

***MIRADA II
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Public Hearing and Regular Meeting***

***Date/Time:
Wednesday, August 12, 2026
6:00 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 II Community Development District
c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
Mirada II Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Mirada II Community Development District is scheduled for **Wednesday, August 12, 2026, at 6:00 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,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: **MIRADA II COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, August 12, 2026

Time: 6:00 P.M.

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

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chair	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: **238 337 195 443 2**

Passcode: **Y4VL9NB7**

Dial in by phone: **[+1 312-667-7136,,344434474#](#)**

Phone conference ID: 344 434 474#

Mute/Unmute: *6

Public Hearing and Regular Meeting

For the full agenda packet, please contact mirada2cdd@hikai.com

I. Call to Order / Roll Call

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

III. Administrative Items

A. Consideration/Approval of the Minutes

1. June 1, 2026 Regular Meeting **[Exhibit 1](#)**
2. June 10, 2026 Continued Meeting **[Exhibit 2](#)**

B. Consideration/Acceptance of the Unaudited Financial Statements

1. April 2026 **[Exhibit 3](#)**
2. May 2026 **[Exhibit 4](#)**

C. Annual Arbitrage Report for the period February 4, 2025 to February 4, 2026 (\$26,850,000 Capital Improvement Bonds Series 2021) – Arbitrage Rebate Counselors **[Exhibit 5](#)**

D. Ratification of Proposals

1. Florida Commercial Care
 - a. Straighten 3 Leaning Trees - \$633.88 **[Exhibit 6](#)**
 - b. Straighten 4 Leaning Trees - \$1,270.17 **[Exhibit 7](#)**
 - c. Sabal Palm Replacement (Mirada Blvd) - \$1,958.15 **[Exhibit 8](#)**
 - d. Plant Installation (Wetland Bird) - \$2,529.82 **[Exhibit 9](#)**
 - e. Pine Straw Installation - \$39,832.47 **[Exhibit 10](#)**
 - f. Straighten 20 Elm Trees - \$2,964.64 **[Exhibit 11](#)**
 - g. Addendum #9 (Outside Wall of Mirada Shores) of
Landscape Maintenance - \$2,859.12/month **[Exhibit 12](#)**

- h. 2 Battery Actuators Replacement (Hawthorne) - \$843.18 [Exhibit 13](#)
- i. Battery Actuator Replacement (Curly Rd) - \$408.11 [Exhibit 14](#)
- j. Maple Tree Replacement - \$3,161.48 [Exhibit 15](#)
- k. Zone Line Repair (Kenton Rd) – \$446.09 [Exhibit 16](#)
- l. Decoder Replacement (Zones 7 & 46) - \$1,042.67 [Exhibit 17](#)
- m. Zone Line Repair - \$346.16 [Exhibit 18](#)
- n. Straighten 4 Leaning Trees - \$933.29 [Exhibit 19](#)
- 2. Steadfast – Erosion Repair Proposal (Pond #48) - \$4,700.00 [Exhibit 20](#)
- 3. Florida Brothers
 - a. Trash Removal - \$1,299.84 [Exhibit 21](#)
 - b. Fountain Stem Repair - \$260.00 [Exhibit 22](#)
- 4. Stantec – Change Orders
 - a. #2026-1 Additional Funding for Bridgegate and Field Inspectors and Continuing Services - \$17,500.00 (Total Agreement) [Exhibit 23](#)
 - b. #250-1 Professional Services - \$15,500 (Total Agreement) [Exhibit 24](#)

IV. Business Items

- A. FY 2027 Budget Public Hearing
 - 1. Open Public Hearing
 - 2. Presentation of FY 2027 Budget [Exhibit 25](#)
 - a. Affidavits of Publication: July 17 & 24, 2026 [Exhibit 26](#)
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Consideration of Resolution 2026-10, Adopting the FY 2027 Budget [Exhibit 27](#)
- C. FY 2027 Levying O&M Assessments Public Hearing
 - 1. Open Public Hearing
 - 2. Public Comments
 - 3. Close Public Hearing
- D. Consideration of Resolution 2026-11, Imposing and Levying the O&M Assessments on the FY 2027 Budget [Exhibit 28](#)
- E. Consideration of Resolution 2026-12, Adopting the FY 2027 Meeting Schedule [Exhibit 29](#)
- F. Consideration for Acceptance – Developer Licensing Agreement
- G. Consideration for Easement Approval – Signal Light (Intersection of SR 52 and Deep Marine Dr) [Exhibit 30](#)

V. Staff & Vendor Reports

- A. District Counsel
- B. District Engineer
- C. Field Manager

- 1. Safety Culture Report conducted on June 25, 2026

Exhibit 31

- 2. Steadfast – August 2026 Waterway Treatment Report

Exhibit 32

- D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment