



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 20, 2025  
6:15 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**  
Doral Legacy Park Second Floor Conference Room  
11400 NW 82<sup>nd</sup> Terrace  
Doral, Florida 33178  
**REGULAR BOARD MEETING**  
November 20, 2025  
6:15 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. July 17, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Staff Report, as Required
- H. New Business
  - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Amended Budget....Page 6
  - 2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 11
  - 3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices  
on County Designated Website.....Page 14
  - 4. Consider Resolution No. 2025-07 – Interlocal Access Agreement and Authorized  
Signatories.....Page 23
  - 5. Discussion Regarding Traffic Calming Devices.....Page 25
  - 6. Discussion Regarding Lighting Maintenance.....Page 26
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57938	IPL0286600	Legal Ad - IPL0286600		1.0	60.0L

ATTENTION: Coronado Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

### NOTICE OF REGULAR BOARD MEETING OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") on November 20, 2025, at 6:15 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Terrace, Doral, Florida 33178.

The purpose of the Regular Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board Members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

**Coronado Community  
Development District**

[www.coronadocdd.org](http://www.coronadocdd.org)  
IPL0286600  
Nov 10 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
11/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
me on



**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 17, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the July 17, 2025, Regular Board Meeting of the Coronado Community Development District (the “District”) to order at 6:21 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82<sup>nd</sup> Terrace, Doral, Florida 33178.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on June 27, 2025 & July 4, 2025, *as legally required*.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairman Erwin Santacruz, Vice-Chairman David Vega and Supervisors Dahiane Rondon, Maximo Albornett, and Renee Bedoya constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Alyssa Willson of Kutak Rock LLP (via conference call).

Others in attendance: Cristina Gonzalez, Miami, FL; Janet Vallecillo, Miami, FL; Eduardo Rondon, Miami, FL.

**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 20, 2025, Regular Board Meeting**

Mr. Silva presented the minutes of the March 20, 2025, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Santacruz, seconded by Mr. Albornett and unanimously passed approving the minutes of the March 20, 2025, Regular Board Meeting, *as presented*.

**Note:** The Regular Board Meeting was then recessed and the Public Hearing was opened at 6:23 p.m.

**G. Public Hearing**

**1. Proof of Publication**

Proof of Publication was presented that notice of the Public Hearing had been published in *Miami Herald* on June 27, 2025 and July 4, 2025, as legally required.

## **2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget**

Mr. Silva then opened the public comment portion of the public hearing. There were no comments regarding the Fiscal Year 2025/2026 Final Budget

## **3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget**

Resolution No. 2025-02 was presented, entitled:

### **RESOLUTION NO. 2025-02**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Mr. Albornett and unanimously passed to approve and adopt Resolution No. 2025-02, *as presented*, and thereby setting the 2025/2026 final budget.

## **4. Consider Resolution No. 2025-03 – Assessment Resolution/Tax Roll Fiscal Year 2025/2026**

Mr. Silva presented Resolution No. 2025-03, entitled:

### **RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva stated that the document provides for approving and adopting the fiscal year 2025/2026 non-ad valorem special assessment tax roll.

A **motion** was made by Mr. Vega, seconded by Ms. Rondon and unanimously passed to approve and adopt Resolution No. 2025-03, *as presented*; thereby setting the 2025/2026 non-ad valorem special assessment tax roll.

**NOTE:** At approximately 6:33 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

## **H. OLD BUSINESS**

There was no Old Business at this time.

## **I. NEW BUSINESS**

### **1. Discussion Regarding Soft Gate Access Control**

Mr. Silva informed the Board that there is currently an issue with the soft gate system where the transponder reader is not reading old transponders. The solution to this issue has been to switch out the old transponders with new ones. Ms. Gonzalez and Ms. Vallecillo of Castle Group will be assisting with the distribution of the new transponders and will also be evaluating the current entrance system to make sure everything is running smoothly.

### **2. Discussion Regarding Parking Enforcement & Security Services**

Mr. Silva opened the floor to the discussion regarding parking enforcement and the security services. A discussion ensued in which the Ms. Gonzalez and Ms. Vallecillo, the new property managers with the Castle Group, explained that they are in the process of evaluating the current system and in approximately 1 month will be sharing their findings. Mr. Santacruz also considered the possibility of reducing current security services but this will be further evaluated.

### **3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Mr. Silva presented Resolution No. 2025-04, entitled:

#### **RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided a purpose for the document. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Ms. Rondon and passed unanimously adopting Resolution No. 2025-04, as presented.

## **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Reminder: July 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)**

Mr. Silva reminded the Board of the Statement of Financial Interests were due July 1. If anyone had not completed it, he would send a reminder.

## **2. Discussion Regarding Legal Advertisements (Miami-Dade County ILA)**

Mr. Silva explained that he would like to discuss the District's required publications and the costs associated with them. Mr. Silva stated that due to the closing of the Miami Daily Business Review, the District has had to advertise in The Miami Herald. Mr. Silva further explained that a standard publication costs approximately \$800 with The Miami Herald. Mr. Silva explained that this prompted his office to seek an alternative option for publications. Mr. Silva stated that his office has been in communication with the Miami-Dade County (the "County") Communications and Customer Experience Department to determine if advertising on the County's website complies with Florida Statutes. It has been determined that advertising on the County's website meets Florida Statutes requirements and the County's attorney has authorized entering into an Interlocal Agreement with Community Development Districts. Mr. Silva advised that the next step would be to have District Counsel's firm assist in the preparation of an affidavit for the publications.

### **K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board member closing comments at this time.

### **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Mr. Vega and passed unanimously to adjourn the Regular Board Meeting at 7:02 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CORONADO COMMUNITY DEVELOPMENT DISTRICT  
AUTHORIZING AND ADOPTING AN AMENDED FINAL  
FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”),  
PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Coronado Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of November, 2025.

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Coronado Community Development District

**Amended Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
Administrative Assessments	71,933	73,934	73,934
Maintenance Assessments	127,053	127,056	127,056
Debt Assessments	252,625	252,627	252,627
Master Association Contributions	92,500	107,000	106,187
Other Revenue	0	0	0
Interest Income	720	14,600	14,374
<b>TOTAL REVENUES</b>	<b>\$ 544,831</b>	<b>\$ 575,217</b>	<b>\$ 574,178</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	3,000	3,000
Payroll Taxes	459	310	310
Management	39,972	39,972	39,972
Field Operations Management	2,100	2,100	2,100
Legal	9,000	5,000	2,781
Assessment Roll	3,000	3,000	3,000
Audit Fees	3,900	3,500	3,500
Insurance	7,700	7,672	7,672
Legal Advertisements	2,200	5,700	4,676
Miscellaneous	1,800	1,800	1,631
Postage	375	150	127
Office Supplies	675	350	314
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,640	3,640
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
Operating Reserve	1,500	1,500	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 84,706</b>	<b>\$ 80,219</b>	<b>\$ 75,248</b>
<b>MAINTENANCE EXPENDITURES</b>			
Security Services	185,000	214,000	205,255
Aquatic Maintenance/Midgefly Control	3,000	3,800	3,661
Fountain Maintenance/Power - FPL	2,000	1,000	0
Storm Drainage Maintenance	3,000	1,500	0
Engineering	2,000	1,445	1,445
Roadway/Street Maintenance	5,400	2,900	200
Soft Gates & Security Cameras Maintenance	8,700	38,300	35,368
Miscellaneous Maintenance (Lighting, Etc.)	4,100	40,000	37,120
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 213,200</b>	<b>\$ 302,945</b>	<b>\$ 283,049</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 297,906</b>	<b>\$ 383,164</b>	<b>\$ 358,297</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 246,925</b>	<b>\$ 192,053</b>	<b>\$ 215,881</b>
Bond Payments	(239,994)	(241,770)	(241,770)
<b>BALANCE</b>	<b>\$ 6,931</b>	<b>\$ (49,717)</b>	<b>\$ (25,889)</b>
County Appraiser & Tax Collector Fee	(4,516)	(4,378)	(4,378)
Discounts For Early Payments	(18,065)	(15,044)	(15,044)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (15,650)</b>	<b>\$ (69,139)</b>	<b>\$ (45,311)</b>
Carryover From Prior Year	15,650	15,650	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (53,489)</b>	<b>\$ (45,311)</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$374,185
(\$69,139)
\$305,046

**Notes**

Reserve Funds Totaling \$15,650 used to reduce Fiscal Year 2024/2025 Assessments.  
Reserve Funds Totaling \$30,450 to be used to reduce Fiscal Year 2025/2026 Assessments.

**AMENDED FINAL BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 9/29/25</b>
<b>REVENUES</b>			
Interest Income	400	10,000	9,822
NAV Tax Collection	239,994	241,770	241,770
Transfer from Construction Fund	0	19,011	19,011
<b>Total Revenues</b>	<b>\$ 240,394</b>	<b>\$ 270,781</b>	<b>\$ 270,603</b>
<b>EXPENDITURES</b>			
Principal Payments (2017)	138,000	138,000	138,000
Interest Payments (2017)	101,546	103,960	103,961
Bond Redemption	848	0	0
<b>Total Expenditures</b>	<b>\$ 240,394</b>	<b>\$ 241,960</b>	<b>\$ 241,961</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 28,821</b>	<b>\$ 28,641</b>

FUND BALANCE AS OF 9/30/24	\$220,033
FY 2024/2025 ACTIVITY	\$28,821
FUND BALANCE AS OF 9/30/25	\$248,854

Notes

Reserve Fund Balance = \$138,714\*. Revenue Fund Balance = \$91,130\*.

Prepayment Account = \$19,010\*.

Revenue Fund Balances To Be Used To Make 11/1/2025 Interest Payment Of \$49,566.

Prepayment Fund Balances To Be Used To Make 11/1/2025 Extraordinary Principal Payment Of \$15,000.

\* Approximate Amounts

**Series 2017 Bond Refunding Information**

Original Par Amount =	\$3,399,000	Annual Principal Payments Due:
Interest Rate =	2.125% - 4.25%	May 1st
Issue Date =	April 2017	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$2,401,000	

## **RESOLUTION NO. 2025-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Coronado Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-08 on October 17, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of November, 2025.

**ATTEST:**

**CORONADO COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

### **Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

### **Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
  - If “yes” explain

### **Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

**Interlocal Access Agreement for Local Government Publication of Legal  
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Caribe Palm Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

**RECITALS**

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

**TERMS**

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** ("Website") as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County's notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the "Website" for purposes of this Agreement.
3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County's choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.
4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.
5. Extensions. The County may extend this Agreement for two additional five-year terms (each an "Extension Term") on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government's use of the Website.
6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time ("Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department  
ATTN: Inson Kim  
111 NW 1<sup>st</sup> Street  
Suite 2510  
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Caribe Palm Community Development District  
ATTN: Armando Silva  
2501A Burns Road  
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on \_\_\_\_\_, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through  
its County Mayor or County Mayor's Designee

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

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME: Caribe Palm Community Development District

ATTEST:

Laura Archer

Laura Archer (Jul 14, 2025 12:14 EDT)

Laura Archer - Clerk for the Caribe Palm  
Community Development District

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

Armando Silva

Armando Silva - Secretary/Treasurer and District Manager  
on behalf of the Caribe Palm Community Development  
District Board of Supervisors

14-Jul-2025

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Approved as to form  
and legal sufficiency:

\_\_\_\_\_









# Interlocal Agreement - Final (2) (002)

Final Audit Report

2025-07-14

Created:	2025-07-14
By:	Armando Silva (asilva@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAARhDTRx5kangWfs_gSYuoJalW0ziKprQz

## "Interlocal Agreement - Final (2) (002)" History

-  Document created by Armando Silva (asilva@sdsinc.org)  
2025-07-14 - 4:11:40 PM GMT
-  Document emailed to Laura Archer (larcher@sdsinc.org) for signature  
2025-07-14 - 4:11:44 PM GMT
-  Document emailed to Armando Silva (asilva@sdsinc.org) for signature  
2025-07-14 - 4:11:44 PM GMT
-  Email viewed by Laura Archer (larcher@sdsinc.org)  
2025-07-14 - 4:13:31 PM GMT
-  Document e-signed by Laura Archer (larcher@sdsinc.org)  
Signature Date: 2025-07-14 - 4:14:24 PM GMT - Time Source: server
-  Email viewed by Armando Silva (asilva@sdsinc.org)  
2025-07-14 - 6:49:46 PM GMT
-  Document e-signed by Armando Silva (asilva@sdsinc.org)  
Signature Date: 2025-07-14 - 9:02:39 PM GMT - Time Source: server
-  Agreement completed.  
2025-07-14 - 9:02:39 PM GMT



Adobe Acrobat Sign

## **RESOLUTION 2025-07**

### **A RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

**WHEREAS**, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

**WHEREAS**, at its meeting on **March 20, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

**WHEREAS**, the Board has authorized **Armando Silva**, of Special District Services, Inc., as District Manager, or, in the alternative, **Erwin Santacruz**, as Chair of the Board of Supervisors of the District, or **David Vega**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

**WHEREAS**, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

**Section 2.** That **Armando Silva**, of Special District Services, Inc., as District Manager, or, in the alternative, **Erwin Santacruz**, as Chair of the Board of Supervisors of the District, or **David Vega**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

**Section 3.** The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

**Section 4.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF November, 2025.**

**ATTEST:**

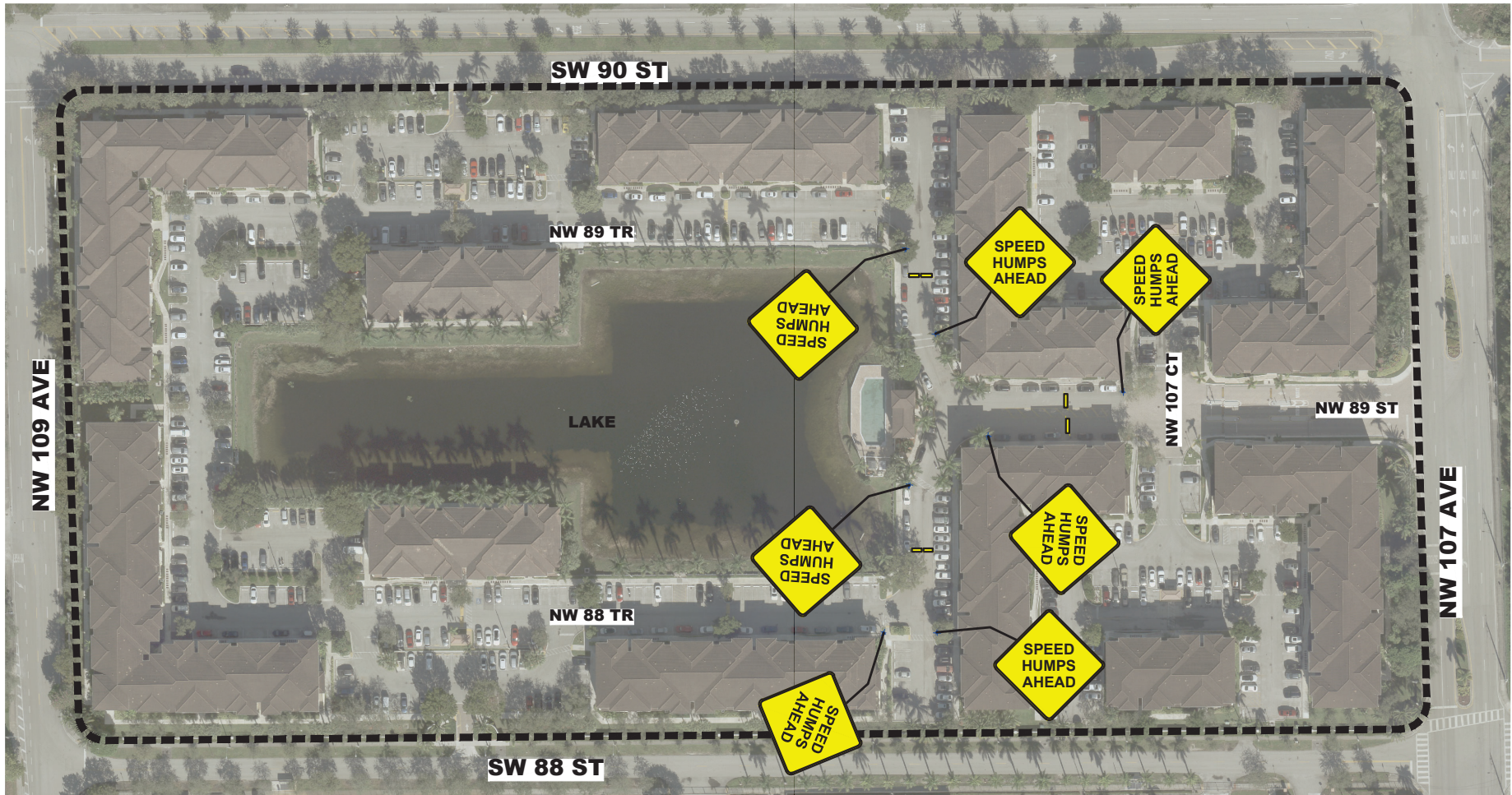
**CORONADO  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Secretary/Assistant Secretary**

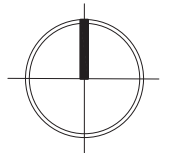
\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Chair / Vice-Chair, Board of Supervisors**



**ALVAREZ ENGINEERS, INC.**

**CORONADO CDD  
SPEED HUMPS ANALYSIS**



0 25' 100' 150'

Worldwide Distributors Inc.  
 12130 SW 114th Pl  
 Miami, FL 33176-4473 USA  
 +13059698754  
 info@elighting.org  
<https://worldwidedistributors.co/>



**ADDRESS**

Coronado @ Doral  
 District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410

**SHIP TO**

Coronado @ Doral  
 8899 NW 107th Ave  
 Doral, FL 33178

**Estimate 11554**

**DATE 10/30/2025**

**DESCRIPTION**

**QTY**

**AMOUNT**

Re: Lighting Maintenance

695.00

Quarterly service is required for the landscape and ring lights on the palm trees.

The service includes:

- Repairing any damaged wires.
- Raising and replacing bulbs in the palm roto lights (ring lights).
- A bucket truck is needed to replace MR16 bulbs and make adjustments.
- Replacing PAR36 bulbs in the ground-level "Epics" lights.

Bucket truck, labor, and materials

The service is proposed to be conducted on a quarterly basis.

SUBTOTAL

695.00

TAX (7%)

0.00

**TOTAL**

**\$695.00**

Accepted By

Accepted Date