

***MIRADA II
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Landowners Meeting***

***Tuesday
November 6, 2018***

9:00 a.m.

***Residence Inn
2101 Northpointe Parkway
Lutz, 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 II COMMUNITY DEVELOPMENT DISTRICT AGENDA.

Residence Inn
2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano Lore Yeira	DPFG DPFG
District Attorney	Vivek Babbar	Straley ,Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

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

The District Agenda is comprised of seven different sections:

The meeting will begin promptly with the first section which is called **Audience Questions and Comments on Agenda Items**. 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 **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items 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 sixth 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 seventh 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.

MIRADA II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday November 6, 2018
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida, 33558

Conference Call No.: (563) 999-2090
Code: 686859#

Agenda

LANDOWNER'S MEETING

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)
Seat 1 Lawson, Seat 2 Draper, Seat 3 Price, Seat 4 Vacant, Seat 5 Vacant
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
MIRADA II COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 6, 2018

TIME: 9:00 A.M.

**LOCATION: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established the landowners hold a landowners' meeting for the purpose of electing five members to serve on the Board of Supervisors ("Board"). The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners for a two year period and two (2) seats will be up for election by landowners for a four year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

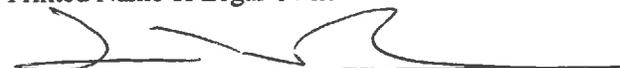
LANDOWNER PROXY

**MIRADA II COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 6, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Cusmano ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Mirada II Community Development District to be held at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558, on November 6, 2018, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

CR Pasco Development Company, LLC
Printed Name of Legal Owner


Signature of Legal Owner (Manager)

11/1/18
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>802</u>	<u>802</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: 802

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

DESCRIPTION:

A portion of Sections 10, 11, 14, 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 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 to the end of the curve, for a POINT OF BEGINNING; thence N.31°49'44"W., a distance of 212.73 feet to a point of curvature; thence Northerly 1,596.70 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 75°36'24", and a chord bearing and distance of N.05°58'28"E., 1,483.35 feet; thence N.43°46'40"E., a distance of 475.66 feet to a point of curvature; thence Northerly 703.80 feet along the arc of a curve to the left, said curve having a radius of 540.00 feet, a central angle of 74°40'32", and a chord bearing and distance of N.06°26'24"E., 655.03 feet; thence N.30°53'52"W., a distance of 193.91 feet to a point of curvature; thence Northerly 672.18 feet along the arc of a curve to the right, said curve having a radius of 606.00 feet, a central angle of 54°05'53", and a chord bearing and distance of N.03°50'55"W., 551.16 feet; thence N.23°12'01"E., a distance of 123.12 feet to a point of curvature; thence Northerly 200.86 feet along the arc of a curve to the left, said curve having a radius of 500.00 feet, a central angle of 23°01'01", and a chord bearing and distance of N.11°41'31"E., 199.51 feet; thence N.00°11'00"E., a distance of 112.47 feet to a point of curvature; thence Northwesterly 39.27 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 89°59'58", and a chord bearing and distance of N.44°48'59"W., 35.36 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 3,722.29 feet to the West right-of-way line of County Road 577; thence along said right-of-way line the following seven (7) courses: 1) S.00°15'59"W., a distance of 3,441.63 feet to a point of curvature; 2) Southerly 701.41 feet along the arc of a curve to the right, said curve having a radius of 1,000.00 feet, a central angle of 40°11'17", and a chord bearing and distance of S.20°21'38"W., 687.12 feet; 3) S.40°27'16"W., a distance of 167.05 feet; 4) N.89°46'21"W., a distance of 379.87 feet to a non-tangent point of curvature; 5) Southwesterly 948.88 feet along the arc of a curve to the left, said curve having a radius of 605.96 feet, a central angle of 89°43'13", and a chord bearing and distance of S.45°24'54"W., 854.86 feet; 6) S.00°33'31"W., a distance of 709.34 feet to a non-tangent point of curvature; 7) Southerly 48.09 feet along the arc of a curve to the left, said curve having a radius of 1,170.00 feet, a central angle of 02°21'17", and a chord bearing and distance of S.16°31'38"W., 48.06 feet to the North boundary of the South 8/65.00 feet of the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence along said North boundary, N.89°58'19"W., a distance of 1,300.69 feet to the East boundary of the West 1/2 of the Southwest 1/4 of said Section 14; thence along said East boundary, S.00°00'23"W., a distance of 2,292.69 feet to the North right-of-way line of Tyndall Road as described in Official Records Book 7241, Page 16, of the public records of Pasco County, Florida; thence along said North right-of-way line the following two (2) courses: 1). S.89°50'56"W., a distance of 3,762.49 feet; 2) S.13°36'58"W., a distance of 22.08 feet to the South boundary of said Section 15; thence along said South boundary, S.89°53'44"W., a distance of 3,062.19 feet to the Southeast corner of said Section 16; thence along the South boundary of said Section 16, S.89°57'06"W., a distance of 1,334.60 feet to the Southwest corner 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 3,823.50 feet; thence S.89°36'08"E., a distance of 674.28 feet; thence S.40°45'10"E., a distance of 618.56 feet; thence S.89°36'08"E., a distance of 784.31 feet; thence S.40°01'27"E., a distance of 1,524.08 feet; thence S.48°23'48"E., a distance of 801.74 feet; thence South, a distance of 759.32 feet; thence S.48°46'43"E., a distance of 1,253.71 feet; thence N.89°50'56"E., a distance of 2,083.79 feet; thence North, a distance of 23.23 feet to a point of curvature; thence Northerly 223.14 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 10°33'58", and a chord bearing and distance of N.05°16'59"E., 222.82 feet; thence N.10°33'58"E., a distance of 949.94 feet to a point of curvature; thence Northerly 528.89 feet along the arc of a curve to the left, said curve having a radius of 1,940.00 feet, a central angle of 15°36'45", and a chord bearing and distance of N.02°45'35"E., 526.99 feet; thence N.05°02'47"W., a distance of 232.40 feet to a point of curvature; thence Northerly 613.62 feet along the arc of a curve to the right, said curve having a radius of 1,210.00 feet, a central angle of 29°03'22", and a chord bearing and distance of N.09°28'54"E., 607.06 feet; thence N.24°00'35"E., a distance of 366.49 feet to a point of curvature; thence Northerly 1,062.28 feet along the arc of a curve to the left, said curve having a radius of 1,090.00 feet, a central angle of 55°50'19", and a chord bearing and distance of N.03°54'35"W., 1,020.74 feet; thence N.31°49'44"W., a distance of 227.85 feet to the POINT OF BEGINNING.

Containing 801.59 acres, more or less.

802 acres
802 = votes

**DESCRIPTION ONLY
NOT A BOUNDARY SURVEY**

**SHEET 1 OF 3
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 II CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

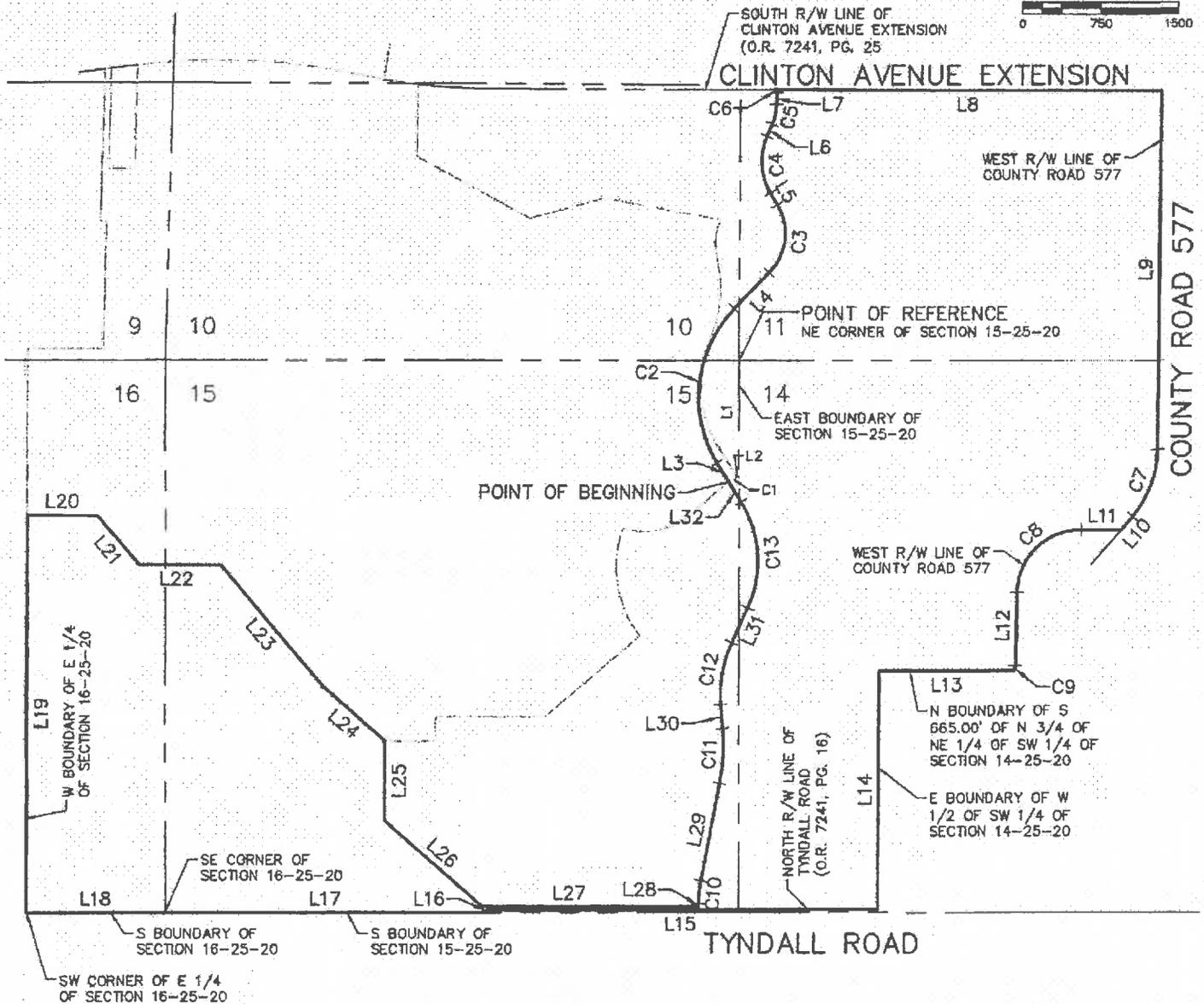
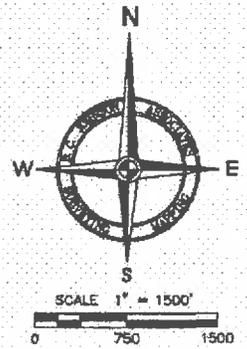
We hereby certify that the sketch, plan, map or other person are true and correct to the best of my knowledge and were prepared in accordance with the Standards of Practice set forth by the Florida Board of Land Surveyors, Chapter 47, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA
Professional Land Surveyor
Andrew R. Getz
Lic. No. 117601
For D.C. Johnson & Associates, P.C.
Not valid without the signature and raised seal of a Florida Licensed Surveyor



SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33523
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com



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MIRADA II CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

SHEET 2 OF 3

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE/CURVE TABLES



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LINE TABLE		
LINE	BEARING	DIST.
L1	S 00°21'18" E	1111.18'
L2	WEST	23.36'
L3	N 31°49'44" W	212.73'
L4	N 43°46'40" E	475.68'
L5	N 30°53'52" W	133.91'
L6	N 23°12'01" E	123.12'
L7	N 00°11'00" E	112.47'
L8	S 89°48'58" E	3722.29'
L9	S 00°15'59" W	3441.63'
L10	S 40°27'16" W	167.05'
L11	N 89°46'21" W	379.87'
L12	S 00°33'31" W	709.34'
L13	N 89°58'19" W	1300.69'
L14	S 00°00'23" W	2292.69'
L15	S 89°50'56" W	3762.49'
L16	S 13°38'58" W	22.08'

LINE TABLE		
LINE	BEARING	DIST.
L17	S 89°53'44" W	3062.19'
L18	S 89°57'06" W	1334.60'
L19	N 00°13'44" W	3823.50'
L20	S 89°36'08" E	674.28'
L21	S 40°45'10" E	618.56'
L22	S 89°36'08" E	784.31'
L23	S 40°01'27" E	1524.08'
L24	S 48°23'48" E	801.74'
L25	SOUTH	759.32'
L26	S 48°46'43" E	1253.71'
L27	N 89°50'56" E	2083.79'
L28	NORTH	23.23'
L29	N 10°33'58" E	949.94'
L30	N 05°02'47" W	232.40'
L31	N 24°00'35" E	366.49'
L32	N 31°49'44" W	227.85'

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	1596.70'	1210.00'	75°36'24"	N 05°58'28" E	1483.35'
C3	703.80'	540.00'	74°40'32"	N 06°26'24" E	655.03'
C4	572.18'	606.00'	54°05'53"	N 03°50'55" W	551.16'
C5	200.86'	500.00'	23°01'01"	N 11°41'31" E	199.51'
C6	39.27'	25.00'	89°59'58"	N 44°48'59" W	35.36'
C7	701.41'	1000.00'	40°11'17"	S 20°21'38" W	687.12'
C8	948.88'	605.96'	89°43'13"	S 45°24'54" W	854.86'
C9	48.09'	1170.00'	2°21'17"	S 16°31'38" W	48.08'
C10	223.14'	1210.00'	10°33'58"	N 05°16'59" E	222.82'
C11	528.63'	1940.00'	15°36'45"	N 02°45'35" E	526.99'
C12	613.62'	1210.00'	29°03'22"	N 09°28'54" E	607.06'
C13	1062.28'	1090.00'	55°50'19"	N 03°54'35" W	1020.74'

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MIRADA II CDD

PREPARED FOR

CR Pasco Development Co., LLC

JOB NO: 1986-057A31.001

DRAWN BY: RR

LINE & CURVE TABLES

SHEET 3 OF 3

SEE SHEET 1 FOR DESCRIPTION

SEE SHEET 2 FOR SKETCH



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