



**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 19, 2025
1:30 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
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
LANDOWNERS' MEETING
November 19, 2025
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Approval of Minutes
 - 1. November 7, 2023 Landowners' Meeting.....Page 5
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58088	IPL0282857	Legal Ad - IPL0282857	Notice of Landowners' Mtg & Reg Board	1.0	75.0L

ATTENTION: Old Town Floridian CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF LANDOWNERS'
MEETING and REGULAR
BOARD MEETING

NOTICE IS HEREBY GIVEN that the Old Town Floridian Community Development District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at **1:30 p.m., or as soon thereafter as can be heard, on November 19, 2025,** in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is to consider any business that may lawfully and properly come before the Board. Copies of the Agendas for these 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 at least five (5) days prior to the date of these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 these meetings should contact the District Manager at 786-313-3661 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

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

OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

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

2.0 insertion(s) published on:
10/23/25 Print, 10/30/25 Print

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me on





SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
SECOND LANDOWNERS' MEETING
NOVEMBER 7, 2023**

A. CALL TO ORDER

District Manager Armando Silva called the November 7, 2023, Second Landowners' Meeting of the Old Town Floridian Community Development District (the "District") to order at 10:33 a.m. in the in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Second Landowners' Meeting had been published in the *Miami Daily Business Review* on October 13, 2023, and October 20, 2023, as legally required.

C. ESTABLISH QUORUM

Mr. Silva requested that the landowners of property within the District identify themselves and register the number of acres/lots they own and/or being represented by proxy in the District. A sign-in sheet was provided.

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Mr. Silva stated that the attendance of Proxy Holder Ani Mayoral, representing Zamora Corporation, constituted a quorum and it was in order to proceed.

Also in attendance was: Armando Silva of Special District Services, Inc.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Silva presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the Proxy Holder approved the Election Procedures, as presented.

E. ELECTION OF CHAIRPERSON FOR SECOND LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Chairperson for the Second Landowners' Meeting. The Proxy Holder elected Armando Silva, District Manager, to serve as Chairperson for the Second Landowners' Meeting. Mr. Silva accepted the position.

F. ELECTION OF SECRETARY FOR SECOND LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Secretary for the purpose of conducting and recording the events of the Second Landowners' Meeting. Ms. Mayoral elected Mr. Silva to serve as Secretary for the Second Landowners' Meeting. Mr. Silva accepted the position.

G. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. Silva stated that there were **77.14 Acres (78 Voting Units)** being represented/assigned by Ms. Mayoral, the attending Proxy Holder on behalf of Zamora Corporation, the primary landowner and developer in the District.

2. Nomination of Candidates

Mr. Silva stated that the terms of office of the members of the Board of Supervisors named in the creation petition were expiring and that it would be in order to nominate candidates for election to fill the five (5) positions currently held by Ani Mayoral, Rosa Zamora, Carlos Tosca, Mario Hernandez and Jose Gonzalez.

Ms. Mayoral nominated the following persons for election to the Board of Supervisors of the Old Town Floridian Community Development District:

Carlos Tosca
Jose Gonzalez
Mario Hernandez

There being no further nominations, Mr. Silva closed the nomination portion of the Second Landowners' Meeting.

3. Casting of Ballots

Ms. Mayoral, Proxy Holder, was requested to cast votes for the following slate of nominees: Carlos Tosca, Mario Hernandez and Jose Gonzalez. Mr. Silva stated the two (2) candidates receiving the highest number of votes would each serve a four-year term of office, expiring in November 2027; and the one (1) candidate receiving the next highest number of votes would serve a two-year term of office, expiring in November 2025

4. Ballot Tabulations

Mr. Silva announced the following election results:

Carlos Tosca received 78 Votes
Mario Hernandez received 78 Votes
Jose Gonzalez received 77 Votes

Furthermore, Mr. Silva stated that **Carlos Tosca** (Assigned Seat No. 3) and **Mario Hernandez** (Assigned Seat No. 4) would serve a four (4) year term of office and such terms of office would expire in November 2027; **Jose Gonzalez** (Assigned Seat No. 5) would serve a two (2) year term of office and such term of office would expire in November 2025.

5. Certification of Results

Mr. Silva asked Ms. Mayoral, Proxy Holder, if there were any objections to the election results or to the procedures followed. There being no comments or objections, Mr. Silva declared the election results completed, final and certified.

H. LANDOWNERS' COMMENTS

There were no additional comments.

I. ADJOURNMENT

There being no further business to conduct at the Second Landowners' Meeting, the meeting was declared adjourned by the presiding Chairperson, Armando Silva, at approximately 10:35 a.m. There were no objections.

Chairperson

Secretary

LANDOWNER PROXY

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the initial meeting of the landowners of the **Old Town Floridian Community Development District** to be held on November 19, 2025 at 1:30 a.m. in the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner/Entity

Signature of Legal Owner (and/or Authorized Representative)

Date

Parcel(s) Description(s)*{Folio Number(s)}

of Units/Acres

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

OFFICIAL BALLOT

BALLOT # _____

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 19, 2025

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Old Town Floridian Community Development District**, constituting Acre(s)/Lot(s)/Unit(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

{The two (2) candidates receiving the highest number of votes shall each be elected for a four (4) year term of office; the one (1) candidate receiving the next highest number of votes shall each be elected for a two (2) year term of office.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
November 19, 2025
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. August 15, 2025 Special Board Meeting & Public Hearing.....Page 12
- J. Old Business
 - 1. Staff Report: As Required
- K. New Business
 - 1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 16
 - 2. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report.....Page 19
 - 3. Consider Approval of Audit Renewal.....Page 22
- L. Administrative & Operational Matters
- M. Board Member & Staff Closing Comments
- N. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58088	IPL0276588	Legal Ad - IPL0276588	Old Town Floridian CDD - Fiscal Year 2025/2026	1.0	79.0L

ATTENTION: Old Town Floridian CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
BOARD OF SUPERVISORS'
MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN
that the Board of Supervisors (the
"Board") of the **Old Town Floridian
Community Development Dis-
trict** (the "District") will hold Regular
Meetings at Kendall Executive Center
located at 8785 SW 165th Avenue,
Suite 200, Miami, Florida 33193, at
1:30 p.m. on the following dates:

**October 15, 2025
November 19, 2025
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026**

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 meet-
ing 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 COM-
MUNITY DEVELOPMENT DIS-
TRICT**

www.oldtownfloridiancdd.org
IPL0276588
Oct 3 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

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

1.0 insertion(s) published on:
10/03/25 Print

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Sworn to and subscribed before
me on



**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 15, 2025**

A. CALL TO ORDER

The August 15, 2025, Regular Board Meeting of the Old Town Floridian Community Development District (the “District”) was called to order at 1:33 p.m. at in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on July 25, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of 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 in attendance were: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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. May 21, 2025, Regular Board Meeting

The minutes of the May 21, 2025, 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. Zamora and unanimously passed approving the minutes of the May 21, 2025, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened at 1:34 p.m.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on July 25, 2025, and August 1, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

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

3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva stated that the resolution provides for approving and adopting the fiscal year 2025/2026 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **motion** was made by Mr. Hernandez, seconded by Ms. Zamora and unanimously passed adopting Resolution No. 2025-04, approving the Fiscal Year 2025/2026 Final Budget, as presented and setting the fiscal year 2025/2026 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 1:36 p.m. and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

There was no Old Business at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

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

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

A **motion** was made by Mr. Hernandez, seconded by Ms. Zamora and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Calling for a Landowners Election

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE

Mr. Silva gave an explanation for the resolution and provided the Election Procedures.

A **motion** was made by Mr. Hernandez, seconded by Ms. Zamora and passed unanimously adopting Resolution No. 2025-06, as presented, thereby, setting the Landowners' Meeting for November 19, 2025, at 1:30 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Legislative Update Memo – BCLMR

Mr. Silva presented the 2025 Legislative Update memo by Billing, Cochran, Lyles, Mauro & Ramsey and briefly went over the updates.

2. Interlocal Access Agreement – Advertisements and Public Notices on County Designated Websites

Mr. Silva explained that he would like to discuss the District's required publications and the costs associated with them. Mr. Silva stated that his office has been in communication with the Miami-Dade County (the "County") Communications and Customer Experience Department to determine if advertising on the County's website complies with Florida Statutes. It has been determined that advertising on the County's website meets Florida Statutes requirements and the County's attorney has authorized entering into an Interlocal Agreement with Community Development Districts. A discussion ensued after which;

A **motion** was made by Mr. Hernandez, seconded by Ms. Zamora and unanimously passed approving the entering into an Interlocal Access Agreement with Miami-Dade County; and authorizing Mr. Silva the authority to execute the agreement on behalf of the District.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Hernandez, seconded by Ms. Zamora and unanimously passed adjourning the Regular Board Meeting at 1:48 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-07

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

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

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

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

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

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

PASSED, ADOPTED and EFFECTIVE this 19th day of November, 2025.

ATTEST:

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Old Town Floridian Community Development District

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

AMENDED FINAL BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	110,165	56,500	54,113
Debt Assessments	0	0	0
Interest Income	60	4	4
Total Revenues	\$ 110,225	\$ 56,504	\$ 54,117
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	29,400	29,400	29,400
Legal	15,000	9,628	9,628
Assessment Roll	6,500	0	0
Audit Fees	4,400	3,400	3,400
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	6,009	6,009
Legal Advertisements	5,000	2,100	1,009
Miscellaneous	1,250	750	247
Postage	300	125	114
Office Supplies	800	550	503
Dues & Subscriptions	175	175	175
Trustee Fees	4,250	0	0
Continuing Disclosure Fee	2,000	0	0
Website Management & ADA Compliance	1,500	1,500	1,500
Total Administrative Expenditures	\$ 77,225	\$ 53,637	\$ 51,985
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	3,000	1,500	893
Miscellaneous Maintenance	15,000	0	0
Infrastructure Maintenance	15,000	0	0
Field Operations	0	0	0
Total Maintenance Expenditures	\$ 33,000	\$ 1,500	\$ 893
Total Expenditures	\$ 110,225	\$ 55,137	\$ 52,878
REVENUES LESS EXPENDITURES	\$ -	\$ 1,367	\$ 1,239
Bond Payments	0	0	0
BALANCE	\$ -	\$ 1,367	\$ 1,239
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 1,367	\$ 1,239
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 1,367	\$ 1,239

Note: Amended Budget Assumes Full Payment Of Developer Contribution.

Fund Balance As Of 9/30/2024	\$674
Projected FY 2024/2025 Activity	\$1,367
Fund Balance As Of 9/30/2025	\$2,041

RESOLUTION NO. 2025-08

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

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

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

WHEREAS, the District adopted Resolution 2024-05 on August 21, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 19th day of November, 2025.

ATTEST:

**OLD TOWN FLORIDIAN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

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

Performance Measures:

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

Program/Activity: District Finance

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

Objectives:

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

Performance Measures:

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

Program/Activity: District Operations

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

Objectives:

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

Performance Measures:

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

November 19, 2025

RE: Old Town Floridian Community Development District Auditor Renewal

At the October 19, 2022, Old Town Floridian Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$3,200. The fees for the 9-30-2023 audit was \$3,300. And the fees for the 9-30-2024 audit were \$3,400. The proposed fees for the 9-30-2025 audit is \$3,500, which is lower than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$3,600.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

Special District Services, Inc.