



**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**SPECIAL BOARD MEETING
& PUBLIC HEARING
AUGUST 31, 2026
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
SPECIAL BOARD MEETING & PUBLIC HEARING
August 31, 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. June 17, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 12
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date
2026-08-18

Subcategory
Miscellaneous Notices

Notice of Public Hearing &
Special Board Meeting of the
Old Town Floridian Community Development District

The Board of Supervisors (the "Board") of the Old Town Floridian Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 31, 2026, at 1:30 p.m., or as soon thereafter as can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearings is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the District's Budget and/or the Agenda may be obtained from the District's website (www.oldtownfloridiancdd.org) or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Miami, Florida 33193, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Scheduled Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT
www.oldtownfloridiancdd.org
IPL0363653
Aug 11,18 2026

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 17, 2026**

A. CALL TO ORDER

The June 17, 2026, Regular Board Meeting of the Old Town Floridian Community Development District (the “District”) was called to order at 1:49 p.m. at the Kendall Executive Center located at 8785 SW 165th, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the June 17, 2026, Regular Board Meeting had been published in the *Miami Herald* on October 3, 2025, as legally required.

C. ESTABLISH A QUORUM

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

Staff present: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Ginger Wald 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. November 19, 2025, Regular Board Meeting

The minutes of the November 19, 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 November 19, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Staff Report: As Required

Mr. Silva presented the First Supplemental Special Assessment Methodology Report for the Project (the “Supplemental Report”) dated June 30, 2026, 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 \$9,375,000 and it is anticipated that construction funds in the amount of approximately \$8,476,303 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. Further discussion ensued after which:

A **MOTION** was made by Mr. Hernandez, seconded by Ms. Zamora and passed unanimously approving and accepting the Supplemental Special Assessment Methodology Report for the Project dated June 30, 2026, *as presented* and as may be further supplemented, as required.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and reviewed the proposed budget. He advised that since the overall proposed assessments will be increasing in the fiscal year 2026/2027, letters to residents would be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the 2026/2027 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Ms. Zamora, seconded by Mr. Gonzalez and unanimously passed approving and adopting Resolution No. 2026-01, *as amended*, adding the debt assessments per the methodology report to the tax roll, and thus setting the public hearing to adopt the 2025/2026 Fiscal Year budget and assessments for August 31, 2026, at 1:30 p.m. at the Kendall Executive Center located at 8785 SW 165th, Suite 200, Miami, Florida 33193.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Silva advised that he was in possession of a resignation letter from Aninely Mayoral (Seat #1) with an effective date of August 31, 2026, and that it would be for the Board to consider his resignation at this time. A discussion ensued after which;

A **motion** was made by Ms. Zamora, seconded by Mr. and unanimously passed to accept the resignation of Aninely Mayoral with an effective date of August 31, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member & staff closing comments.

K. 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 2:07 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-08-18

Subcategory
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IPL0363653
Aug 11,18 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Old Town Floridian Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2026/2027, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2026/2027 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Operating Fund Budget for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is accepted, approved and adopted.

Section 2. The Secretary and/or 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 31st day of August, 2026.

ATTEST:

**OLD TOWN FLORIDIAN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Old Town Floridian Community Development District

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

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- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	86,986
Maintenance Assessments	46,808
Debt Assessments	683,190
Developer Contribution	0
Interest Income	120
TOTAL REVENUES	\$ 817,104
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,192
Legal	14,000
Assessment Roll	6,500
Audit Fees	5,600
Arbitrage Rebate Fee	650
Insurance	7,100
Legal Advertisements	4,600
Miscellaneous	1,720
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
Total Administrative Expenditures	\$ 81,887
Maintenance Expenditures	
Engineering/Inspections	4,000
Miscellaneous Maintenance	20,000
Infrastructure Maintenance	20,000
Total Maintenance Expenditures	\$ 44,000
TOTAL EXPENDITURES	\$ 125,887
REVENUES LESS EXPENDITURES	\$ 691,217
Bond Payments	(642,199)
BALANCE	\$ 49,018
County Appraiser & Tax Collector Fee	(16,339)
Discounts For Early Payments	(32,679)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
Administrative Assessments	0	0	86,986	Expenditures Less Interest/.94
Maintenance Assessments	0	0	46,808	Expenditures/.94
Debt Assessments	0	0	683,190	Bond Payments/.94
Developer Contribution	54,113	110,165	0	Developer Contribution
Interest Income	4	60	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 54,117	\$ 110,225	\$ 817,104	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	29,400	29,400	30,192	CPI Adjustment
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	5,600	Fee Will Increase Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	No Change From 2025/2026 Budget
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	1,720	\$670 Increase 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	No Change From 2025/2026 Budget
Dissemination Services	0	0	3,500	Required By Underwriter
Continuing Disclosure Fee	0	2,000	1,000	Continuing Disclosure Fee
Total Administrative Expenditures	\$ 51,985	\$ 77,225	\$ 81,887	
Maintenance Expenditures				
Engineering/Inspections	893	3,000	4,000	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
Infrastructure Maintenance	0	15,000	20,000	\$5,000 Increase From 2025/2026 Budget
Total Maintenance Expenditures	\$ 893	\$ 33,000	\$ 44,000	
TOTAL EXPENDITURES	\$ 52,878	\$ 110,225	\$ 125,887	
REVENUES LESS EXPENDITURES	\$ 1,239	\$ -	\$ 691,217	
Bond Payments	0	0	(642,199)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 1,239	\$ -	\$ 49,018	
County Appraiser & Tax Collector Fee	0	0	(16,339)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(32,679)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,239	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For FY 2026/2027
NAV Tax Collection	0	0	642,199	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 643,199	
EXPENDITURES				
Principal Payments	0	0	100,000	Principal Payment Due In 2027
Interest Payments	0	0	541,199	Interest Payments Due In 2027
Bond Redemption	0	-	2,000	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 643,199	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Budget Numbers Are Estimates

Note: Capitalized Interest Set-up Through November 2026.

Series 2026 Bond Information - To Be Determined

Original Par Amount =	TBD	Annual Principal Payments Due =	May 1st
Interest Rate =	TBD	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2026		
Maturity Date =	TBD		
Par Amount As Of 1/1/26 =	TBD		

OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Villas	\$ -	\$ -	\$ 195.05
Maintenance For Villas	\$ -	\$ -	\$ 104.95
<u>Debt For Villas</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,234.31</u>
Total For Villas	\$ -	\$ -	\$ 1,534.31
Administrative For Townhomes	\$ -	\$ -	\$ 195.05
Maintenance For Townhomes	\$ -	\$ -	\$ 104.95
<u>Debt For Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,542.61</u>
Total For Townhomes	\$ -	\$ -	\$ 1,842.61
Administrative For Single Familys	\$ -	\$ -	\$ 195.05
Maintenance For Single Familys	\$ -	\$ -	\$ 104.95
<u>Debt For Single Familys</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,006.17</u>
Total For Single Familys	\$ -	\$ -	\$ 2,306.17

* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information

Villas: 178 Units
Townhomes: 160 Units
Single Family: 108 Units
Total: 446 Units

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Old Town Floridian Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated in the City of Florida City within Miami-Dade County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 annual meeting schedule attached as **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 31st day of August, 2026.

ATTEST:

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
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 21, 2026
November 18, 2026
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027**

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

PUBLISH: THE MIAMI HERALD 00/00/2026