



**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**REGULAR BOARD MEETING
MARCH 15, 2023
2:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.oldtownfloridacdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
Zamora Corp. Meeting Room
6741 Coral Way, Suite 18
Miami, Florida 33155
REGULAR BOARD MEETING
March 15, 2023
10:30 a.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. October 19, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 5
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

**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

OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 - BOARD OF SUPERVISORS' MEETING SCHEDULE

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

10/07/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

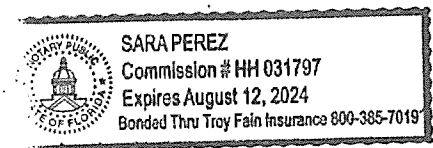
Guillermo Garcia

Sworn to and subscribed before me this 7 day of OCTOBER, A.D. 2022

Sara Perez

(SEAL)

GUILLERMO GARCIA personally known to me



**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
BOARD OF SUPERVISORS'
MEETING SCHEDULE**

The Board of Supervisors of the Old Town Floridian Community Development District (the "District") will hold their regular meetings for Fiscal Year 2022/2023 at the Zamora Corp. Meeting Room located at 6741 Coral Way, Suite 18, Miami, Florida 33155, at 2:30 p.m. unless otherwise indicated as follows:

- October 19, 2022
- November 16, 2022
- February 15, 2023
- March 15, 2023
- April 19, 2023
- May 17, 2023
- June 21, 2023
- September 20, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 8785 SW 165th Avenue, Suite 200, Miami, Florida, 33193 or by calling (561) 630-4922.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

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

District Manager

OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT

www.oldtownfloridiancdd.org
10/7

22-78/0000623689M

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 19, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the October 19, 2022, Regular Board Meeting of the Old Town Floridian Community Development District (the “District”) to order at 2:31 p.m. in the Meeting Room at Zamora Corp. located at 6741 Coral Way, Suite 18, Miami, Florida 33155.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 7, 2022, as legally required.

C. ESTABLISH QUORUM

It was determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Ani Mayoral, Carlos Tosca and Rosa Zamora.

Also in attendance were: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

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. May 18, 2022, Regular Board Meeting & Public Hearing

The May 18, 2022, Regular Meeting & Public Hearing minutes were presented for Board approval.

A **motion** was made by Ms. Zamora, seconded by Mr. Tosca and passed unanimously approving the minutes of the May 18, 2022, Regular Board Meeting & Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting an Amended FY 2021/2022 Final Budget

Mr. Silva presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva 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 Mr. Tosca, seconded by Ms. Zamora and unanimously passed approving and adopting Resolution No. 2022-04, as presented, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

I. AUDITOR SELECTION COMMITTEE

Mr. Silva, District Manager (“DM”), announced for the record that he was recessing the Regular Board Meeting and simultaneously calling to order at approximately 2:36 p.m. a meeting of the **Audit Committee**. The purpose of the **Audit Committee** meeting was to rank and recommend in order of preference no fewer than three (3) firms to perform the required auditing services for three (3) fiscal years commencing with the September 30, 2022 audit and to include a two (2) year renewal option. The DM, previously appointed to the **Audit Committee**, provided to the **Audit Committee** members a recommendation to rank Grau & Associates, as number 1 and to proceed and engage Grau & Associates. Copies of the proposal from Grau & Associates was provided at the meeting. A discussion ensued after which;

A **motion** was made by Mr. Tosca, seconded by Ms. Zamora and unanimously passed to waive the requirement to receive no fewer than three (3) firms and to rank the firm of Grau & Associates number 1.

There being no further **Audit Committee** business to conduct, the DM adjourned the **Audit Committee** meeting at approximately 2:38 p.m. and simultaneously reconvened the Regular Board Meeting so the that Board of Supervisors could consider and engage the firm recommended by the **Audit Committee**. A discussion ensued after which;

A **motion** was made by Mr. Tosca, seconded by Ms. Zamora and unanimously passed to engage the auditing firm of Grau & Associates, the highest ranked and qualified auditing firm, to perform audits for the three (3) fiscal years 2021/2022, 2022/2023 and 2023/2024; and the fees for each fiscal year will be \$3,200, \$3,300 and \$3,400 respectively; and to provide in the engagement a two (2) year renewal option for the fiscal years 2024/2025 audit and 2025/2026 audit; and authorizes the District Manager to negotiate a fee of not to exceed \$3,500 for the 2024/2025 fiscal year audit and \$3,600 for the 2025/2026 fiscal year audit.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational Matters to address.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There was no Board Member & Staff Closing Comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 2:48 p.m. on a **motion** made by Ms. Zamora, seconded by Mr. Tosca and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Old Town Floridian Community Development District (“**District**”) was recently established by the Board of County Commissioners of Miami-Dade County, Florida effective April 30, 2021; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Old Town Floridian Community Development District (“**Board**”) the proposed operating budget for Fiscal Year 2023/2024; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The operating budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 2. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE:	<u>June 21, 2022</u>
HOUR:	<u>2:30 p.m.</u>
LOCATION:	<u>Zamora Corp. Meeting Room</u> <u>6741 Coral Way, Suite 18</u> <u>Miami, FL 33155</u>

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budget to Miami-Dade County at least sixty (60) days prior to the hearing set above.

SECTION 4. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District’s Secretary is directed to transmit the approved budget to the manager or administrator of Miami-Dade County for posting on its website.

SECTION 5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of March, 2023.

ATTEST:

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Old Town Floridian Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- I PROPOSED BUDGET
- II PROPOSED FINAL BUDGET

PROPOSED BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	108,125
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 108,125
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	29,400
Legal	15,000
Assessment Roll	6,500
Audit Fees	4,300
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	3,000
Miscellaneous	1,250
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,250
Continuing Disclosure Fee	2,000
Total Administrative Expenditures	\$ 75,125
Maintenance Expenditures	
Engineering/Inspections	3,000
Miscellaneous Maintenance	15,000
Infrastructure Maintenance	15,000
Total Maintenance Expenditures	\$ 33,000
TOTAL EXPENDITURES	\$ 108,125
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	50,000	107,825	108,125	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	1	0	0	
TOTAL REVENUES	\$ 50,001	\$ 107,825	\$ 108,125	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	29,400	29,400	29,400	
Legal	7,775	15,000	15,000	
Assessment Roll	0	6,500	6,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	4,000	4,300	Fee Will Be Adjusted If Bond Is Issued
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	5,000	6,000	6,000	Insurance Estimate
Legal Advertisements	461	3,000	3,000	
Miscellaneous	114	1,250	1,250	
Postage	92	300	300	
Office Supplies	164	800	800	
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,500	1,500	1,500	
Trustee Fees	0	4,250	4,250	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	2,000	2,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 44,681	\$ 74,825	\$ 75,125	
Maintenance Expenditures				
Engineering/Inspections	52	3,000	3,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	15,000	15,000	
Infrastructure Maintenance	0	15,000	15,000	
Total Maintenance Expenditures	\$ 52	\$ 33,000	\$ 33,000	
TOTAL EXPENDITURES	\$ 44,733	\$ 107,825	\$ 108,125	
REVENUES LESS EXPENDITURES	\$ 5,268	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 5,268	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 5,268	\$ -	\$ -	