



**ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
DECEMBER 11, 2019
6:30 P.M.**

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

www.islandsdoralswccd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
Islands at Doral Clubhouse Meeting Room
8250 N.W. 112th Court
Doral, Florida 33178
REGULAR BOARD MEETING
December 11, 2019
6:30 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. November 13, 2019 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report as Required
- H. New Business
 - 1. Consider Preliminary Supplemental Special Assessment Methodology Report – Series 2020 Special Assessment Refunding Bonds (*to be provided under separate cover*)
 - 2. Consider Resolution No. 2019-05 – Declaring Special Assessments for Series 2020 Refunding Bonds.....Page 6
 - 3. Consider Resolution No. 2019-06 – Setting a Public Hearing on Imposing Special Assessments for Series 2020 Refunding Bonds.....Page 10
- I. Administrative & Operational Matters
 - 1. Staff Report as Required
- J. Board Member & Staff Closing Comments
- K. 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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

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

09/26/2019

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.

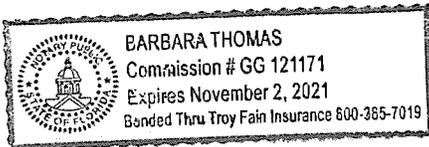
Guillermo Garcia

Sworn to and subscribed before me this
26 day of SEPTEMBER, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Islands at Doral (SW) Community Development District (the "District") will hold Regular Meetings in the Meeting Room of The Islands at Doral Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178 at 6:30 p.m. on the following dates:

- October 9, 2019
- November 13, 2019
- December 11, 2019
- February 12, 2020
- March 11, 2020
- April 6, 2020
- May 13, 2020
- June 10, 2020
- September 8, 2020

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 305-777-0761 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 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 with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org
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19-119/0000427684M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 13, 2019**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 13, 2019, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:30 p.m. in the Meeting Room of the Islands at Doral Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 26, 2019, as part of the District’s Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Mary Diaz and Supervisors Elizabeth Canchola, Gilberto Altuve and Jairo Zapata constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were: Jon Kessler of FMS Bonds and Pedro Hernandez of Squire Patton Boggs.

D. CONSIDER RESIGNATION (MARY DIAZ) AND DISCUSS BOARD VACANCY IN SEAT #2

Mary Diaz withdrew her resignation. No further action was necessary regarding this item.

E. ELECTION OF OFFICERS

This item was not necessary at this time.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. June 12, 2019, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the June 12, 2019, Regular Board Meeting and Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Diaz, seconded

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NOVEMBER 13, 2019**

by Ms. Canchola and unanimously passed to approve the minutes of the June 12, 2019, Regular Board Meeting and Public Hearing, *as presented*.

I. OLD BUSINESS
1. Staff Report, as Required

There was no Staff Report at this time.

J. NEW BUSINESS
1. Consider Resolution No. 2019-04 – Adopting a FY 2018/2019 Amended Budget

Ms. Nguyen presented Resolution No. 2019-04, entitled:

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Diaz, seconded by Mr. Altuve and unanimously passed to approve and adopt Resolution No. 2019-04, *as presented*, thereby approving the Amended Final 2018/2019 Fiscal Year Budget.

2. Discussion Regarding Refinancing/Refunding Series 2007 Bonds

NOTE: This item was discussed prior to Agenda Item D.

Ms. Nguyen introduced Jon Kessler, municipal bond consultant of FMSbonds, Inc., and Pedro Hernandez of Squire Patton Boggs, who were in attendance to review the potential for refinancing the Series 2007A Refunding Bonds. Mr. Kessler provided a handout containing information that outlined the refinancing opportunity. Mr. Kessler stated that the refinancing of the Series 2007 Refunding Bonds could possibly reduce debt assessments for the District. Based on the current interest rates, Mr. Kessler believes that the District could benefit from refinancing or refunding the current Series 2007 Refunding Bonds. At this time, Mr. Kessler recommended that the Board authorize him to proceed in obtaining a community rating (required for refunding/refinancing existing bonds) to establish the bond interest rate; and that the community rating would be at no cost to the District. A discussion ensued after which the following motion was made:

A **motion** was made by Ms. Canchola, seconded by Ms. Diaz and unanimously passed authorizing Mr. Kessler and Mr. Hernandez to proceed with obtaining a “Community Rating” in order to establish

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refunding interest rate parameters and further authorizes District Staff to provide financial information, as required, in order to assist in the “Community Rating”.

3. Discussion Regarding Meeting Venue

Ms. Nguyen advised that she had inquired with the representatives at Doral Legacy Park about the possibility of using their meeting room for future District meetings. Ms. Nguyen noted that there would be no fees associated with this venue and that all meeting dates, commencing with February 12, 2020, were available. The Board consensus was to change the meeting venue from the Islands at Doral Clubhouse to the meeting room at Doral Legacy Park. A discussion ensued after which;

A **motion** was made by Ms. Diaz, seconded by Mr. Zapata and unanimously passed to approve the change of venue to the Doral Legacy Park meeting room, commencing with the February 12, 2020, meeting date.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Risk Management Policy/Review – FY 2018/2019

The Board Members were advised that Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of best management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and

b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure(s); and

c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and

d. A designated member of the Board, typically the Chairperson (by an electronic approval procedure), has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and

e. The District engages an independent firm, pursuant to Chapter 218.391, *Florida Statutes*, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and

f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), *Florida Statutes*, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
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2. Discussion Regarding Calendar Year-End Meeting Schedule

The Board was reminded that the next meeting date would be December 11, 2019, which meeting will be held at the Islands at Doral Clubhouse meeting room. The February 12, 2020, meeting will be held at the Doral Legacy Park second floor meeting room.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff comments at this time.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Diaz, seconded by Mr. Altuve and unanimously passed to adjourn the Regular Board Meeting at 6:54 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE SPECIAL ASSESSMENT SERIES 2007 REFUNDING BONDS AND DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE 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; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (SW) Community Development District (“District”) is a local unit of special-purpose government located within the City of Doral, Florida 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”), and

WHEREAS, the District previously adopted its Engineer’s Report for the Islands at Doral (SW) Community Development District, dated May 14, 2003 (the “Engineer’s Report”) which details certain improvements that were to be constructed, installed and/or acquired by the District, (the “Improvement Plan”), incorporated herein by reference; and

WHEREAS, the District previously issued its \$9,140,000 Special Assessment Bonds, Series 2003 (the “Series 2003 Bonds”) for the purpose of funding a portion of the Improvement Plan as described in the Engineer’s Report; and

WHEREAS, the District levied special assessments to secure the Series 2003 Bonds (the “Original Assessments”); and

WHEREAS, due to favorable economic conditions, the District determined that it was in the best interest of the District and the property owners to refund and refinance the original Series 2003 Bonds (the “Original Bonds”) and take advantage of interest rate savings; and

WHEREAS, for the purpose of retiring the Series 2003 Bonds, the District issued its \$9,505,000 Special Assessment Refunding Bonds, Series 2007 (the “Series 2007 Refunding Bonds”) and levied special assessments to the secure the 2007 Refunding Bonds (the “2007 Assessments”); and

WHEREAS, the Series 2007 Refunding Bonds were issued, and the 2007 Assessments were

levied to pay the costs of a portion of the improvements described in the Improvement Plan; and

WHEREAS, the District has determined that it is in the best interest of the District and its residents to refund and refinance the Series 2007 Refunding Bonds in order to reflect the current economic environment and take advantage of interest rate savings; and

WHEREAS, the District hereby declares its intent to allocate additional debt (i.e. in addition to the debt represented by the outstanding Series 2007 Refunding Bonds) to the lots and lands within the District that have benefitted from the Improvement Plan and thereby increase the amount of the special assessment lien imposed thereon; with the amount of the proposed debt assessments to be levied by the District on such residential lots and lands to fund items including, but not limited to, the financing costs and costs of issuance on the proposed Series 2020 Refunding Bonds (the “Series 2020 Refunding Bonds”) issued to refund the Series 2007 Refunding Bonds (the “2020 Assessments”); and

WHEREAS, notwithstanding the foregoing recital, the total annual 2020 Assessments levied against each lot and parcel of land will be less than the total annual amount of the 2007 Assessments now being paid by such property owners; and

WHEREAS, notwithstanding the District’s adoption of this resolution to begin the process of levying the 2020 Assessments, the 2007 Assessments proposed to be restructured shall remain valid and binding until such time as the District levies the 2020 Assessments and issues new bonds, which may be issued in multiple series, to be secured by the 2020 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 Improvement Plan and to levy the Series 2020 Assessments; and

WHEREAS, the District hereby determines that benefits will 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 Final Special Assessment Methodology Report, attached hereto as **Exhibit A** incorporated herein by reference, and on file at 2501A Burns Road, Palm Beach Gardens, Florida 33410 or 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 (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 **Exhibit A** that collectively comprise the 2020 Assessments; and

WHEREAS, the District hereby determines that the 2020 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 ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The 2020 Assessments shall be levied to defray the cost of a portion of the improvements described in the previously adopted Improvement Plan (the “Improvements”).

Section 2. The nature and general location of, and plans and specifications for, the Improvements are on file at the District Offices. **Exhibit A** is also on file and available for public inspection at the same location.

Section 3. The total cost of the Improvements is \$9,239,720 (hereinafter, referred to as the “Improvements Cost”).

Section 4. The 2020 Assessments will collectively defray approximately \$6,945,000 which includes a portion of the Improvements Cost plus financing related costs, and other costs, as applicable.

Section 5. The manner in which the 2020 Assessments shall be apportioned and paid is set forth in **Exhibit A**.

Section 6. The 2020 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; provided that no debt service assessments shall be levied on lots for which debt assessments securing the Original Bonds or 2007 Refunding Bonds have been prepaid in full.

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 Improvements Cost, all of which shall be open to inspection by the public.

Section 8. Commencing with the year in which the 2020 Assessments are certified for collection, the 2020 Assessments shall be paid in not more than fifteen (15) annual installments or the maximum period of time permitted by law then in effect. The 2020 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 2020 Assessments, or any portion thereof, may be collected as is otherwise permitted by law.

Section 9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the Preliminary Supplemental Special Assessment Methodology Report, dated December 11, 2019 (the “Preliminary Supplemental Report”), included in **Exhibit A** 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 Series 2020 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 therefor, 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 11th day of December, 2019.

Attest:

**ISLANDS AT DORAL (SW) COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Preliminary Supplemental Special Assessment Methodology Report

RESOLUTION NO. 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2020 AT 6:30 P.M. TO BE HELD IN THE SECOND FLOOR CONFERENCE ROOM LOCATED AT DORAL LEGACY PARK, 11400 NW 82ND TERRACE, DORAL, FLORIDA 33178, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS (THE “2020 ASSESSMENTS”) ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) has adopted Resolution No. 2019-05 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of certain proposed infrastructure improvements to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties within the boundaries of the District; and

WHEREAS, the Initial Assessment Resolution provides for the estimated cost of the proposed infrastructure improvements to be defrayed by the non-ad valorem special assessments and provides further for the manner in which such assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the assessment shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the non-ad valorem special assessments and the related infrastructure improvements; and

WHEREAS, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of *Florida Statutes*, Chapters 170, 190 and 197, pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District Offices”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. There is hereby declared to be a public hearing to be held on _____, 2020 at 6:30 p.m. in the Second Floor Conference Room located at Doral Legacy Park, 11400 NW 82nd Terrace, Doral, Florida 33178, for the purpose of hearing questions, comments and objections to the proposed special assessment program for refunding the District’s Series 2007 Special Assessment Refunding Bonds, and related District improvements as described in the preliminary assessment roll and in plans and specifications, copies of which are available for public inspection in the District Offices. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the District Offices.

Section 3. Notice (substantially in the form attached hereto as Exhibit “A”) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments.

PASSED, ADOPTED and EFFECTIVE this 11th day of December, 2019.

ATTEST:

**ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT "A"

NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the "Board") of the Islands at Doral (SW) Community Development District (the "District"), located in the City of Doral, Florida, will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area where the public infrastructure improvements are located and to be assessed is within a tract of land consisting of approximately 108 acres in the City of Doral within Miami-Dade County, Florida, in an area bounded by N.W. 117th Avenue on the west, N.W. 80th Terrace on the north, N.W. 112th Avenue on the east and N.W. 74th Street and N.W. 76th Street on the south..

The purpose of the special assessments is for refunding the District's Series 2007 Special Assessment Refunding Bonds and to fund a portion of the cost of certain infrastructure improvements to properties within the District's boundaries as described above. The nature of the improvements are described more particularly in the Engineer's Report dated and accepted May 14, 2003, prepared by Alvarez Engineers, Inc. (the "Engineer's Report"), and the plans and specifications on file in the offices of Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each lot or parcel of assessable property within the District is set forth in the Preliminary Supplemental Special Assessment Methodology Report, dated and accepted December 11, 2019, and as may be further supplemented, prepared by Special District Services, Inc., (the "Preliminary Supplemental Report") on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held, in conjunction with the Regular Board Meeting, on _____, 2020 at 6:30 p.m. in the Second Floor Conference Room located at Doral Legacy Park, 11400 NW 82nd Terrace, Doral, Florida 33178.

All affected property owners have a 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 any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at 305-777-0761 and/or 877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.