



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
&  
PUBLIC HEARING  
APRIL 20, 2017  
5:00 P.M.**

Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

[www.coronadocdd.org](http://www.coronadocdd.org)  
305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
 Crexent Business Center  
 Second Floor Conference Room  
 6625 Miami Lakes Drive  
 Miami Lakes, Florida 33014  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
 April 20, 2017  
**5:00 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. March 16, 2017 Regular Board Meeting.....Page 2
- G. **Public Hearing Session – Levy of Non-Ad Valorem Special Assessments**
  - 1. Proof of Publication.....Page 10
  - 2. Receive Public Comment Regarding the Intent to Levy Non-Ad Valorem Special Assessments
  - 3. Consider Approval of the Project and Levying of Special Assessments Based Upon Comments from the Public
  - 4. Equalization Board - Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based Upon Public Comment
  - 5. Consider Resolution No. 2017-07 – Authorizes the 2017 Project, the Levy of Non-Ad Valorem Assessments, Utilize Chapter 197, F.S. for the Levy, Collection & Enforcement of Non-Ad Valorem Assessments, & the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....Page 13
- H. Old Business
  - 1. Staff Report: As Required
- I. New Business
  - 1. Consider Approval of Dissemination Agreement – Between District and SDS, Inc.....Page 22
- J. Administrative & Operational Matters
  - 1. Reminder: Statement of Financial Interests **2016 Form 1**
  - 2. Discussion Regarding Series 2017 Bond Pre-Closing
- K. Board Member & Staff Closing Comments
- L. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CORONADO COMMUNITY DEVELOPMENT DISTRICT - FISCAL  
YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

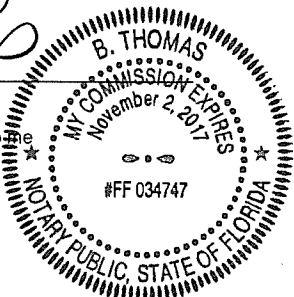
*[Handwritten Signature]*

Sworn to and subscribed before me this  
3 day of OCTOBER, A.D. 2016

*[Handwritten Signature]*

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**CORONADO COMMUNITY DEVELOPMENT  
DISTRICT FISCAL YEAR 2016/2017  
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Coronado Community Development District will hold Regular Meetings in the Islands at Doral Clubhouse Meeting Room located at 8250 NW 112th Court, Doral, Florida 33178 at 6:15 p.m. on the following dates:

- October 20, 2016
- October 27, 2016
- November 10, 2016
- November 17, 2016
- December 1, 2016
- December 15, 2016
- January 19, 2017
- February 16, 2017
- March 16, 2017
- April 20, 2017
- May 18, 2017
- June 15, 2017
- July 20, 2017
- September 14, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (305) 777-0761 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**CORONADO COMMUNITY DEVELOPMENT DISTRICT**

www.coronadocdd.org  
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16-39/0000156996M

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

**A. CALL TO ORDER**

District Manager Neil Kalin called the March 16, 2017, Regular Board Meeting of the Coronado Community Development District to order at 6:20 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8250 NW 112<sup>th</sup> Court, Doral, Florida 33178.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, and March 6, 2017, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of Chairman Erwin Santacruz, Vice Chairperson Gladys Huot and Supervisors Renee Bedoya, Roman Gomez (via conference call at 6:26 p.m.) and Digna Cabral constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Neil Kalin of Special District Services, Inc.; District Counsel Alyssa Willson (attended via conference call) of Hopping Green & Sams, P.A.; District Engineer Juan Alvarez of Alvarez Engineers, Inc.; and Bond Counsel Pedro Hernandez (via conference call).

Also present were: Niyala Harrison of Squire Patton Boggs LLP (Bond & Disclosure Counsel), Miami, Florida; and Tatiana Gomez, Miami, Florida.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. March 7, 2017, Special Board Meeting**

Mr. Kalin presented the minutes of the March 7, 2017, Special Board Meeting and asked if there were any corrections. There being no corrections, a **motion** was then made by Ms. Huot, seconded by Mr. Santacruz and passed unanimously to approve the minutes of the March 7, 2017, Special Board Meeting, as presented.

**G. OLD BUSINESS**

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

**1. Staff Report, as Required**

There was no Staff Report at this time.

**H. NEW BUSINESS**

**1. Consider Supplemental Engineer's Report (2017 Improvement Project)**

In preparation for the issuance of the Special Assessment Refunding and Improvement Bonds, Series 2017, District Engineer Juan Alvarez presented his 1<sup>st</sup> Supplemental Engineer's Report dated March 16, 2017 (the "Engineer's Report") and provided the purpose for the Report with emphasis on the Supplemental Public Improvements (the "Improvements"), which consist of the installation of soft gates, security cameras and other devices at three entrance/exit locations; and the construction of additional traffic calming devices in four locations within the District.

It is intended that the Improvements (Series 2017 Project) will be financed by the District and will benefit the property (condominium units) within the District boundaries. The Report concludes that the proposed Improvements and their estimated costs are fair and reasonable and that the properties within the District will receive a special benefit equal to or greater than the cost of such Improvements.

**2. Consider Preliminary Supplemental Special Assessment Methodology Report**

Mr. Kalin, in preparation for the issuance of the Special Assessment Refunding and Improvement Bonds, Series 2017, presented the Preliminary Supplemental Special Assessment Methodology Report, dated March 16, 2017 (the "Supplemental Report") and provided the purpose for the Supplemental Report with emphasis on the District's intention to take advantage of lower bond interest rates and to refund all of the Series 2007 Bonds, while at the same time obtain new funding to implement the Series 2017 Project. The Supplemental Report outlines that the apportionment of the debt does not change; however, there is a reallocation of the debt based upon the sizing of the Series 2017 Refunding and Improvement Bonds. Furthermore, the Supplemental Report outlines the Series 2017 Project and the estimated cost thereof, the benefit allocation and the proposed debt allocation to each condominium unit in the District.

The Supplemental Report has determined that the allocation of benefit of the Series 2007 Project and of the Series 2017 Project will exceed the burden of the allocation of assessments on the condominium units ("Units") in the District. In addition, the annual debt service assessments charges to the property owners within the District will be lower than the assessments under the Series 2007 Bonds and will be based on the allocation previously assigned to the Units. In closing, the proposed special assessments for the Series 2017 Refunding and Improvement Bonds are determined to be reasonable and fairly apportioned.

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

**3. Consider Resolution No. 2017-02 – Adopting a Delegation Resolution**

Note: Prior to the introduction of Resolution No. 2917-02, Mr. Kalin informed the Board of the Deferred Cost Obligation element of the Series 2007 Bonds and stated there was a pending obligation of approximately \$10,130.00; and that the obligation would be paid/satisfied by using available monies on hand. Upon payment of this referenced obligation there will be no further deferred cost obligations.

Resolution No. 2017-02 was presented, entitled:

**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$3,545,000 CORONADO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017 (THE "SERIES 2017 BONDS") FOR THE PRIMARY PURPOSE OF (i) REFUNDING ALL OF THE OUTSTANDING CORONADO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2007 AND (ii) FINANCING CERTAIN IMPROVEMENTS WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED PUBLIC OFFERING OF THE SERIES 2017 BONDS; APPOINTING THE UNDERWRITER FOR THE PUBLIC OFFERING OF THE SERIES 2017 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO THE SERIES 2017 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT; APPROVING THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF SERIES 2017 BOND PROCEEDS; PROVIDING FOR THE REGISTRATION OF THE SERIES 2017 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; DESIGNATING THE SERIES 2017 BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" WITHIN THE MEANING OF SECTION 265(b)(3)(B) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; APPOINTING A TRUSTEE, PAYING AGENT, REGISTRAR AND AUTHENTICATING AGENT AND A VERIFICATION AGENT; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE,**

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

**SALE AND DELIVERY OF THE SERIES 2017 BONDS; AND  
PROVIDING FOR SEVERABILITY, CONFLICTS AND AN  
EFFECTIVE DATE.**

Niyala Harrison, Bond and Disclosure Counsel, and her associate Pedro Hernandez, who was attending the meeting via conference call, introduced Resolution No. 2017-02, the Delegating Resolution, outlining the parameters of and authorizing the issuance of not exceeding \$3,545,000.00 Coronado Community Development District Special Assessment Refunding and Improvement Bonds, Series 2017 (the “Series 2017 Bonds”) for the primary purpose of refunding all of the outstanding District Special Assessment Bonds, Series 2007 and financing certain improvements within the District (the “Series 2017 Project”). The referenced resolution also determines the need for a negotiated public offering of the Series 2017 Bonds and (i) approves and authorizes the execution of a Bond Purchase Agreement (Exhibit A); (ii) approves and authorizes the distribution of a Preliminary Official Statement (Exhibit B) and delivery of a Final Offering Statement; (iii) approves and authorizes the execution of a Continuing Disclosure Agreement (naming the Dissemination Agent) (Exhibit C); and (iv) approves and authorizes the execution and delivery of a Trust Indenture.

Hard copies of the following Exhibits were provided at the meeting:

- (i) Exhibit A – Bond Purchase Agreement
- (ii) Exhibit B – Preliminary Official Statement
- (iii) Exhibit C – Continuing Disclosure Agreement
- (iv) Exhibit D – Trust Indenture

Mr. Hernandez advised that the District had received a rating from Standard & Poor’s of “BBB,” which is an investment grade rating for the bonds.

As part of the Delegation Resolution, the Supplemental Assessment Methodology Report dated March 16, 2017, and the 1<sup>st</sup> Supplemental Engineer’s Report dated March 16, 2017, (the “2017 Reports”) are hereby accepted and approved by the Board of Supervisors of the District. In addition, revisions and/or modifications to the 2017 Reports are authorized, subject to such modifications being determined as being appropriate by District Counsel, Bond Counsel, the District Engineer and the District Manager. A discussion ensued after which;

A **motion** was made by Ms. Cabral, seconded by Ms. Huot and unanimously passed to approve and adopt Resolution No. 2017-02, *as presented*, authorizing the issuance of not exceeding \$3,545,000.00 Coronado Community Development District Special Assessment Refunding and Improvement Bonds, Series 2017 (the “Series 2017 Bonds”) for the primary purpose of refunding all of the outstanding District Special Assessment Bonds, Series 2007 and financing certain improvements within the District (the “Series 2017 Project”); and approves and authorizes the following documents: **a.** Bond Purchase Agreement, **b.** Preliminary Official Statement (and Final Offering Statement), **c.**

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
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Continuing Disclosure Agreement, **d.** Trust Indenture, **e.** 1<sup>st</sup> Supplemental Engineer's Report dated March 16, 2017; and **f.** Preliminary Supplemental Special Assessment Methodology Report dated March 16, 2017; and authorizes the execution of applicable documents by District Officials.

**4. Consider Resolution No. 2017-03 – Declaring Assessments**

Ms. Willson presented Resolution No. 2017-03, entitled:

**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO SECURE ITS ANTICIPATED SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

Ms. Willson presented Resolution No. 2017-03 and provided the purpose for the document, with emphasis on the District Board's determination to undertake the implementation and construction of additional public improvements within the District, the estimated costs of the improvements ("Series 2017 Project"), procedures to declare assessments and notice to property owners, method(s) of collection of special assessments, providing of a preliminary assessment roll and publication of the declaring resolution pursuant to Florida Statutes. A discussion ensued after which;

A **motion** was made by Ms. Huot, seconded by Mr. Santacruz and unanimously passed to approve and adopt Resolution No. 2017-03, *as presented*; thereby declaring special assessments to secure the anticipated Special Assessment Refunding and Improvement Bonds, Series 2017.

**5. Consider Resolution No. 2017-04 – Setting a Public Hearing for the Levy of Assessments**

Resolution No. 2017-04 was presented, entitled:

**RESOLUTION NO. 2017-04**



CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
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**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 20, 2017, AT 5:00 P.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CORONADO COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin explained that, in conjunction with Resolution No. 2017-03, the District must consider Resolution No. 2017-04, a resolution setting the public hearing for the purpose of receiving public comment on imposing special assessments for the Special Assessment Refunding and Improvement Bonds, Series 2017, on certain property within the District in accordance with Chapters 170, 190 and 197, Florida Statutes. A discussion ensued after which;

A **motion** was made by Ms. Cabral, seconded by Ms. Bedoya and unanimously passed to approve and adopt Resolution No. 2017-04, *as presented*, thereby setting the public hearing for the purpose of receiving public comment for **April 20, 2017, at 5:00 p.m. in the Crexent Business Center 2<sup>nd</sup> Floor Conference Room located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.**

**6. Consider Resolution No. 2017-05 – Adopting a Fiscal year 2017/2-018 Proposed Budget**

Mr. Kalin presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and stated that the proposed 2017/2018 fiscal year budget had been balanced with a “0” carryover from the projected and estimated fund balance on September 30, 2017. Furthermore, Mr. Kalin advised the Board that since the overall proposed assessments were not increasing in the fiscal year 2017/2018, letters to residents would not be required. In addition, Mr. Kalin stated as part of Resolution No. 2017-05, the Board must set a date for the public hearing to adopt the 2017/2018 final fiscal year budget and assessments. A discussion ensued after which:

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and unanimously passed to approve and adopt Resolution No. 2017-05, *as presented*, thereby setting the public hearing to adopt the 2017/2018 Fiscal Year budget and assessments for May 18, 2017, at 6:15 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8250 NW 112<sup>th</sup> Court, Doral, Florida 33178.

**7. Consider Resolution No. 2017-06 – Electronic Approval Process and Authorized Signatories**

Mr. Kalin presented Resolution No. 2017-06, entitled:

**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation for the document and outlined that Special District Services, Inc. had reorganized officials in the firm. Consequently, check signers for the District's operating account would be shifting and it would be in order to consider the necessary changes. A discussion ensued after which:

A **motion** was made by Ms. Huot, seconded by Ms. Cabral and unanimously passed to approve and adopt Resolution No. 2017-06, *as presented*, thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Neil Kalin and Erwin Santacruz to serve as the signatories on the District's checking/operating account. In addition, two (2) signatures will be required on each check and checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in the Chairperson's absence.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**  
**1. Staff Report, as Required**

There was no Staff Report at this time.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Kalin reminded the Board Members of the importance of the next scheduled meeting to be held **April 20, 2017 at 5:00 p.m.** in the Crexent Business Center in Miami Lakes, Florida 33014.

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 16, 2017

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Mr. Gomez and unanimously passed to adjourn the Regular Board Meeting at 7:22 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

PUBLIC HEARING - CORONADO COMMUNITY DEVELOPMENT DISTRICT - APR. 20, 2017

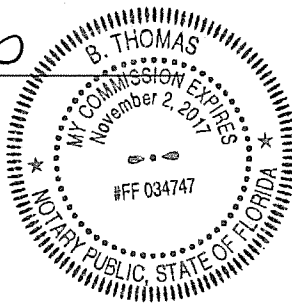
in the XXXX Court,  
was published in said newspaper in the issues of

03/29/2017 04/05/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
5 day of APRIL, A.D. 2017

(SEAL)  
MARIA MESA personally known to me



**CORONADO COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, AND NOTICE OF REGULAR MEETING**

The Coronado Community Development District ("District") is contemplating refinancing its Series 2007 Special Assessment Bonds at a lower interest rate. This will create extra proceeds the District may use for repairs and improvements within its boundaries. Although this will affect the total amount of debt service assessments assigned to property within the District, annual debt service assessments will be lowered because of the lower interest rates.

The District's Board of Supervisors ("Board") will hold public hearings at 5:00 p.m. on Thursday, April 20, 2017, at Crexent Business Center, 2nd Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014, to consider the adoption of an assessment roll, the imposition and/or re-allocation of special assessments to secure proposed Series 2017 Refunding and Improvement Bonds, and to provide for the levy, collection and enforcement of the assessments. The lands currently subject to assessments for the Series 2007 Special Assessment Bonds, and proposed to secure the Series 2017 special assessments is depicted below. The Board will also hold a public meeting to consider any other business that may lawfully be considered by the District.

The District previously issued its Series 2007 Special Assessment Bonds (the "Original Bonds") to fund a portion of the District's various infrastructure improvements as described in the District's Engineer's Report dated July 31, 2007 (the "2007 Project Report"). The Original Bonds are secured by non-ad valorem assessments levied on property throughout the District ("Original Assessments"). The District is contemplating the issuance of Series 2017 Refunding and Improvement Bonds to, among other things, refund the Original Bonds and apply a portion of those proceeds to the construction, installation and/or acquisition of infrastructure improvements as described in the 1st Supplemental Engineer's Report dated March 16, 2017, (the "2017 Project Report" together with the 2007 Project Report, the "Improvements"). The streets and other areas that are the subject to the Improvements are generally depicted below and in the 2007 Project Report and 2017 Project Report, which are on file in the District Offices and can be obtained upon contacting the District.

The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained by contacting the District Manager at the District's Office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 or the Local Records Office located at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 (the "District Offices"). At the conclusion of the public hearings, the Board will, by resolution, levy assessments as finally approved by the Board.

The District intends to consider the imposition and/or re-allocation of non-ad valorem special assessments on benefited lands within the District ("Series 2017 Assessments") in the manner set forth in the District's Preliminary Supplemental Special Assessment Methodology Report, dated March 16, 2017 ("Supplemental Methodology Report"), which is on file in the District Offices and can be obtained upon contacting the District. The purpose of the assessments is to secure the Series 2017 Refunding and Improvement Bonds and the financing of the improvements. The District's Original Assessments were applied consistent with the Assessment Methodology Report dated August 21, 2007 ("Series 2007 Assessment Report"). The Supplemental Methodology Report does not change the apportionment of the Series 2017 Assessments as compared to the Original Assessments; it modifies only the amount of debt allocated.

The process by which the allocation is to be made is set forth in the Supplemental Methodology Report, and the maximum amounts to be allocated by product type are as set out in the Supplemental Methodology Report, which was presented and approved at the March 16, 2017 meeting of the Board of Supervisors. The total annual revenue the District will collect by the subject assessments, for all assessment areas is approximately \$261,493.00, exclusive of collection costs, early payment discounts, and the annual interest costs of the Series 2017 Refunding and Improvement Bonds. The proposed schedule of assessments is as follows:

Special Assessment Refunding and Improvement Bonds, Series 2017 Allocation of Debt					
Product Type	Units	Principal Balance	Principal Balance/Unit	Maximum Annual Debt Service	Maximum Annual Debt Service/Unit
Condominium Unit	327	\$3,545,000	\$10,841	\$261,493	\$799.67

\*Per unit assessments have not been grossed up to include allowance for early payment discount (4%) and County collection costs (up to 2%).

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than twenty-one (21) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Miami-Dade County tax roll by the Miami-Dade County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice. If you wish to prepay the Original Assessments attached to your property please contact the District Manager.

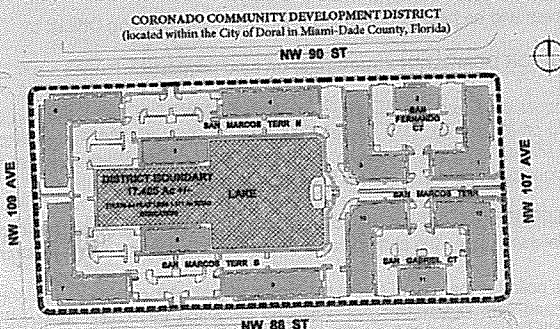
Please be advised that failure to pay any assessments will cause a tax certificate to be issued against your property within the District that may result in a loss of title, or, if the assessments are directly collected, will cause a foreclosure action to be filed against your property within the District that may result in a loss of title.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time and place to be specified on the record at the hearings.

**ALL AFFECTED PROPERTY OWNERS HAVE THE RIGHT TO APPEAR AT THE PUBLIC HEARINGS / MEETING AND THE RIGHT TO FILE WRITTEN OBJECTIONS WITH THE DISTRICT WITHIN TWENTY (20) DAYS AFTER PUBLICATION OF THIS NOTICE AND PRIOR TO THE DATE OF THE**

**PUBLIC HEARINGS / MEETING.** Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Any person requiring special accommodations at the public hearings and/or meeting because of a disability or physical impairment should contact the District Offices at 305-777-0761 or 1-877-737-4922 at least forty-eight (48) hours prior to the hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Offices.



## RESOLUTION 2017-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO SECURE ITS ANTICIPATED SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Coronado Community Development District ("District") is a local unit of special-purpose government located in Miami-Dade County, Florida, and established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Uniform Act"), by the Miami-Dade County Board of County Commissioners; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, acquiring, constructing, installing, operating, and/or maintaining certain infrastructure, including roadway improvements, stormwater management systems, landscaping, recreation and parks facilities, water and sewer systems and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District previously issued its Series 2007 Capital Improvement Revenue Bonds in the par amount of \$3,595,000 (the "Series 2007 Bonds") and levied special assessments to secure the 2007 Bonds (the "Series 2007 Assessments"); and

**WHEREAS**, the infrastructure improvements and facilities financed, in part, by the Series 2007 Bonds (the "2007 Project") are more specifically described and identified in the District's *Engineer's Report* dated July 31, 2007 (the "Master Project Report"), adopted and confirmed by the District; and

**WHEREAS**, pursuant to Resolutions 2007-06, 2007-07, 2007-08 and 2007-14 (the "2007 Assessment Resolutions"), the District imposed Series 2007 Assessments on developable real property within the boundaries of the District that specially benefits from the 2007 Project as described in the Series 2007 Assessment Resolutions and as set forth in the District's *Special Assessment Methodology Report* dated August 24, 2007 (the "2007 Assessment Report"); and

**WHEREAS**, the District has determined that it is in the best interest of the District and its residents to refund the Series 2007 Bonds with refunding and improvement bonds to be issued in 2017, and apply a portion of those proceeds to the construction, installation and/or acquisition of additional infrastructure improvements (the "2017 Project") as more fully described in the *Supplemental Engineer's Report Series 2007 Refinancing (2017)* dated March 16, 2017 (the "2017 Project Report"); and

**WHEREAS**, the Board of Supervisors of the District ("Board") hereby determines to ratify and approve the undertaking, installing, planning, establishing, constructing, enlarging or extending, equipping, acquiring, operating, and/or maintaining the public improvements described in the Master Project Report and the 2017 Project Report (together the "Improvements"), all of which are attached hereto as **Composite Exhibit A** and incorporated herein by reference, which Improvements, and the nature and specificity thereof, are more particularly described in **Composite Exhibit A**; and

**WHEREAS**, it is in the best interests of the District to continue to pay the cost of the improvements through the levy of special assessments pursuant to Chapters 170 and 190, *Florida Statutes* (the "Series 2017 Special Assessments"); and

**WHEREAS**, notwithstanding the District's adoption of this resolution to begin the process of levying the Series 2017 Special Assessments, the 2007 Assessments shall remain valid and binding until such time as the District levies the Series 2017 Special Assessments and issues its Special Assessment Refunding and Improvement Bonds, Series 2017, which may be issued in multiple series, to be secured by the Series 2017 Special Assessments; and



**WHEREAS**, the District is empowered by Chapter 190, Florida Statutes, the Uniform Community Development District Act, and Chapter 170, Florida Statutes, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes, to continue implementation of the Improvements and to levy the Series 2017 Special Assessments; and

**WHEREAS**, the District hereby determines that benefits have accrued and will continue to accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District's 2007 Assessment Report, 2007 Assessment Report and the Preliminary Supplemental Assessment Methodology Report dated March 16, 2017 (the "2017 Assessment Report") all of which are attached hereto as **Composite Exhibit B** incorporated herein by reference (the "Assessment Report"), and on file at Special District Services, Inc. located at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"); and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by section 170.03, Florida Statutes, for the assessment lien(s) levied against certain property as described in **Composite Exhibit A** that collectively comprise the Series 2017 Special Assessments; and

**WHEREAS**, the District hereby determines that the Series 2017 Special Assessments to be levied will not exceed the benefits to the property improved.

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

**Section 1.** The Series 2017 Special Assessments shall be levied to defray the cost of the Improvements.

**Section 2.** The nature and general location of, and plans and specifications for, the Improvements are described in **Composite Exhibit A**, and are on file at the District's Records Office and available for public inspection.

**Section 3.** The total cost of the Improvements is \$234,500.00 (hereinafter, referred to as the "Estimated Cost").

**Section 4.** The Series 2017 Special Assessments will collectively defray approximately \$3,545,000.00 which includes a portion of the Estimated Cost together with financing related costs, capitalized interest, debt service reserve and contingency, as applicable. The lien for the Series 2017 Special Assessments will be allocated across all benefitted property to secure to the debt related to the District's Special Assessment Refunding and Improvement Bonds, Series 2017. Should the District issue additional bonds for the purpose of funding additional portions of the Improvements, and seek to levy assessments to secure such bonds, the District shall adopt additional resolutions declaring assessments as contemplated by section 170.03, Florida Statutes and conduct a public hearing on such assessments.

**Section 5.** The manner in which the Series 2017 Special Assessments shall be apportioned and paid is set forth in **Composite Exhibit B**.

**Section 6.** The Series 2017 Special Assessments shall be levied, within the District, on certain lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**Section 7.** There is on file, at the District Offices an assessment plat showing the areas to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

**Section 8.** Commencing with the year in which the Series 2017 Special Assessments are certified for collection, the Series 2017 Special Assessments shall be paid in not more than twenty-one (21) annual installments or the maximum period of time permitted by law then in effect. The Series 2017 Special Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes (the "Uniform Method"); provided, however, that in the event the Uniform Method is not available to the District in any year, or if determined by the District to be in its best interest, the Series 2017 Special Assessments, or any portion thereof, may be collected as is otherwise permitted by law. The decision to collect special assessments by any particular method – e.g., by direct bill or on the tax roll – does not mean that such a method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 9.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Report, attached as **Composite Exhibit B** hereto, which shows the lands assessed, the amount of benefit to and the assessment against each parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

**Section 10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.

**Section 11.** The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Miami-Dade County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 16th day of March, 2017.

**CORONADO COMMUNITY DEVELOPMENT DISTRICT**

[www.coronadocdd.org](http://www.coronadocdd.org)  
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17-59/000209562M

**RESOLUTION NO. 2017-07**

**A RESOLUTION AUTHORIZING REFUNDING OF SERIES 2007 BONDS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SECURING THE SERIES 2007 BONDS; SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017; CONFIRMING THE MAXIMUM ASSESSMENT LIEN FOR THE SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017; ALLOCATING THE ASSESSMENTS SECURING THE SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2017; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the Coronado Community Development District (“District”), has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

**WHEREAS**, on February 20, 2007, the District’s Board of Supervisors (“Board”), adopted Resolution 2007-05, as supplemented by Resolution 2007-12, authorizing, among other things, the issuance of not to exceed \$7,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

**WHEREAS**, the District duly authorized and issued its Coronado Community Development District (City of Doral, Florida) Special Assessment Bonds, Series 2007, in the par amount of \$3,595,000 (the “Series 2007 Bonds”), and levied special assessments to secure the Series 2007 Bonds (the “Series 2007 Assessments”); and

**WHEREAS**, the Board, pursuant to Resolution 2017-02, determined it was in the best interest of the District and the landowners of the District to refinance the Series 2007 Bonds with the issuance by the District of its Coronado Community Development District (City of Doral, Florida) Special Assessment Refunding and Improvement Bonds, Series 2017 in the aggregate

principal amount of \$3,399,000 (herein, the “Series 2017 Bonds”), and by application of certain available moneys and funds under the Series 2007 Bond Trust Indenture (the “Refunding”) and apply a portion of those proceeds to the construction, installation and/or acquisition of additional infrastructure improvements (the “2017 Project”) as more fully described in the *Coronado Community Development District 1<sup>st</sup> Supplemental Engineer’s Report*, dated March 16, 2017 (the “Engineer’s Report”), attached to this Resolution as **Exhibit A** hereto and incorporated herein by this reference; and

**WHEREAS**, the Board, previously adopted, after notice and public hearing, Resolution 2007-14 for the purpose of equalizing, approving, confirming and levying special assessments to secure the Series 2007 Bonds; and

**WHEREAS**, also pursuant to and consistent with the terms of this Resolution and Resolutions 2007-14 and 2017-03, the Board authorized and directed the preparation of a *Final Supplemental Special Assessment Methodology Report*, dated March 16, 2017, as amended March 21, 2017, attached hereto as **Exhibit B** (“Series 2017 Report”), which Series 2017 Report is hereby approved by the Board.

**WHEREAS**, pursuant to and consistent with the terms of this Resolution, and Resolution 2007-14, and on account of the debt service savings realized from the issuance of the Bonds that effectively reduced the debt assessments due on the Bonds, included within Exhibit B is the Series 2017 Assessment Lien Roll (“Series 2017 Roll”), which Series 2017 Roll reflects the current amount of reduced debt assessments and is hereby approved by the Board; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197 Florida Statutes, and Resolutions 2007-06 and 2017-03.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized under Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, and equip, certain improvements including, but not limited to, roadways, water management and control facilities, recreation, hardscaping and landscaping, utilities, and other infrastructure improvements, and services necessitated by the development of, and serving lands within the District.

(c) The District is authorized by Chapters 170, 190 and 197, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue refunding bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.



(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District issue the Series 2017 Bonds; (ii) the cost of such refunding bonds be assessed against the lands specially benefited by such refunding bonds; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) On August 21, 2007, the District, after due notice and public hearing, adopted Resolution 2007-14, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. Resolution 2007-14, provided that special assessments securing each issue of Bonds may be paid in not more than thirty (30) substantially equal consecutive installments and set forth the term of the Series 2007 Bonds and confirmed the levy of assessments to secure those bonds.

(f) The refunding of the Series 2007 Bonds, the levying of such special assessments and the sale and issuance of such Series 2017 Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(g) In order to provide funds with which to refinance the costs of the 2007 Project and 2017 Project, which are to be assessed against the benefitted properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series, including but not limited to its Series 2017 Bonds.

(h) On March 16, 2017, the District adopted Resolution 2017-03, in which the Board determined to levy the Series 2017 Assessments in order to defray the cost of refunding the Series 2007 Bonds and or provision of the 2017 Project. Resolution 2017-03 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes*, had been complied with.

(i) As directed by Resolution 2017-03, said Resolution 2017-03 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(j) As directed by Resolution 2017-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(k) On March 16, 2017, as required by Section 170.07, *Florida Statutes*, the District adopted Resolution 2017-04, setting the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of refunding the Series 2007 Bonds, (ii) the cost thereof, (iii) the manner of payment therefore, and, (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

(l) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*, and affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(m) On April 20, 2017, at the time and place specified in the published notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints and testimony as to the matters described in paragraph (k) above, and based thereon, has made such modifications (if any) in the preliminary assessment roll as is desirable at this time.

(n) Having considered the estimated costs of the refunding, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines that: (i) that the estimated costs of the 2017 Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved and that the amount of such costs is reasonable and proper; (ii) it is reasonable, proper, just and right to assess the costs of such refunding and 2017 Project against the properties specially benefitted thereby using the methods determined by the Board set forth in the 2017 Report, which applies the adopted *Final Special Assessment Allocation Report, Series 2007 Bonds*, dated August 21, 2007, which results in the special assessments set forth on the final assessment roll; (iii) it is hereby declared that the refunding and 2017 Project will constitute a special benefit to all parcels of real property as listed on the Series 2017 Roll, and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in Exhibit B; and, (iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

(o) The Series 2017 Bonds provide economic annual savings to the District. The sale of the Series 2017 Bonds is in the best interests of the District, its landowners and residents.

**SECTION 3. AUTHORIZATION OF 2017 PROJECT.** That certain 2017 Project for construction of infrastructure improvements initially described in Resolution No. 2017-03, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Series 2017 Bonds.

**SECTION 4. ESTIMATED COST OF REFUNDING OF THE SERIES 2007 BONDS.** The total estimated costs of the refunding of the Series 2007 Bonds and costs of the 2017 Project and the costs to be paid by special assessments on all specially benefitted property are set forth in Exhibit B.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The special assessments on the parcels specially benefitted by the bonds, all as specified in the Series 2017 Roll located in Exhibit B, are hereby equalized, approved, confirmed and levied. Prior to the issuance of any bonds, the District may make such adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the

assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the special assessments, then the District shall, by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. TERMS OF SERIES 2017 REFUNDING AND IMPROVEMENT BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2017 REFUNDING AND IMPROVEMENT BONDS.** The Series 2017 Bonds, in a par amount of \$3,399,000, shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2017 Bonds shall be due on May 1, 2038. The sources and uses of funds of the Series 2017 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2017 Bonds is set forth on **Exhibit E**, attached hereto. The lien of the special assessments securing the Series 2017 Bonds levied against the lands assessed shall be the principal amount due on the Series 2017 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments are grossed up to include early payment discounts required by law and all costs of collection.

**SECTION 7. ALLOCATION OF ASSESSMENTS SECURING SERIES 2017 BONDS.**

(a) Taken together, the Final Methodology Report and the Engineering Report confirm that the benefits of the 2007 Project and the 2017 Project exceed the costs when allocated in accordance with Exhibit B. The Final Assessment Methodology Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2017 Bonds.

(b) The special assessments for the Series 2017 Bonds shall be allocated in accordance with Exhibit B. The Final Assessment Methodology Report, considered herein, reflects the actual terms of the issuance of the District's Series 2017 Bonds. The estimated costs of collection and required gross up for early payment discount of the special assessments for the Series 2017 Bonds are as set forth in the Final Assessment Methodology Report; however, in any given year, such actual costs and required gross up amounts shall be included in the special assessments collected by the District under any method authorized by law.

(c) The lien of the special assessments securing the Series 2017 Bonds includes all condominium units within the District subject to the Series 2007 Assessments which originally secured the Series 2007 Bonds, all as reflected in Exhibit B. To the extent additional land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the special assessments securing the Series 2017 Bonds and impose special assessments on the newly added and benefitted property. The annual special assessment certified for collection each year shall not be reduced from year to year, except to the extent the costs of collection decrease or the gross up for early payment discount is lowered by law or with respect to the last assessment installment needed to fully retire the Series 2017 Bonds.

(d) The District shall begin annual collection of special assessments in November of 2017 for the Series 2017 Bonds debt service payment due on May 1, 2018, using the methods available to it by law. The Series 2017 Bonds, together with funds on hand, include an amount for interest through November 1, 2017. Beginning in May of 2018 there shall be twenty-one (21) years of semi-annual installments of interest.

**SECTION 8. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The special assessments may be paid in not more than twenty-one (21) consecutive annual installments of principal and interest. The Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District. The special assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. An owner of property subject to the special assessments may pay all, or a portion once, of the principal balance of such special assessment remaining due at any time if there is also paid an amount equal to the interest that would otherwise be due on such balance on the next succeeding interest payment date for the Series 2017 Bonds or, if prepaid during the forty-five (45) day period preceding such interest payment date, on the second succeeding interest payment date. Prepayment of special assessments does not entitle the property owner to any discounts for early payment.

(b) In no event shall the District collect special assessments pursuant to this Resolution in excess of the total debt service related to the Series 2017 Bonds, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If any assessment reallocation pursuant to this Resolution would result in special assessments collected in excess of the District's total debt service obligation for the refunding bonds, the Board shall by resolution take appropriate action to equitably reallocate the special assessments.

(c) The District hereby certifies the special assessments securing the Series 2017 Bonds for collection each year and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Miami-Dade County and other Florida law. The District intends, unless inapplicable or unavailable or otherwise not in the District's best interests, to collect the special assessments securing the Series 2017 Bonds using the Uniform Method in Chapter 197, *Florida Statutes*, or any successor statute thereto. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The decision to collect special assessments by any particular method does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

(d) If in any year, the District determines it to be in its best interest to directly collect the special assessments, or if the Uniform Method is unavailable, the District Manager is further

directed and authorized to take all actions necessary to collect any prepayments of debt when due and to collect the special assessments using methods available to the District authorized by Florida law. The deposit of all special assessments securing the Series 2017 Bonds collected by the District under any allowable method shall be made in accordance with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and the Trust Indenture dated as of April 1, 2017.

(e) The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the Board as required by law.

(f) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Miami-Dade County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the non-ad valorem special assessment imposed on property subject thereto, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

(g) Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the special assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect special assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(h) The District shall in November 2017 begin annual collection of special assessments for the Series 2017 Bonds debt service payments using the methods available to it by law. The annual special assessment certified for collection each year shall not be reduced from year to year, except to the extent the costs of collection decrease or the gross up for early payment discount is lowered by law or with respect to the last assessment installment needed to fully retire the Series 2017 Bonds.

(i) In the event a special assessment payment directly collected by the District is not made, the whole assessment, including any remaining partially deferred payments for the year in question if any, as well as future installments of special assessments securing the Series 2017 Bonds, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government, and common areas, shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners association or a home owners association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this resolution is sold or otherwise transferred to a unit of

local, state, or federal government (without consent of such governmental unit to the imposition of the special assessments thereon), or to a property owners association or a home owners association that is exempt from special assessments under Florida law (without the consent of such association to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this resolution, these special assessments as reflected herein and in Exhibit B shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book". The special assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 11. OTHER PROVISIONS REMAIN IN EFFECT; REPLACEMENT OF SERIES 2007 ASSESSMENTS.** This Resolution is intended to supplement Resolution 2007-14, which remains in full force and effect. This Resolution and Resolution 2007-14 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed, except as noted below. Upon the issuance of the Series 2017 Bonds and the complete redemption of the Series 2007 Bonds, the Series 2017 Assessments shall supersede and replace the Series 2007 Assessments previously levied pursuant to Resolution 2007-14, provided however, the lien of the Series 2007 Assessments shall remain in effect for a particular parcel until such time as such parcel has paid all annual installments of Series 2007 Assessments certified for collection.

**SECTION 12. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of 2017 Assessments in the Official Records of Miami-Dade County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 13. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 14. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 15. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 20<sup>TH</sup> DAY OF APRIL, 2017.

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

- \* **Exhibit A:** *Coronado Community Development District 1<sup>st</sup> Supplemental Engineer's Report*, dated March 16, 2017
- \* **Exhibit B:** *Final Supplemental Special Assessment Methodology Report*, dated March 16, 2017, as amended March 21, 2017
- \* **Exhibit C:** Maturities and Coupon of Series 2017 Bonds
- \* **Exhibit D:** Sources and Uses of Funds for Series 2017 Bonds
- \* **Exhibit E:** Annual Debt Service Payment Due on Series 2017 Bonds

**\*ABOVE EXHIBITS WILL BE PROVIDED AT THE MEETING**

## DISSEMINATION AGREEMENT

April 20, 2017

District Manager  
Coronado Community Development District  
2501A Burns Road  
Palm Beach Gardens, Fl. 33410

Dear Sir or Madam:

Special District Services, Inc., (“SDS” or the “Dissemination Agent”) hereby enters into this Dissemination Agreement with the Coronado Community Development District (the “District”) to act as the District’s Dissemination Agent. The duties of the Dissemination Agent are set forth in the Continuing Disclosure Agreement dated April 27, 2017 for the Special Assessment Refunding and Improvement Bonds, Series 2017 (the “Continuing Disclosure Agreement”). The purpose of this Agreement is to facilitate the District’s compliance with the Securities and Exchange Commission’s Rule 15c2-12(b)(5) (the “Rule”) related to continuing disclosure. In performing its duties as Dissemination Agent, SDS is acting as an independent contractor for the purpose of facilitating the District’s Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreement. Both the District and SDS understand that the scope of services under this Agreement and the Continuing Disclosure Agreement(s) will change as and when the District is the only remaining Obligated Person (as defined in the Continuing Disclosure Agreement) and SDS will promptly notify the District upon such occurrence.
2. **Fees:** SDS will be responsible for all out-of-pocket expenses. The annual fee for SDS’s service under this agreement is \$600 for the Series 2017 Bonds.
3. **Third Party Assistance:** SDS reserves the right to engage a third party for the purpose of assisting SDS in carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and SDS will have the right to terminate this Agreement upon sixty (60) days prior written notice.
5. **Representations of District:** The District represents and warrants that it will not withhold any information necessary for SDS to carry out its duties under this Agreement and that it will supply all information requested by SDS. The District further acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent’s duties are those of collection, collation, and dissemination, and not of authorship or creation. Consequently, the Dissemination Agent shall have no responsibility for the content of the information disseminated by it, except to the extent that such information was/is authored, created, or maintained by SDS (to specifically exclude any information authored or produced by the Developer and/or any other third party) while under contract to provide District Management and/or District Financial Advisory/Consulting Services to the District. Compliance with all securities law liabilities, including compliance with the Rule, will remain the obligation of the District and the Developer.



6. **Indemnification:** To the extent permitted by law, the District will indemnify SDS for any action or actions brought by Owners, as defined in the Continuing Disclosure Agreement, as a result of the failure of the District to meet any requirement of this Agreement or the Continuing Disclosure Agreement, except for any action(s) arising from SDS's negligence or willful misconduct. To the extent permitted by law, SDS will indemnify the District for any action or actions brought by Owners as a result of SDS's gross negligence or willful misconduct, as determined by a court of competent jurisdiction.
  
7. **Waiver of Jury Trial:** EACH OF THE DISTRICT AND SDS KNOWINGLY WAIVE ANY RIGHT TO TRIAL BY JURY.
  
8. **Agreement Governed by Florida Law:** The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,  
**Special District Services, Inc.**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Title

*Approved and Accepted:*

**Coronado  
 Community Development District**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **ADDENDUM REGARDING COMPLIANCE WITH PUBLIC RECORDS LAWS:**

Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Special District Services, Inc. (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 777-0761, OR BY EMAIL AT [NKALIN@SDSINC.ORG](mailto:NKALIN@SDSINC.ORG), OR BY REGULAR MAIL AT 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.**