



**OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY

**REGULAR BOARD MEETING
OCTOBER 21, 2026
1:30 P.M.**

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

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AGENDA
OLD TOWN FLORIDIAN
COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
October 21, 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 & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report.....Page 5
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- I. Administrative & Operational Matters
 - 1. Reminder of Ethics Training
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

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: MIAMI HERALD

10/09/26

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Oct 9 2026

**OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
AUGUST 31, 2026**

A. CALL TO ORDER

The August 31, 2026, Special Board Meeting of the Old Town Floridian Community Development District (the “District”) was called to order at 1:31 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 August 11, 2026 & August 18, 2026, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of 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 General Counsel Ginger Wald of Billing, Cochran, 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. June 17, 2026, Regular Board Meeting

The minutes of the June 17, 2026, 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 June 17, 2026, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened at 1:32 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 August 11, 2026 & August 18, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mr. Silva then opened the public comment portion of the public hearing. There were no comments regarding the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

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 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 2026/2027 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. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 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. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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. 2026-03, as presented.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

Ms. Wald presented the 2026 Legislative Update memo by Billing, Cochran, P.A. and briefly went over the updates.

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 1:41 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-04

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 21st day of October, 2026.

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**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 21st day of October, 2026.

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 2025-2026
October 1, 2025 - September 30, 2026**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	110,165	75,787	75,878
Debt Assessments	0	0	0
Interest Income	60	2	2
Total Revenues	\$ 110,225	\$ 75,789	\$ 75,880
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	29,400	29,400	29,400
Legal	15,000	10,400	8,314
Assessment Roll	6,500	6,500	6,500
Audit Fees	4,400	3,500	3,500
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	6,369	6,369
Legal Advertisements	5,000	3,600	2,624
Miscellaneous	1,250	600	371
Postage	300	170	160
Office Supplies	800	270	237
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	\$ 62,484	\$ 59,150
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	3,000	8,000	4,313
Miscellaneous Maintenance	15,000	0	0
Infrastructure Maintenance	15,000	0	0
Field Operations	0	0	0
Total Maintenance Expenditures	\$ 33,000	\$ 8,000	\$ 4,313
Total Expenditures	\$ 110,225	\$ 70,484	\$ 63,463
REVENUES LESS EXPENDITURES	\$ -	\$ 5,305	\$ 12,417
Bond Payments	0	0	0
BALANCE	\$ -	\$ 5,305	\$ 12,417
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 5,305	\$ 12,417
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,305	\$ 12,417

Note: Amended Budget Assumes Full Payment Of Developer Contribution.

Fund Balance As Of 9/30/2025	\$1,913
Projected FY 2025/2026 Activity	\$5,305
Fund Balance As Of 9/30/2026	\$7,218

AMENDED FINAL BUDGET
OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2026
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	0	400	389
Bond Proceeds	0	452,194	452,194
NAV Assessment Collection	0	0	0
Total Revenues	\$ -	\$ 452,594	\$ 452,583
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
Bond Redemption	0	0	0
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ 452,594	\$ 452,583

FUND BALANCE AS OF 9/30/25	\$0
FY 2025/2026 ACTIVITY	\$452,594
FUND BALANCE AS OF 9/30/26	\$452,594

Notes

Reserve Fund Balance = \$318,142*. Interest Account Balance = \$134,452*

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of \$134,325.

Capitalized Interest Was Set-Up Through November 2026.

Capital Projects Bond Proceeds = \$9,922,806. Total Bond Proceeds = \$9,375,000.

FY 2025/2026 Cost Of Issuance = \$437,522.

FY 2025/2026 Original Issue Discount = \$3,329.

Fiscal Year 2025/2026 Capital Outlay = \$8,490,000 (Projected)*.

* Approximate Amounts

Series 2026 Bond Information

Original Par Amount =	\$9,375,000	Annual Principal Payments Due:
Interest Rate =	4.0% - 5.65%	May 1st
Issue Date =	July 2026	Annual Interest Payments Due:
Maturity Date =	May 2056	November 1st

Par Amount As Of 9/30/26 = \$9,375,000