



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 18, 2026
6:15 P.M.**

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

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AGENDA
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82nd Terrace
Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
June 18, 2026
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. March 19, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
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 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
 - 4. Consider Resolution No. 2026-03 – Assessment Resolution/Tax Roll FY 2026/2027.....Page 14
- H. Old Business
 - 1. Update Regarding Traffic Calming Devices
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule...Page 19
 - 2. Discussion Regarding Security Services and Potential Virtual Guard Gate System
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- K. Board Member & Staff Closing Comments
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Publication Date
2026-06-05

Subcategory
Miscellaneous Notices

CORONADO COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS'
MEETING.

The Board of Supervisors ("Board") of the Coronado Community Development District ("District") will hold a public hearing on June 18, 2026, at 6:15 p.m. at Doral Legacy Park, Second Floor Conference Room, 11400 NW 82nd Terrace, Doral, Florida 33178 for the purpose of hearing comments and objections on the adoption of the proposed final budget ("Proposed Final Budget") of the District for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026/2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, (786) 313-3661 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://coronadocdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Armando Silva

District Manager

CORONADO COMMUNITY DEVELOPMENT DISTRICT

www.coronadocdd.org

IPL0343229

May 29, Jun 5 2026

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the March 19, 2026, 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 82nd 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 March 10, 2026, *as legally required*.

C. ESTABLISH A QUORUM

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

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Wesley Haber of Kutak Rock LLP (via conference call).

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. November 20, 2025, Regular Board Meeting

Mr. Silva presented the minutes of the November 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 Ms. Rondon and unanimously passed approving the minutes of the November 20, 2025, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Discussion Regarding Traffic Calming Devices

Mr. Silva presented the Board with a map identifying the proposed locations of the traffic calming devices to be installed throughout the District. He noted that the locations had been revised based on comments and direction provided by the Board during prior meetings.

A discussion ensued regarding the number of speed hump signs required and whether such signage would be mandated as part of the permitting process. Following discussion, the Board expressed a

preference to have the District Engineer proceed with submitting the permit application without the inclusion of signage, in order to determine whether the City of Doral would accept the application as submitted. It was acknowledged that, should signage be required by the City, the District would comply accordingly. A discussion ensued after which;

A **motion** was made by Mr. Santacruz, seconded by Mr. Albornett and passed unanimously approving the not to exceed amount of \$10,000 for traffic calming devices, permitting, signs, and further appointing Mr. Santacruz as the Board liaison.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$40,000 from the projected fund balance as of September 30, 2026. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Ms. Rondon and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 18, 2026, at 6:15 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178; and further authorizing publication/notice of the budget public hearing, as required by law.

2. Discussion Regarding Amendment to Contribution

This discussion item was tabled.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative or operational matters to discuss.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or staff closing comments.

N. 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 adjourning the Regular Board Meeting at 6:41 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-06-05

Subcategory
Miscellaneous Notices

CORONADO COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS'
MEETING.

The Board of Supervisors ("Board") of the Coronado Community Development District ("District") will hold a public hearing on June 18, 2026, at 6:15 p.m. at Doral Legacy Park, Second Floor Conference Room, 11400 NW 82nd Terrace, Doral, Florida 33178 for the purpose of hearing comments and objections on the adoption of the proposed final budget ("Proposed Final Budget") of the District for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026/2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, (786) 313-3661 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://coronadocdd.org>.

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Armando Silva

District Manager

CORONADO COMMUNITY DEVELOPMENT DISTRICT

www.coronadocdd.org

IPL0343229

May 29, Jun 5 2026

RESOLUTION 2026-02
[FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Coronado Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Coronado Community Development District for the Fiscal Year Ending September 30, 2027.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026/2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026/2027 or within 60 days following the end of the FY 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF June, 2026.

ATTEST:

**CORONADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026/2027 Budget

Coronado
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- IV ASSESSMENT COMPARISON

FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	50,355
Maintenance Assessments	148,526
Debt Assessments	252,625
Master Association Contributions	105,000
Other Revenues	0
Interest	1,500
TOTAL REVENUES	\$ 558,006
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Security Services	210,000
Aquatic Maintenance/Midgefly Control	3,000
Fountain Maintenance/Power - FPL	2,500
Storm Drainage Maintenance	4,500
Engineering	2,000
Roadway/Street Maintenance	6,500
Soft Gates & Security Cameras Maintenance	10,000
Storm Drainage/Class V Permit	3,500
Miscellaneous Maintenance	4,100
TOTAL MAINTENANCE EXPENDITURES	\$ 246,100
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes	459
Management	42,228
Field Operations Management	2,100
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,700
Insurance	8,500
Legal Advertisements	4,600
Miscellaneous	1,600
Postage	325
Office Supplies	650
Dues & Subscriptions	175
Trustee Fee	3,650
Continuing Disclosure Fee	350
Website Management/ADA Compliance	2,000
Operating Reserve	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,337
TOTAL EXPENDITURES	\$ 335,437
REVENUES LESS EXPENDITURES	\$ 222,569
Bond Payments	(239,994)
BALANCE	\$ (17,425)
County Appraiser & Tax Collector Fee	(4,515)
Discounts For Early Payments	(18,060)
EXCESS/ (SHORTFALL)	\$ (40,000)
Carryover From Prior Year	40,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	73,934	59,350	50,355	Expenditures Less Interest & Carryover/.95
Maintenance Assessments	127,056	139,579	148,526	Expenditures Less Contributions/.95
Debt Assessments	252,627	252,625	252,625	Bond Payments/.95
Master Association Contributions	106,187	95,000	105,000	Master Association Contributions - 50% Of Security
Other Revenues	0	0	0	
Interest	15,036	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 574,840	\$ 547,754	\$ 558,006	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Security Services	205,255	190,000	210,000	FY 25/26 Expenditure Through Jan 2026 Was \$67,665
Aquatic Maintenance/Midgefly Control	3,661	3,000	3,000	No Change From 2025/2026 Budget
Fountain Maintenance/Power - FPL	0	3,000	2,500	\$500 Decrease From 2025/2026 Budget
Storm Drainage Maintenance	0	5,000	4,500	\$500 Decrease From 2025/2026 Budget
Engineering	1,445	2,000	2,000	No Change From 2025/2026 Budget
Roadway/Street Maintenance	200	7,000	6,500	\$500 Decrease From 2025/2026 Budget
Soft Gates & Security Cameras Maintenance	35,368	10,000	10,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Miscellaneous Maintenance	37,120	4,100	4,100	FY 24/25 Expenditure Was For Pole Installation
TOTAL MAINTENANCE EXPENDITURES	\$ 283,049	\$ 227,600	\$ 246,100	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,000	6,000	6,000	Supervisor Fees
Payroll Taxes	310	459	459	Supervisor Fees * 7.65%
Management	39,972	41,124	42,228	CPI Adjustment
Field Operations Management	2,100	2,100	2,100	No Change From 2025/2026 Budget
Legal	2,781	9,000	8,500	\$500 Decrease From 2025/2026 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,672	8,100	8,500	FY 25/26 Expenditure Was \$7,767
Legal Advertisements	4,677	4,600	4,600	No Change From 2025/2026 Budget
Miscellaneous	1,678	1,600	1,600	No Change From 2025/2026 Budget
Postage	80	350	325	\$25 Decrease From 2025/2026 Budget
Office Supplies	314	675	650	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,640	3,400	3,650	\$250 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management/ADA Compliance	2,000	2,000	2,000	No Change From 2025/2026 Budget
Operating Reserve	0	1,500	1,500	Operating Reserve
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,249	\$ 88,033	\$ 89,337	
TOTAL EXPENDITURES	\$ 358,298	\$ 315,633	\$ 335,437	
REVENUES LESS EXPENDITURES	\$ 216,542	\$ 232,121	\$ 222,569	
Bond Payments	(241,770)	(239,994)	(239,994)	2027 P & I Payments Less Interest
BALANCE	\$ (25,228)	\$ (7,873)	\$ (17,425)	
County Appraiser & Tax Collector Fee	(4,378)	(4,515)	(4,515)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(15,044)	(18,062)	(18,060)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (44,650)	\$ (30,450)	\$ (40,000)	
Carryover From Prior Year	0	30,450	40,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (44,650)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,655	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	241,770	239,994	239,994	Maximum Debt Service Collection
Total Revenues	\$ 252,425	\$ 240,994	\$ 241,244	
EXPENDITURES				
Principal Payments	138,000	143,000	149,000	Principal Payments Due In 2027
Interest Payments	103,961	96,539	90,343	Interest Payments Due In 2027
Bond Redemption	0	1,455	1,901	Estimated Excess Debt Collections
Total Expenditures	\$ 241,961	\$ 240,994	\$ 241,244	
Excess/ (Shortfall)	\$ 10,464	\$ -	\$ -	

Series 2017 Bond Refunding Information

Original Par Amount =	\$3,399,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.125% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2017		
Maturity Date =	May 2038		

Par Amount As Of 1/1/2026 = \$2,386,000

Coronado Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 249.12	\$ 219.98	\$ 181.51	\$ 154.00
Maintenance	\$ 359.57	\$ 388.55	\$ 426.85	\$ 454.22
Debt	\$ 772.56	\$ 772.56	\$ 772.56	\$ 772.56
Total	\$ 1,381.25	\$ 1,381.09	\$ 1,380.92	\$ 1,380.78

* Assessments Include the Following :
 4% Discount for Early Payments
 1% County Tax Collector/Property Appraiser Fee

Community Information:
 Total Units 327

RESOLUTION 2026-03

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 2026/2027; 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.

WHEREAS, the Coronado Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Coronado Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** 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.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of June 2026.

ATTEST:

**CORONADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Coronado Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2026.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Coronado Community Development District** (the “District”) will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:15 p.m.** on the following dates:

**October 15, 2026
November 19, 2026
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
September 16, 2027**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may 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. Said meeting(s) 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 ensure 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 786-313-3661 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 with no advertised notice.

CORONADO COMMUNITY DEVELOPMENT DISTRICT

www.coronadocdd.org

PUBLISH: THE MIAMI HERALD XX/XX/26

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva
Special District Services, Inc.
2501 A Burns Road
Suite A
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as **Coronado Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Coronado Community Development District**, as described in the attached **MAP**, has **331** voters.

Alina Garcia
Supervisor of Elections

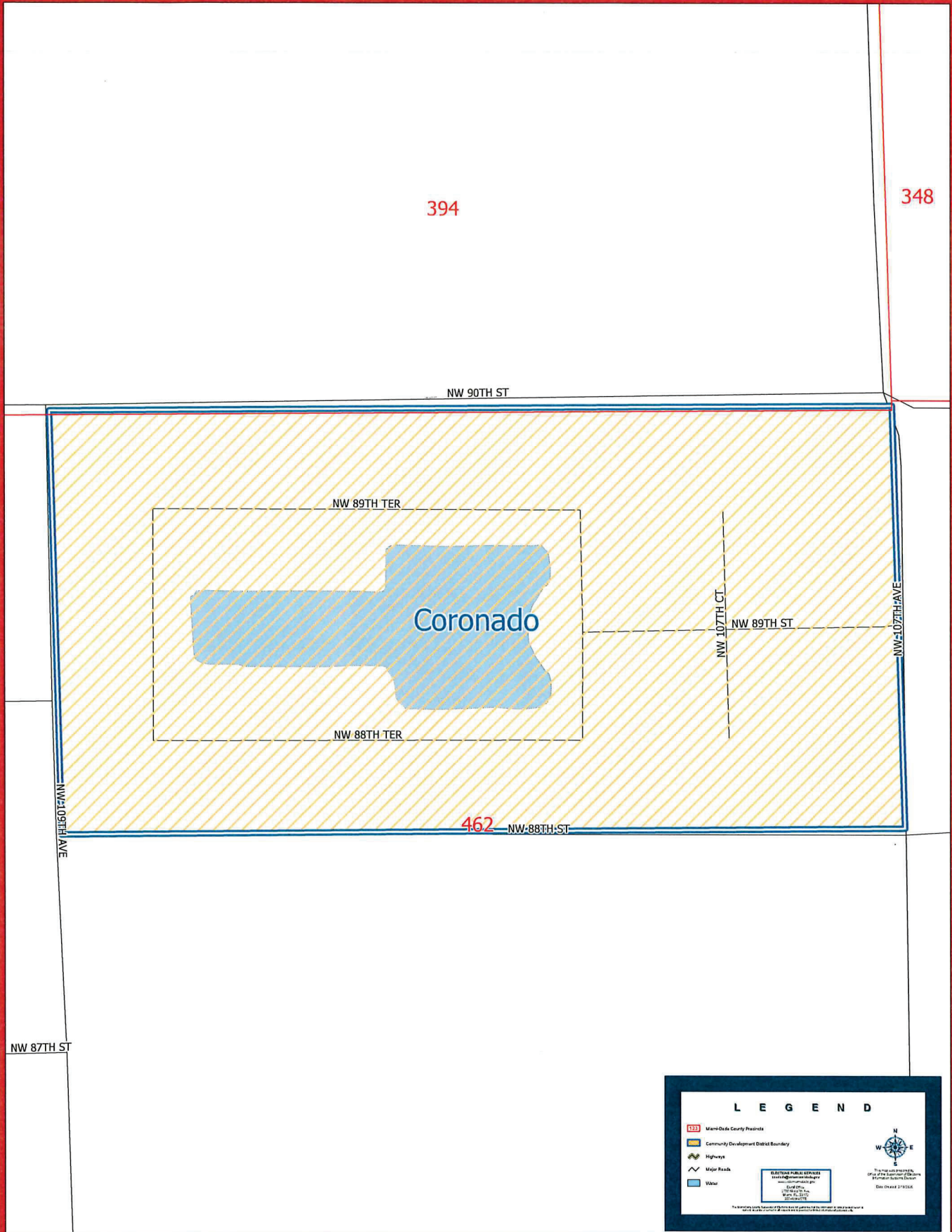
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Coronado CDD with Precincts



LEGEND

- Miami-Dade County Precincts
- Community Development District Boundary
- Major Roads
- Water

ELECTION PUBLIC SERVICE
1-800-368-6868
www.elections.mdc.gov

DATE: 02/24/2023
TIME: 10:00 AM
FILE: 20230223

DATE CHECKED: 2/23/2023

This map was prepared by the Office of the Supervisor of Elections, Miami-Dade County, Florida.