

MIRADA COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

***Tuesday, June 7, 2022
6:15 P.M.***

Location:

***Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

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

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Mirada Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Mirada Community Development District is scheduled for **Tuesday, June 7, 2022 at 6:15 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, June 7, 2022

Time: 6:15 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

I. Roll Call

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

III. Business Items

A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*

B. Consideration and Adoption of **Resolution 2022-07, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)**
– *(Public Hearing Date to be Established on or after August 8, 2022)*

Exhibit 1

➤ Exhibit A - Proposed Budget FY 2022-2023 *(To Be Distributed)*

C. Presentation of Reclaimed Water Agreement Payment Arrangements

➤ 30874 Setter Palm Road

Exhibit 2

➤ 30997 Mirada Boulevard

Exhibit 3

➤ 31150 Mirada Boulevard

Exhibit 4

➤ 31198 Mirada Boulevard

Exhibit 5

IV. Consent Agenda

A. Ratification of Contracts

Exhibit 6

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Mirada Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August ___, 2022

HOOR: 6:15 p.m.

LOCATION: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 7, 2022.

Attest:

**Mirada Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

EXHIBIT 2

MIRADA CDD
250 INTERNATIONAL PARKWAY STE
208 LAKE MARY FL 32746

Customer Number: 01395220
Account Number: 1029745
Service Address: 30874 SETTER PALM RD

May 03, 2022

CUSTOMER PAYMENT ARRANGEMENT

This agreement supersedes all prior notices and shall remain in effect for the duration stated below. This plan must be signed, dated and sent back to us on or before [click dropdown to select return date](#) or this arrangement is null and void and your services may be immediately disconnected.

Per this arrangement, you, the customer, agrees to the payment arrangement schedule as stated on page 2 of this document **PLUS** payment of all future monthly usage/billing charges on or before the due dates.

If the payment arrangement schedule is not adhered to per this agreement, the payment arrangement is voided and the 10% late fee will be assessed. No additional payment arrangement will be approved, and your services may be immediately disconnected.

If services are terminated for non-payment, all fees and charges must be paid in person by cash, certified check or money order before services will be restored. Checks will NOT be accepted.

Attention Property Owners:

Pasco County Ordinance Section 110-38(f): "All charges, late charges and interest accruing thereupon for water and sewer service rendered to any real property by the county, which remain unpaid 60 days after the past due date of the water and sewer charges, shall become a lien against and upon the real property to which such water and sewer service has been furnished to the same extent and character as a lien for a special assessment."

Total current balance on account is: \$140.676.60

The first payment of \$28.135.32 is due on or before 12/28/2022.

Please review the Payment Schedule below, then sign, date and return to Pasco County Utilities for this agreement to become an active Payment Plan.

Payment Arrangement Schedule			
\$ 28135.32	Due on or before	12/28/2022	Plus, current monthly bill
\$ 28135.32	Due on or before	12/28/2023	Plus, current monthly bill
\$ 28135.32	Due on or before	12/28/2024	Plus, current monthly bill
\$ 28135.32	Due on or before	12/28/2025	Plus, current monthly bill
\$ 28135.32	Due on or before	12/28/2026	Plus, current monthly bill

Account Holder Signature: _____
MIRADA CDD Date

EXHIBIT 3

MIRADA CDD
250 INTERNATIONAL PARKWAY STE
208 LAKE MARY FL 32746

Customer Number: 01395220
Account Number: 1029760
Service Address: 30997 MIRADA BLVD

May 03, 2022

CUSTOMER PAYMENT ARRANGEMENT

This agreement supersedes all prior notices and shall remain in effect for the duration stated below. This plan must be signed, dated and sent back to us on or before [click dropdown to select return date](#) or this arrangement is null and void and your services may be immediately disconnected.

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Attention Property Owners:

Pasco County Ordinance Section 110-38(f): "All charges, late charges and interest accruing thereupon for water and sewer service rendered to any real property by the county, which remain unpaid 60 days after the past due date of the water and sewer charges, shall become a lien against and upon the real property to which such water and sewer service has been furnished to the same extent and character as a lien for a special assessment."

Total current balance on account is: \$142,207.25

The first payment of \$28,441.45 is due on or before 12/28/2022.

Please review the Payment Schedule below, then sign, date and return to Pasco County Utilities for this agreement to become an active Payment Plan.

Payment Arrangement Schedule			
\$ 28441.45	Due on or before	12/28/2022	Plus, current monthly bill
\$ 28441.45	Due on or before	12/28/2023	Plus, current monthly bill
\$ 28441.45	Due on or before	12/28/2024	Plus, current monthly bill
\$ 28441.45	Due on or before	12/28/2025	Plus, current monthly bill
\$ 28441.45	Due on or before	12/28/2026	Plus, current monthly bill

Account Holder Signature: _____
MIRADA CDD Date

EXHIBIT 4

MIRADA CDD
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746

Customer Number: 01395220
Account Number: 1030205
Service Address: 31150 MIRADA BLVD
(FEATURE #6)

May 03, 2022

CUSTOMER PAYMENT ARRANGEMENT

This agreement supersedes all prior notices and shall remain in effect for the duration stated below. This plan must be signed, dated and sent back to us on or before [click dropdown to select return date](#) or this arrangement is null and void and your services may be immediately disconnected.

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Attention Property Owners:

Pasco County Ordinance Section 110-38(f): "All charges, late charges and interest accruing thereupon for water and sewer service rendered to any real property by the county, which remain unpaid 60 days after the past due date of the water and sewer charges, shall become a lien against and upon the real property to which such water and sewer service has been furnished to the same extent and character as a lien for a special assessment."

Total current balance on account is: \$56,943.71

The first payment of \$11,388.74 is due on or before 12/28/2022.

Please review the Payment Schedule below, then sign, date and return to Pasco County Utilities for this agreement to become an active Payment Plan.

Payment Arrangement Schedule			
\$ 11388.74	Due on or before	12/28/2022	Plus, current monthly bill
\$ 11388.74	Due on or before	12/28/2023	Plus, current monthly bill
\$ 11388.74	Due on or before	12/28/2024	Plus, current monthly bill
\$ 11388.74	Due on or before	12/28/2025	Plus, current monthly bill
\$ 11388.74	Due on or before	12/28/2026	Plus, current monthly bill

Account Holder Signature: _____
MIRADA CDD Date

EXHIBIT 5



MIRADA CDD
250 INTERNATIONAL PARKWAY SUITE
208 LAKE MARY FL 32746-5062

Customer Number: 01391135
Account Number: 1030190
Service Address: 31198 MIRADA BLVD
(FEATURE # 7)

May 03, 2022

CUSTOMER PAYMENT ARRANGEMENT

This agreement supersedes all prior notices and shall remain in effect for the duration stated below. This plan must be signed, dated and sent back to us on or before [click dropdown to select return date](#) or this arrangement is null and void and your services may be immediately disconnected.

Per this arrangement, you, the customer, agrees to the payment arrangement schedule as stated on page 2 of this document **PLUS** payment of all future monthly usage/billing charges on or before the due dates.

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Attention Property Owners:

Pasco County Ordinance Section 110-38(f): "All charges, late charges and interest accruing thereupon for water and sewer service rendered to any real property by the county, which remain unpaid 60 days after the past due date of the water and sewer charges, shall become a lien against and upon the real property to which such water and sewer service has been furnished to the same extent and character as a lien for a special assessment."

Total current balance on account is: \$64,468.84

The first payment of \$12,893.77 is due on or before 12/28/2022.

Please review the Payment Schedule below, then sign, date and return to Pasco County Utilities for this agreement to become an active Payment Plan.

Payment Arrangement Schedule			
\$ 12893.77	Due on or before	12/28/2022	Plus, current monthly bill
\$ 12893.77	Due on or before	12/28/2023	Plus, current monthly bill
\$ 12893.77	Due on or before	12/28/2024	Plus, current monthly bill
\$ 12893.77	Due on or before	12/28/2025	Plus, current monthly bill
\$ 12893.77	Due on or before	12/28/2026	Plus, current monthly bill

Account Holder Signature: _____
MIRADA CDD Date

EXHIBIT 6

RATIFICATION OF CONTRACTS

SC-000467	RIPA & Associates – Mirada Parcel 3 Site Development	\$6,838,995.00
SC-000594	GeoPoint Surveying Inc. – Construction Layout Phase	\$1,668.00
SC-00621	Site Masters of Florida, LLC – Relocation of Utility Services	\$6,400.00
SC-000646	Sign Solutions – Trash Receptacle / Picnic Tables/ Benches	\$6,368.50