



**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY**

**REGULAR BOARD MEETING  
MAY 21, 2025  
1:30 P.M.**

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

[www.oldtownfloridacdd.org](http://www.oldtownfloridacdd.org)  
786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**OLD TOWN FLORIDIAN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
**REGULAR BOARD MEETING**  
May 21, 2025  
1:30 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. February 19, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Staff Report: As Required
- H. New Business
  - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 7
  - 2. Consider Approval of Intergovernmental Cooperation Agreement – Miami-Dade County.....Page 13
- I. Administrative & Operational Matters
  - 1. Reminder: Statement of Financial Interest – Form 1 – Due: July 1, 2025
- J. Board Member & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
144676	596033	Print Legal Ad-IPL01960020 - IPL0196002	Fiscal Year 2024/2025 Me	\$718.88	2	48 L

Attention: Old Town  
Old Town Floridian CDD  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025  
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 2024/2025 at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, at 1:30 p.m. unless otherwise indicated as follows:

**October 16, 2024  
November 20, 2024  
February 19, 2025  
March 19, 2025  
April 16, 2025  
May 21, 2025  
June 18, 2025  
July 16, 2025  
September 17, 2025**

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**  
IPL0196002  
Sep 30 2024

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

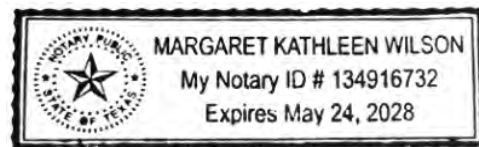
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 30th day of September in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 19, 2025**

**A. CALL TO ORDER**

The February 19, 2025, Special Board Meeting of the Old Town Floridian Community Development District (the “District”) was called to order at 1:31 p.m. at the Kendall Executive Center located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, FL 33193.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the February 19, 2025, Special Board Meeting had been published in the *Miami Herald* on September 30, 2024, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance Chairperson Aninely Mayoral, Vice Chairperson Rosa Zamora and Supervisors Mario Hernandez and Jose Gonzalez constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Armando Silva and Associate District Manager of Special District Services, Inc. and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present via telephone was Pedro Hernandez of Squire Patton Boggs (US) LLP.

**D. ADDITIONS OR DELETIONS TO 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, 2024, Special Board Meeting & Public Hearing Minutes**

The minutes of the November 20, 2024, Regular Board Meeting were presented and the Board was asked if there were any changes. There being no changes, a **motion** was made by Mr. Hernandez, seconded by Ms. Mayoral and unanimously passed approving the minutes of the November 20, 2024, Regular Board Meeting, as presented.

**H. OLD BUSINESS**

**1. Staff Report: As Required**

There was no old business to report at this time.

**I. NEW BUSINESS**

**1. Consider Approval of Supplemental Special Assessment Methodology Report (Series 2025 Bonds)**

Mr. Silva presented the First Supplemental Special Assessment Methodology Report for the Project (the “Supplemental Report”) dated February 19, 2025, and stated that the non-ad valorem special assessment levels are a product of bond issuance financing costs, other assumptions and the current estimated infrastructure costs, as outlined in the Engineer’s Report, accepted and dated May 18, 2021. The projected bond sizing is approximately \$8,655,000 and it is anticipated that construction funds in the amount of approximately \$7,431,894 will be produced for financing the Phase I Project. The Supplemental Report includes a preliminary assessment roll that outlines the maximum annual debt service by unit type and also the par debt assigned to each gross acre. Further discussion ensued after which:

A **MOTION** was made by Mr. Hernandez, seconded by Ms. Mayoral and passed unanimously approving and accepting the Supplemental Special Assessment Methodology Report for the Project dated February 19, 2024, *as presented* and as may be further supplemented, as required.

**2. Consider Resolution No. 2025-01 – Adopting a Delegation Resolution (Series 2025 Bonds)**

Resolution No. 2025-01 was presented, entitled:

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$10,000,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (THE “BONDS”) FOR THE PRINCIPAL PURPOSE OF FINANCING CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND THE ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM;**

**AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AN EFFECTIVE DATE AND OTHER MATTERS.**

Mr. Hernandez provided an explanation for the document with emphasis on authorizing the issuance of not to exceed \$10,000,000 aggregate principal amount of Bonds in one or more series to pay for all or a portion of the Project; designation of attesting Board Members; authorization of execution and delivery of the form of bond purchase contract; form of preliminary limited offering memorandum; form of continuing disclosure agreement; and form of first supplemental trust indenture. A discussion ensued after which:

A **MOTION** made by Ms. Mayoral, seconded by Mr. Hernandez and passed unanimously approving and adopting Resolution No. 2025-01, *as presented*, thereby authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of Old Town Floridian Community Development District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements (the Project), as described in the Engineer's Report dated May 18, 2021, as amended; and authorizes District Officials to execute related documents as so required.

**3. Consider Approval of Ancillary Documents for the Series 2025 Bonds**

- **Collateral Assignment and Assumption of Development Rights** - Ms. Wald presented the Collateral Assignment & Assumption of Development Rights Agreement (the "Agreement") between Zamora Corporation (the "Developer" or "Assignor") and the Old Town Floridian CDD (the "Assignee") and provided an explanation for the document, describing the District's rights and ability regarding assignment of certain Development Rights to complete the Project to the extent that such Development Rights have not been previously assigned, transferred, or otherwise conveyed to Miami-Dade County, Florida, the State of Florida, the District, any utility provider, or other homebuilder, etc.
- **Completion Agreement** – Series 2025 Bonds - Ms. Wald presented the Completion Agreement between Zamora Corporation (the "Developer") and the Old Town Floridian Community Development District (the "District") and explained that the District would be obligated to issue the Series 2025 Bonds to fund only a portion of the cost of the Project and the Developer will cause the Project to be completed and conveyed to the District, or otherwise provide funds to the District, to cause the Project to be completed. The Completion Agreement fully sets forth the parameters for completion of the public improvements.
- **Lien of Record** – Ms. Wald presented the Lien of Record of the Old Town Floridian Community Development District (the "District") and explained that the document, once finalized, will be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2025, and that the District's lien secures the payment of special assessments levied for the purpose of funding the District's operating and maintenance expenses, and to pay the District's bond indebtedness for the purpose of funding various improvements incurred by the District in connection with the Project.
- **True-Up Agreement** – Ms. Wald presented the True-Up Agreement (the "Agreement") between Zamora Corporation (the "Developer") and the Old Town Floridian Community Development District (the "District"). Ms. Wald explained the purpose of the Agreement and indicated that the allocation of costs and benefits for the improvements is based upon an estimated number and type of dwelling units within the District. Should the number of dwelling units change, then a

true-up test will be performed to ensure that the total annual debt service assessment revenues from the levied special assessments is equal to or exceeds the Maximum Annual Debt Service, as outlined in the Supplemental Special Assessment Methodology Report dated February 19, 2025.

- **Declaration of Consent** - Ms. Wald presented the Declaration of Consent to Jurisdiction of the District and outlined the purpose for the document. The Declaration explains that the Developer acknowledges that the District has been created and validly exists under the provisions of Chapter 190, Florida Statutes, as amended, and that the District has followed statutory procedures to levy and impose Special Assessments that are legal, valid and binding first liens upon the property in the District. Furthermore, the Declaration shall represent a lien of record for the purposes of Chapter 197, Florida Statutes.

A discussion ensued after which;

A **motion** was made by Ms. Mayoral, seconded by Mr. Hernandez and unanimously passed to approve, in substantially final form, Collateral Assignment and Assumption of Development Rights, Completion Agreement, Lien of Record, True-Up Agreement, and Declaration of Consent; and subject to final review/approval by District Counsel; and authorizes District officials to execute the referenced Agreement upon its completion

#### **4. Consider Resolution No. 2025-02 – Designating Registered Agent**

Mr. Silva presented Resolution No. 2025-02, entitled:

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

##### **A RESOLUTION OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Ms. Mayoral, seconded by Mr. Hernandez and unanimously passed designating Michael J. Pawelczyk as the Old Town Floridian Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

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

There were no administrative & operational matters.

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

There were no Board Member & staff closing comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Mayoral, seconded by Mr. Hernandez and unanimously passed adjourning the Regular Board Meeting at 1:58 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



## RESOLUTION 2025-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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:

<b>DATE:</b>	<u>August 20, 2025</u>
<b>HOOR:</b>	<u>1:30 p.m.</u>
<b>LOCATION:</b>	<u>Kendall Executive Center</u>
	<u>8785 SW 165<sup>th</sup> Avenue, Suite 200</u>
	<u>Miami, FL 33193</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 21<sup>st</sup> day of May, 2025.

**ATTEST:**

**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Budget

# Old Town Floridian Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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- I        PROPOSED BUDGET**
- II       DETAILED PROPOSED BUDGET**

**PROPOSED BUDGET**  
**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	110,165
Debt Assessments	0
Interest Income	60
<b>TOTAL REVENUES</b>	<b>\$ 110,225</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	29,400
Legal	15,000
Assessment Roll	6,500
Audit Fees	4,400
Arbitrage Rebate Fee	650
Insurance	6,400
Legal Advertisements	4,800
Miscellaneous	1,050
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,250
Continuing Disclosure Fee	2,000
<b>Total Administrative Expenditures</b>	<b>\$ 77,225</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	3,000
Miscellaneous Maintenance	15,000
Infrastructure Maintenance	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 33,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 110,225</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O&M Assessments	0	0	0	
Developer Contribution	43,250	110,165	110,165	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	156	60	60	Interest Projected At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 43,406</b>	<b>\$ 110,225</b>	<b>\$ 110,225</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	29,400	29,400	29,400	2,450 Per Month
Legal	8,810	15,000	15,000	FY 2024/2025 Expenditure Through Dec 2024 Was \$2,680
Assessment Roll	0	6,500	6,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	3,300	4,400	4,400	Fee Will Be Adjusted When Bond Is Issued
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	5,778	6,000	6,400	FY 2024/2025 Expenditure Was \$6,009
Legal Advertisements	3,270	5,000	4,800	\$200 Decrease From 2024/2025 Budget
Miscellaneous	248	1,250	1,050	\$200 Decrease From 2024/2025 Budget
Postage	114	300	300	No Change From 2024/2025 Budget
Office Supplies	139	800	800	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2024/2025 Budget
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
<b>Total Administrative Expenditures</b>	<b>\$ 52,734</b>	<b>\$ 77,225</b>	<b>\$ 77,225</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	577	3,000	3,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	15,000	15,000	No Change From 2024/2025 Budget
Infrastructure Maintenance	0	15,000	15,000	No Change From 2024/2025 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 577</b>	<b>\$ 33,000</b>	<b>\$ 33,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 53,311</b>	<b>\$ 110,225</b>	<b>\$ 110,225</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ (9,905)</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ (9,905)</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,905)</b>	<b>\$ -</b>	<b>\$ -</b>	

**INTERGOVERNMENTAL COOPERATION AGREEMENT  
BETWEEN CONSTITUTIONAL OFFICE OF THE PROPERTY APPRAISER OF  
MIAMI-DADE COUNTY AND  
THE CONSTITUTIONAL OFFICE OF THE TAX COLLECTOR OF MIAMI-DADE  
COUNTY  
AND  
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT** (the “Agreement”) is made and entered into as of \_\_\_\_ day of \_\_\_\_\_, 2025, by and among the Constitutional Office of the Property Appraiser of Miami-Dade County (hereinafter referred to as “Property Appraiser”), Florida, the Constitutional Office of the Tax Collector of Miami-Dade County (hereinafter referred to as “Tax Collector”), Florida, and the Old Town Floridian Community Development District (hereinafter referred to as “District”), Florida.

**WITNESSETH**

**WHEREAS**, the District intends to adopt non-ad valorem assessments for collecting its benefits and maintenance assessments or such other assessments imposed by the District (“Non-Ad Valorem Assessments”); and

**WHEREAS**, the District intends to utilize the uniform method of collection, as outlined in Sections 197.3632 and 197.3635 of the Florida Statutes, for collection of its Non-Ad Valorem Assessments; and

**WHEREAS**, the District has requested that the Property Appraiser include the District’s proposed or adopted Non-Ad Valorem Assessments for the District on the Notice of Proposed Property Taxes as specified in Section 200.069, Florida Statutes (“TRIM Notice”); and

**WHEREAS**, the District has requested the Tax Collector include the District's adopted Non-Ad Valorem Assessments on the Combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes ("Tax Bill"); and

**WHEREAS**, the District, the Tax Collector, and the Property Appraiser must enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill; and

**WHEREAS**, pursuant to Rule 12D18.001 of the Florida Administrative Code, and *Escambia County v. Bell*, 717 So. 2d 85 (Fla. 1st DCA 1998), it is the duty of the District to determine, under law, whether the Non Ad-Valorem Assessments are constitutional and may be collected as a lien; the duties of the Property Appraiser and Tax Collector under section 197.3632 of the Florida Statutes are ministerial and shall not be construed to authorize the levy of the Non Ad-Valorem Assessments; and

**WHEREAS**, the District represents that it has duly complied with the notice provisions and adopted Resolution No. 2021-28 in compliance with Section 197.3632 Florida Statutes, so as to entitle the District to elect the non-ad valorem method of collection, and the Tax Collector and Property Appraiser have relied on these representations,

**NOW THEREFORE**, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:



1. The District's request to place its Non-Ad Valorem Assessments TRIM Notice is granted by the Property Appraiser, subject to the District's compliance with the terms of this Agreement.
2. The District's request to place its Non-Ad Valorem Assessments on the Tax Bill is granted by the Tax Collector, subject to the District's compliance with the terms of this Agreement.
3. The District agrees to the following requirements in order to place its Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill:
  - A. The Non-Ad Valorem Assessments will be assessed yearly against all eligible properties within the District, and the District shall never have attempted to collect the Non-Ad Valorem Assessments prior year assessments.
  - B. No later than **July 9<sup>th</sup>** of the current year the following should be provided to the Property Appraiser:
    - i. The final files for the TRIM Notice.
    - ii. The description of "Purpose of Assessment" as it would appear on the TRIM Notice.
    - iii. The District's contact name and phone number used to address questions regarding the assessment.
  - C. No later than **August 1<sup>st</sup>** of the current year an insert describing the Non Ad-Valorem Assessments to be included with the mailing of the TRIM Notice. A sample must be provided to the Property Appraiser for approval prior to August 1<sup>st</sup>.

- D. No later than **September 15<sup>th</sup>** of the current year the final roll reflecting the Non-Ad Valorem Assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser and the Tax Collector.
4. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.
  5. This Agreement shall not take effect until the District is in full compliance with all local zoning, land use, and other applicable regulations.
  6. **Duration of this Agreement.** Subject to the limitation of paragraph 5 above, this Agreement shall take effect upon signing and shall extend to the collection of special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 11 herein.
  7. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.
  8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
  9. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically

amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.

10. **Indemnification and Hold Harmless.** The District shall indemnify and hold harmless, to the extent permitted by Florida law, the Property Appraiser, Tax Collector and their respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser, Tax Collector or their respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the District or its employees, agents, servants, partners principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser or Tax Collector where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.
11. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.
12. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision,

and that they intend to be legally bound by the rights and obligations set forth herein.

13. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.
14. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

**IN WITNESS WHEREOF**, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

OLD TOWN FLORIDIAN COMMUNITY  
DEVELOPMENT DISTRICT

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

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

District: \_\_\_\_\_

District: \_\_\_\_\_

MIAMI-DADE COUNTY, FLORIDA  
PROPERTY APPRAISER

MIAMI-DADE COUNTY, FLORIDA  
TAX COLLECTOR

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

Tomas Regalado  
Property Appraiser

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

Daniel Fernandez  
Tax Collector

Approved as to legal sufficiency for the Office of the Property Appraiser and the Tax Collector's Office.

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

Diana Arteaga, Esq.  
General Counsel- Property Appraiser

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

Naomi Levi-Garcia, Esq.  
General Counsel- Tax Collector