc.	384,241.16	332,038.59	384,241.16	52,202.57
03/28/2018	DPO 2017-26	Core & Main	Smith & Company Inc.	151,276.1	0	151,276.10	151,276.10
03/28/2018	DPO 2017-28	Atlantic TNG	Smith & Company Inc.	276,291	156,892	276,291.00	119,399.00
04/23/2018	DPO 2017-24	Ferguson Waterworks	Smith & Company Inc.	14,707.52	0	14,707.52	14,707.52
05/15/2018	DPO 2017-25	Ferguson Waterworks	Smith & Company Inc.	56,381.78	0	56,381.78	56,381.78
06/21/2018	DPO 2017-29	Mack Industries, Inc.	Smith & Company	167,093	140,434	167,093.00	26,659.00
06/21/2018	DPO 2017-30	Cemex	Smith & Company Inc	51,685.2	1,635.93	51,685.20	50,049.27
06/21/2018	DPO 2017-31	Cemex	Smith & Company Inc	42,795.35	34,999.51	42,795.35	7,795.84
06/21/2018	DPO 2017-32	Cemex	Smith & Company Inc	254,571.45	0	254,571.45	254,571.45
07/30/2018	DPO 2017-33	Cemex	Smith & Company Inc	173,204	0	173,204.00	173,204.00
07/30/2018	DPO 2017-34	Cemex	Smith & Company Inc	454,848	0	454,848.00	454,848.00
07/30/2018	DPO 2017-35	Core & Main	Smith & Company Inc	200,359.17	0	200,359.17	200,359.17
07/30/2018	DPO 2017-36	Ferguson Waterworks	Smith & Company Inc	347,734.36	175,148.8	347,734.36	172,585.56
Total CF Construction In Progress 301				5,819,093.29	1,729,186.33	5,819,093.29	4,089,906.96
Total Service				5,819,093.29	1,729,186.33	5,819,093.29	4,089,906.96
<b>TOTAL</b>				<b>5,819,093.29</b>	<b>1,729,186.33</b>	<b>5,819,093.29</b>	<b>4,089,906.96</b>

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01/10/20

**Mirada CDD**  
**Open Purchase Orders Detail**  
**As of December 31, 2019**

Date	Num	Name	Memo	Qty	Rcv'd	Amount	Open Balance
<b>Service</b>							
<b>GF Irrigation Maintenance</b>							
04/29/2019	OMMIDPFG004	Grandview Botanicals	Irrigation Repairs	6	0	7,128.00	7,128.00
Total GF Irrigation Maintenance				6	0	7,128.00	7,128.00
<b>GF Landscape Maintenance</b>							
04/29/2019	OMMIDPFG004	Grandview Botanicals	Plant Bedding	3	2	17,010.00	5,670.00
04/29/2019	OMMIDPFG004	Grandview Botanicals	Common Area Mowing	12	0	28,800.00	28,800.00
04/29/2019	OMMIDPFG004	Grandview Botanicals	Monthly trimming and bed maintenance	12	1	138,000.00	126,500.00
10/22/2019	OM-MI-012	Genesis Land Maintenance	Irrigation pipes & fill dirt	1	0	3,500.00	3,500.00
11/05/2019	OM-MI-020	Grandview Botanicals	Mowing of unfinished common areas	8	1	50,000.00	43,750.00
11/20/2019	OM-MI-019	Grandview Botanicals	Pine straw application	1	0	6,900.00	6,900.00
Total GF Landscape Maintenance				37	4	244,210.00	215,120.00
<b>GF Pond Maintenance</b>							
12/02/2018	OMMIDPFG001	Aquatic Systems, Inc.	Monthly Maintenance	20	12	40,580.00	16,232.00
12/02/2018	OMMIDPFG001	Aquatic Systems, Inc.	1st addendum - sites #40 through #64	12	5	17,964.00	10,479.00
04/29/2019	OMMIDPFG004	Grandview Botanicals	Retention Pond Mowing	12	1	298,800.00	273,900.00
Total GF Pond Maintenance				44	18	357,344.00	300,611.00
<b>GF Website Hosting</b>							
03/27/2018	OM-MI-001	Venturesin.com, Inc.	Web Hosting	24	17	1,440.00	420.00
Total GF Website Hosting				24	17	1,440.00	420.00
Total Service				111	39	610,122.00	523,279.00
<b>TOTAL</b>				<b>111</b>	<b>39</b>	<b>610,122.00</b>	<b>523,279.00</b>