



**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY**

**REGULAR BOARD MEETING  
APRIL 15, 2026  
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**  
April 15, 2026  
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. November 19, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Staff Report: As Required
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. 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  
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 Palm Beach Gardens, FL 33410  
 LArcher@sdsinc.org

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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.

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**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 District** (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 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.

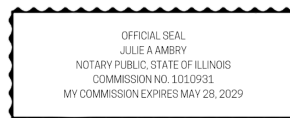
Meetings may be cancelled from time to time without advertised notice.

District Manager

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT**

[www.oldtownfloridiancdd.org](http://www.oldtownfloridiancdd.org)  
 IPL0276588  
 Oct 3 2025

Sworn to and subscribed before  
 me on



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

**A. CALL TO ORDER**

District Manager Armando Silva called the November 19, 2025, Regular Board Meeting of the Old Town Floridian Community Development District (the “District”) to order at 1:35 p.m. in the Kendall Executive Center located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in *The Miami Herald* on September 30, 2024, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

**C. SEAT ELECTED BOARD MEMBERS**

Mr. Silva seated the elected Board Members: Ani Mayoral, Rosa Zamora and Jose Gonzalez and welcomed them.

**D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES**

Mr. Silva, Notary Public in the State of Florida, administered the Oaths of Office to the elected Board Members: Ani Mayoral, Rosa Zamora and Jose Gonzalez. He then reviewed the responsibilities and duties of a Board Member with emphasis on Government in the Sunshine Law, Public Records Law, Financial Disclosure and Conflicts of Interest for Public Officials.

**Note:** Mr. Silva stated that he would email the Oath of Office to Ani Mayoral.

**E. 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: Rosa Zamora, Jose Gonzalez and Mario Hernandez

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

**F. ELECTION OF OFFICERS**

Mr. Silva stated that due to the Landowners’ Election and new terms of office it would be in order to re-elect the officers on the Board of Supervisors of the District. A discussion ensued after which the following slate of officers was presented for election:

- Chairperson – Rosa Zamora
- Vice Chairperson – Mario Hernandez
- Secretary/Treasurer – Armando Silva

- Assistant Secretaries – Jose Gonzalez, Carlos Tosca, Ani Mayoral, Nancy Nguyen and Gloria Perez.

A discussion ensued after which;

A **motion** was made by Ms. Zamora, seconded by Mr. Hernandez and unanimously passed electing the slate of officers, as outlined above.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**I. APPROVAL OF MINUTES**

**1. August 15, 2025, Special Board Meeting & Public Hearing**

The August 21, 2025, Special Board Meeting & Public Hearing minutes were presented for Board approval.

A **motion** was made by Ms. Zamora, seconded by Mr. Gonzalez and passed unanimously approving the minutes of the August 15, 2025, Special Board Meeting & Public Hearing, as presented.

**J. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**K. NEW BUSINESS**

**1. Consider Resolution No. 2025-07 – Adopting an Amended FY 2024/2025 Final Budget**

Mr. Silva presented Resolution No. 2025-07, entitled:

**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.**

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. Hernandez, seconded by Ms. Zamora and unanimously passed approving and adopting Resolution No. 2025-07, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

## **2. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report**

Mr. Silva presented Resolution No. 2025-08, entitled:

### **RESOLUTION 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.**

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Hernandez, seconded by Mr. Gonzalez and unanimously passed accepting Resolution No. 2025-08, as presented, further adopting the Old Town Floridian Community Development District's Goals and Objectives Annual Report; further authorizing the publication on the District website; and thus adopting the same goals and objectives as the previous fiscal year.

## **3. Consider Approval of Audit Renewal**

At the October 19, 2022, Regular Board 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 fee for the 9-30-2022 audit was \$3,200; the fee for the 9-30-2023 audit was \$3,300; and the fee for the 9-30-2024 audit were \$3,400. The proposed fee for the 9-30-2025 audit is \$3,500, which is more 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 competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the fiscal years ending 9-30-2025 and 9-30-2026 audits with Grau & Associates.

A **motion** was made by Mr. Hernandez, seconded by Mr. Gonzalez and unanimously passed approving the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2025 and 2026 in the amounts \$3,500 and \$3,600, respectively.

## **4. Consider Resolution No. 2025-09 – Interlocal Access Agreement and Authorized Signatories**

Mr. Silva presented Resolution No. 2025-09, entitled:

**RESOLUTION NO. 2025-09**

**A RESOLUTION OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Rosa Zamora as Chairperson, and Mario Hernandez as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Zamora, seconded by Mr. Hernandez and unanimously passed approving and adopting Resolution No. 2025-09; thereby authorizing Armando Silva as District Manager, Rosa Zamora as Chairperson, and Mario Hernandez as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

**L. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational Matters to address.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Silva reminded the Board Members that effective January 1, 2024, elected officers, such as the District Board Supervisors, would be required to complete four (4) hours of ethics training annually.

**N. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:47 p.m. on a **motion** made by Ms. Zamora, seconded by Mr. Hernandez and passed unanimously.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 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 2026/2027; 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 2026/2027 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>HOUR:</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 15<sup>th</sup> day of April, 2026.

**ATTEST:**

**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Fiscal Year 2026/2027 Budget

Old Town Floridian  
Community Development District

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

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET

**PROPOSED BUDGET**  
**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	112,265
Debt Assessments	0
Interest Income	60
<b>TOTAL REVENUES</b>	<b>\$ 112,325</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	29,400
Legal	14,000
Assessment Roll	6,500
Audit Fees	4,600
Arbitrage Rebate Fee	650
Insurance	7,100
Legal Advertisements	4,600
Miscellaneous	950
Postage	300
Office Supplies	800
Dues & Subscriptions	175
Website Management & ADA Compliance	1,500
Trustee Fees	4,250
Dissemination Services	3,500
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 79,325</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>\$ 112,325</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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	54,113	110,165	112,265	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	4	60	60	Interest Projected At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 54,117</b>	<b>\$ 110,225</b>	<b>\$ 112,325</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	9,628	15,000	14,000	FY 2025/2026 Expenditure Through Feb 2026 Was \$3,070
Assessment Roll	0	6,500	6,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	3,400	4,400	4,600	Fee Will Be Adjusted When Bond Is Issued
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	6,009	6,400	7,100	FY 2025/2026 Expenditure Was \$6,369
Legal Advertisements	1,009	4,800	4,600	\$200 Decrease From 2025/2026 Budget
Miscellaneous	247	1,050	950	\$100 Decrease From 2025/2026 Budget
Postage	114	300	300	No Change From 2025/2026 Budget
Office Supplies	503	800	800	No Change From 2025/2026 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 2025/2026 Budget
Trustee Fees	0	4,250	4,250	Will Commence In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	0	3,500	Will Be Required By Underwriter
Continuing Disclosure Fee	0	2,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ 51,985</b>	<b>\$ 77,225</b>	<b>\$ 79,325</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	893	3,000	3,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	15,000	15,000	No Change From 2025/2026 Budget
Infrastructure Maintenance	0	15,000	15,000	No Change From 2025/2026 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 893</b>	<b>\$ 33,000</b>	<b>\$ 33,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 52,878</b>	<b>\$ 110,225</b>	<b>\$ 112,325</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,239</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ 1,239</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>\$ 1,239</b>	<b>\$ -</b>	<b>\$ -</b>	