

MIRADA
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Date/Time:
Tuesday, February 7, 2023
6:15 P.M.

Location:
Hilton Garden Inn
26640 Silver Maple Pkwy.
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, February 7, 2023, at 6:15 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Pkwy, 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

813-564-7847s

CC: Attorney
Engineer
District Records

District: MIRADA COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, February 7, 2023

Time: 6:15 P.M.

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

Dial-in Number: +1 312 626 6799

Meeting ID: 765 408 9133

Passcode: 12345

Agenda

For any questions as to the 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. Discussion of Pond 51- Greg Woodcock

B. Mirada Blvd. and Setter Palm Sign Analysis- Greg Woodcock

Exhibit 1

C. Mirada Fountains End of Month Report- December 2022

Exhibit 2

D. Mirada Fountains End of Month Report- January 2023

Exhibit 3

E. Proposal for 2 Pet Waste Installations- Poop 911- \$790.00

Exhibit 4

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 3, 2023

Exhibit 5

B. Ratifications 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

**Mirada Community
Development District
Sign Analysis
Mirada Blvd. and Setter Palm**



Prepared for:

Mirada Community Development District
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

prepared by:

Stantec
20215 Cortez Blvd.
Brooksville, FL 34601

January 2023

SUMMARY OF SIGN INVENTORY

This report was conducted at the request of the Mirada Community Development District (CDD) to document the deficiencies of the existing signs at the intersection of Setter Palm and Mirada Blvd. Based on our review of the signage and associated approved construction plans the signs indicated on the approved construction plan have been installed per the plan. Adjustments are required for sign number 2, 6 and 8 as indicted below.

A total of 2 signs did not meet the minimum height requirement (sign number 2 and 8) and 1 did not meet the roadway offset requirement (sign 6).

This report includes a field inventory of the signs within the community to determine their compliance with the guidelines of the 2009 Edition of the MUTCD.

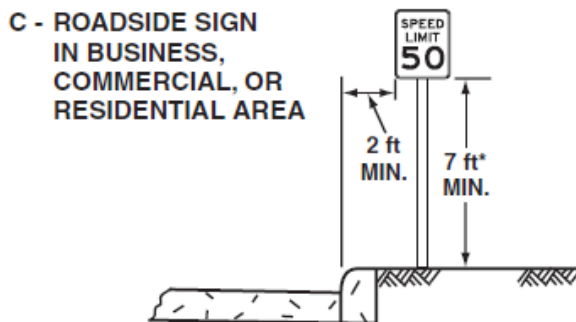
Section 2A.18 Mounting Height

Standard:

05 The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet (see Figure 2A-2).

Option:

06 The height to the bottom of a secondary sign mounted below another sign may be 1 foot less than the height specified in Paragraphs 4 and 5.



*Where parking or pedestrian movements are likely to occur

Section 2B.03 Size of Regulatory Signs

Standard:

01 Except as provided in Section 2A.11, the sizes for regulatory signs shall be as shown in Table 2B-1.

Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 1 of 4)

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Stop	R1-1	2B.05	30 x 30*	36 x 36	36 x 36	—	30 x 30*	48 x 48
Yield	R1-2	2B.08	36 x 36 x 36*	48 x 48 x 48	48 x 48 x 48	60 x 60 x 60	30 x 30 x 30*	—
Speed Limit	R2-1	2B.13	24 x 30*	30 x 36	36 x 48	48 x 60	18 x 24*	30 x 36

Section 2B.10 STOP Sign or YIELD Sign Placement

Guidance:

07 *STOP or YIELD signs should not be placed farther than 50 feet from the edge of the pavement of the intersected roadway* *Guidance:*

08 *A sign that is mounted back-to-back with a STOP or YIELD sign should stay within the edges of the STOP or YIELD sign. If necessary, the size of the STOP or YIELD sign should be increased so that any other sign installed back-to-back with a STOP or YIELD sign remains within the edges of the STOP or YIELD sign.*

12 *Stop lines that are used to supplement a STOP sign should be located as described in Section 3B.16. Yield lines that are used to supplement a YIELD sign should be located as described in Section 3B.16.*

13 *Where there is a marked crosswalk at the intersection, the STOP sign should be installed in advance of the crosswalk line nearest to the approaching traffic.*

13 *Where there is a marked crosswalk at the intersection, the STOP sign should be installed in advance of the crosswalk line nearest to the approaching traffic.*

Section 2B.13 Speed Limit Sign (R2-1)

Standard:

02 **The Speed Limit (R2-1) sign (see Figure 2B-3) shall display the limit established by law, ordinance, regulation, or as adopted by the authorized agency based on the engineering study. The speed limits displayed shall be in multiples of 5 mph.**

Section 3B.16 Stop and Yield Lines

Guidance:

01 *Stop lines should be used to indicate the point behind which vehicles are required to stop in compliance with a traffic control signal.*

Option:

02 **Stop lines may be used to indicate the point behind which vehicles are required to stop in compliance with a STOP (R1-1) sign, a Stop Here For Pedestrians (R1-5b or R1-5c) sign, or some other traffic control device that requires vehicles to stop, except YIELD signs that are not associated with passive grade crossings.**

06 **Stop lines shall consist of solid white lines extending across approach lanes to indicate the point at which the stop is intended or required to be made.**

Guidance:

08 *Stop lines should be 12 to 24 inches wide.*

¹⁰ *If used, stop and yield lines should be placed a minimum of 4 feet in advance of the nearest crosswalk line at controlled intersections, except for yield lines at roundabouts as provided for in Section 3C.04 and at midblock crosswalks. In the absence of a marked crosswalk, the stop line or yield line should be placed at the desired stopping or yielding point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way.*

INVENTORY SUMMARY

All existing signage were photographed and inventoried with designations of sign type, size, height and offset to edge of sign from the curb. These conditions were compared to the MUTCD minimum requirements previously mentioned to determine compliance and need to adjust/replace the regulatory signs. Below is an inventory of the signage reviewed at the intersection of Mirada Blvd. and Setter Palm Drive. A total of 2 signs did not meet the minimum height requirement (sign number 2 and 8) and 1 did not meet the roadway offset requirement (sign 6). All other signage met the MUTCD minimum standards for size, height and offset.

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
1	Mirada Blvd @Settler Palm Rd	STOP SIGN (R1-1)	30"x30"	30"x30"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-1"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			2'-7"	1'-6"	YES



NOTES: Meets MUTCD Standards

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
2	Mirada Blvd @Settler Palm Rd	Stop Sign	24"x30"	24"x30"	YES
		All Way	18"x18"	18"x18"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			6'-10"	7'-0"	NO
			6'-3"	6'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			1'-6"	1'-6"	YES

NOTES: Stop Sign is to be 7'-0" from ground to bottom of stop sign.



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
3	Mirada Blvd @Settler Palm Rd	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-1"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			2'-7"	1'-6"	YES

NOTES: Meets MUTCD Standards



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
4	Mirada Blvd @Settler Palm Rd	Stop Sign	24"x30"	24"x30"	YES
		All Way	18"x18"	18"x18"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-1"	7'-0"	YES
			6'-5"	6'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			1'-9"	1'-6"	YES

NOTES: Meets MUTCD Standards



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
5	Mirada Blvd @Settler Palm Rd	Crossing	30"x30"	30"x30"	YES
		Ahead	18"x18"	18"x18"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-1"	7'-0"	YES
			6'-5"	6'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			1'-7"	1'-6"	YES

NOTES: Meets MUTCD Standards



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
6	Mirada Blvd @Settler Palm Rd	STOP SIGN (R1-1)	30"x30"	30"x30"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-0"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			0'-1"	1'-6"	NO

NOTES: Sign is missing street names
and sign offset is required to be 1'-6" from back of curb



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
7	Mirada Blvd @Settler palm Rd	No Carts Sign	24"x18"	24"x18"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-4"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			3'-0"	1'-6"	YES

NOTES: Meets MUTCD Standards



Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
8	Mirada Blvd @Settler palm Rd	Lane Control R3-8	30"x30"	30"x30"	YES
			Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
			7'-4"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
			3'-0"	1'-6"	YES

NOTES: Sign to be installed 1'-6" offset from Back of Curb and 7'-0" minimum from the ground to the bottom of the sign

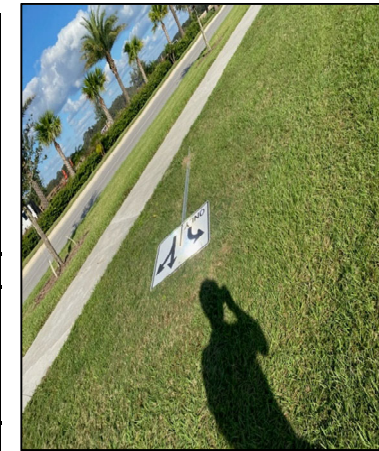
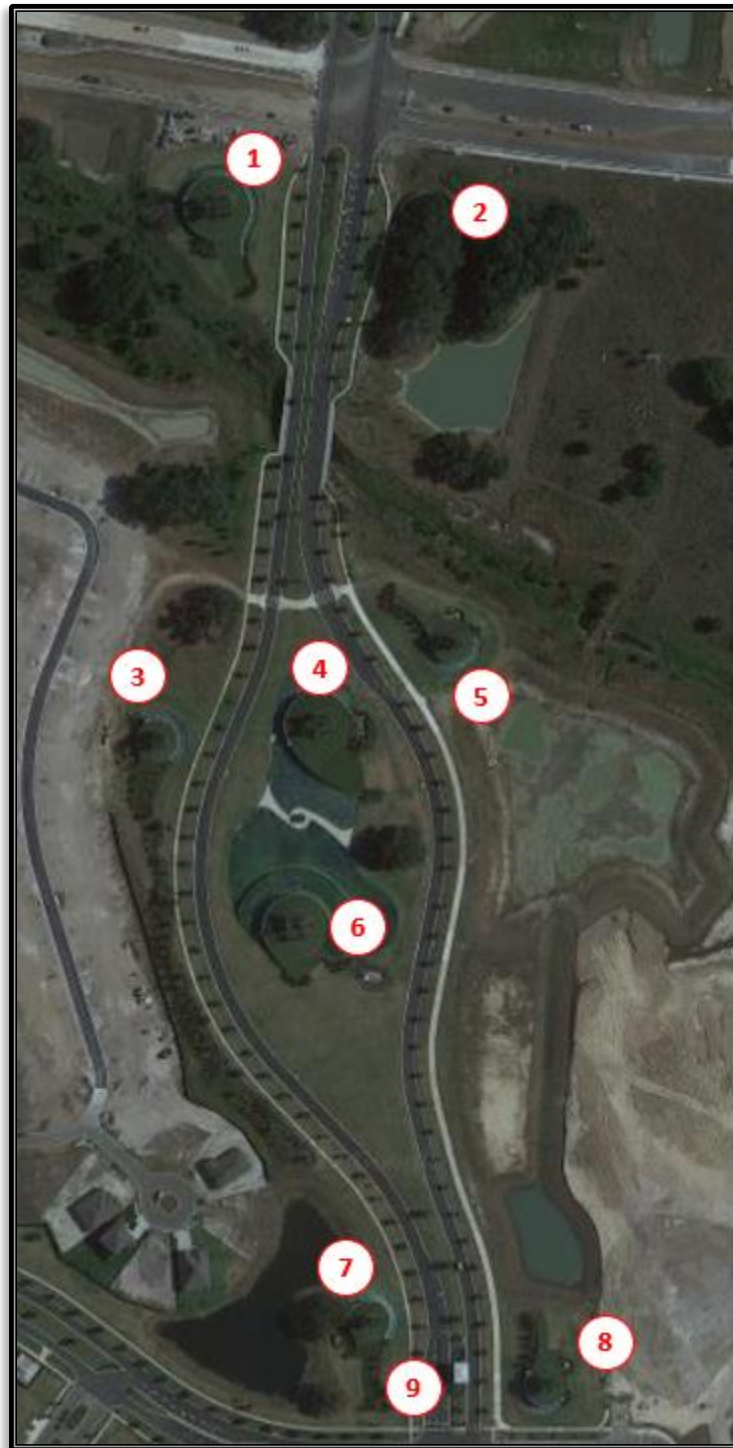


EXHIBIT 2

Mirada Fountains End of Month Report December 2022



Fountain 1:

- Water: clean
- Cannons: limited functionality (can't run all day)
- Lights: all functional
- Filtration: functional
- Other:
 - Investigating issue with feature motor (original motor). Believe that the bearings are deteriorating. Will need to pull the motor to confirm/repair. Getting quotes.
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 3:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 4:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 5:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 6:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for painting bottom of upper pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 7:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 8:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



Fountain 9:

- Water: clean
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Monitoring/investigating possible structural leaks (excess water around fountain)

1/3/23



1/3/23

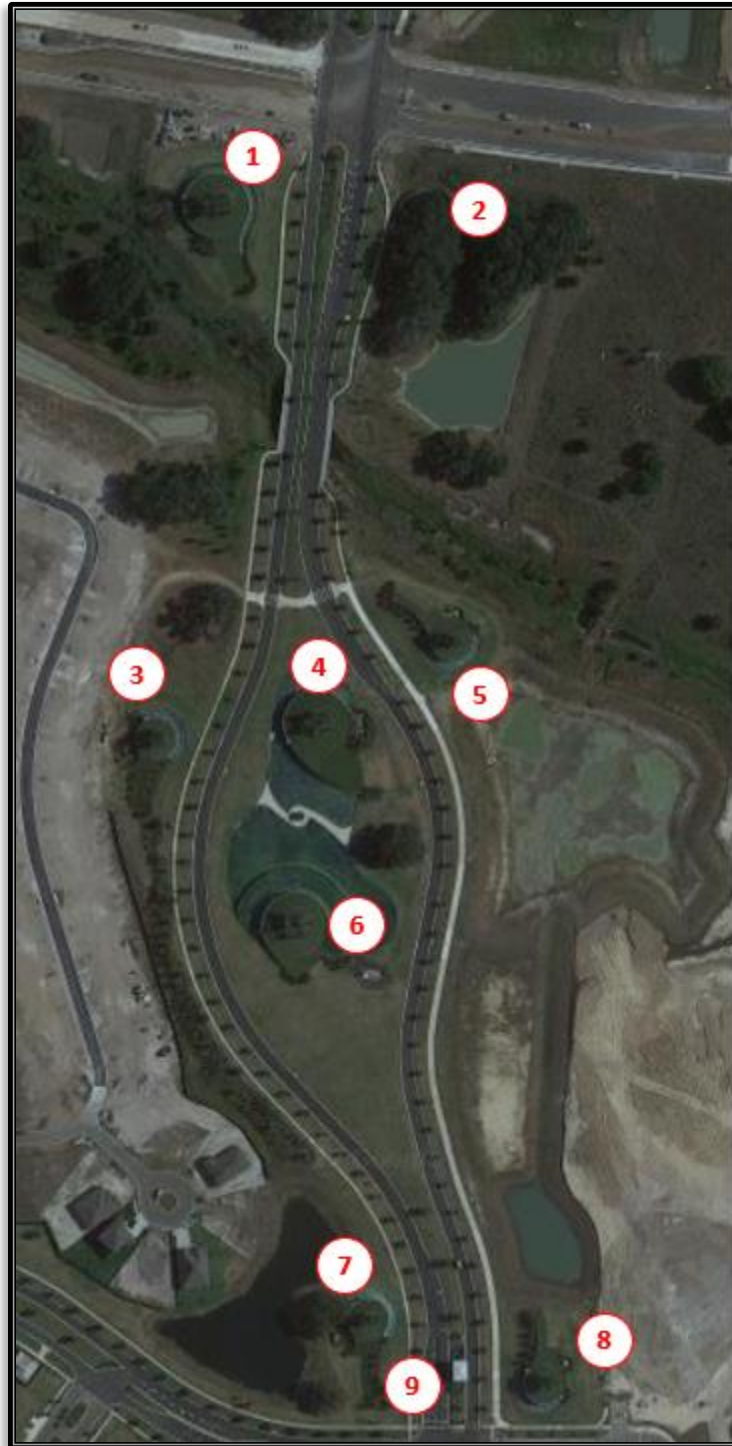


New Year's Bonus Pictures: The Fountains at night!



EXHIBIT 3

Mirada Fountains End of Month Report January 2023



Fountain 1:

- Water: clean
- Cannons: not functioning due to feature motor repair
- Lights: all functional
- Filtration: functional
- Other:
 - Repairs to the feature motor are ongoing. Motor is very old leading to some challenges. The vendor is working to expedite.
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

2/1/23



Fountain 3:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

2/1/23



Fountain 4:

- Water: clean
- Cannons: not functional
- Lights: all functional
- Filtration: functional
- Other:
 - New motor overheated. Working with supplier to secure service under warranty.
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

2/1/23



Fountain 5:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)
 - The foaming is temporary due to addition of copper. Should be clear in 24 hours.

2/1/23



Fountain 6:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for painting bottom of upper pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

2/1/23



Fountain 7:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)

2/1/23



Fountain 8:

- Water: clean
- Cannons: all functional
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Scheduling fence work
 - Monitoring/investigating possible structural leaks (excess water around fountain)



Fountain 9:

- Water: clean
- Lights: all functional
- Filtration: functional
- Other:
 - Securing proposal for tile repair
 - Securing proposal for painting bottom of pool
 - Monitoring/investigating possible structural leaks (excess water around fountain)



EXHIBIT 4



Nature Coast Poop 911
Leah Henderson
9376 Merriweather Dr
Weeki Wachee, FL 34613
(813) 785 – 9327
Naturecoast@Poop911.com

Mirada

Proposal for installation of 2 pet waste stations

January 19, 2023		
2 - Pet Waste Stations Installation (One-time fee) (\$395 each station) (Price includes purchase and installation of pet waste stations that will be concreted into the ground.)		2 x \$395.00 = \$790.00
	Total Amount Due	\$790.00

Signature: _____

Date: _____

Signature: _____

Date: _____

EXHIBIT 5

1 **MINUTES OF MEETING**

2 **MIRADA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Mirada Community Development
5 District was held on Tuesday, January 3, 2023 at 6:15 p.m. at Hilton Garden Inn 26640 Silver Maple Pkwy,
6 Wesley Chapel, Florida 33544

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Shanon R. Holm	Board Supervisor, Assistant Secretary
13 Lori Price	Board Supervisor, Assistant Secretary

14 Also Present:

15 Tom O Grady	Assistant District Manager, BREEZE
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16 *The following is a summary of the discussions and actions taken at the January 3, 2023 Mirada CDD Board*
17 *of Supervisors Advanced Meeting.*

18 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
19 **agenda items)**

20 - There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS – Business Items**

22 A. Consideration of Proposals:

- 23 ➤ Exhibit 1: Utilization of Excavator and Tree Removal- Steadfast Environmental-
24 \$7,250.00

25 On a MOTION by Mr. Lawson, SECONDED by Mr. Holm, WITH ALL IN FAVOR, the Board Approved
26 **Utilization of Excavator and Tree Removal- Steadfast Environmental- \$7,250.00** for the Mirada
27 Community Development District.

- 28 ➤ Exhibit 2: SOX Erosion Repair- Pond 51- Solitude Lake Management- \$44,000.00

29 - Hold proposal till next month.

- 30 ➤ Exhibit 3: Pine Straw Mulch Around Whirly Gigs- Grandview Environmental-
31 \$25,440.00

- 32 ➤ Exhibit 4: Pine Straw Installation- Redtree Landscape Systems- \$15,750.00

33 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
34 **Pine Straw Installation- Redtree Landscape Systems- \$15,750.00** for the Mirada Community
35 Development District.

36 B. Exhibit 5: Mirada Fountains End of Month Report- November 2022

37 C. Exhibit 6: Breeze- Discussion of Pond 32

38 **FOURTH ORDER OF BUSINESS – Consent Agenda**

39 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular
40 Meeting Held December 6, 2022

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved **The Minutes of the Board of Supervisors Regular Meeting Held December 6, 2022**, for the Mirada Community Development District.

B. Exhibit 8: Ratifications of Contracts

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved **The Ratifications of Contracts** for the Mirada Community Development District.

C. Exhibit 9: Quit Claim Deed with Medley at Mirada Community Association, Inc., and the assignment of Plat A-1

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved **Quit Claim Deed with Medley at Mirada Community Association, Inc., and the assignment of Plat A-1** for the Mirada Community Development District.

D. Exhibit 10: Assignment of Plat Responsibilities to Medley at Mirada Community Association, Inc.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

- There being none, the next item followed.

B. District Attorney

- There being none, the next item followed.

C. District Engineer

- Pull back pond 51 report and proposals for next month- \$4,625.41

- The white signs need to be checked where the roads are not owned by the district.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual for non-agenda items)

- There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

- There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Lawson, SECONDED by Mr. Holm, 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 _____.

77

Signature

Signature

78

Printed Name

Printed Name

79 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 6

Mirada CDD: RATIFICATION OF CONTRACTS

[illegible]