



**CARIBE PALM
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 6, 2023
6:45 P.M.**

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

www.caribepalmcdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
Silver Palms Mailbox Kiosk
23020 SW 113th Passage
Miami, Florida 33170
REGULAR BOARD MEETING
November 6, 2023
6:45 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. October 2, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Installation of LPR Cameras and Upgrades
 - 2. Discussion Regarding Entrance Feature Paint Color.....Page 5
- H. New Business
 - 1. Discussion Regarding Ownership Entity of Property Located East of the District Across SW 112th Avenue.....Page 6
 - 2. Discussion Regarding Holiday Lighting
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

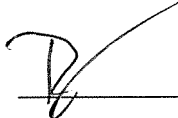
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

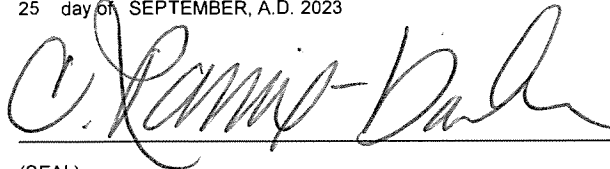
in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

09/25/2023

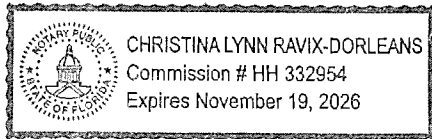
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
25 day of SEPTEMBER, A.D. 2023



(SEAL)
ROSANA SALGADO personally known to me



**CARIBE PALM COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the **Caribe Palm Community Development District** will hold Regular Meetings in the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170, at **6:45 p.m.** on the following dates:

- October 2, 2023
- November 6, 2023
- December 4, 2023
- February 5, 2024
- March 4, 2024
- April 1, 2024
- May 6, 2024
- June 3, 2024
- July 1, 2024
- August 5, 2024

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may 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. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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 any of these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT

www.caribepalmcdd.org
9/25

23-35/0000685112M

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 2, 2023**

A. CALL TO ORDER

The October 2, 2023, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:50 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the October 2, 2023, Regular Board Meeting had been published in the *Miami Daily Business Review* on September 25, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Madeline Martin, Vice Chairperson Merlin Nicieza and Supervisors Carmen Maseda, Hery Morales (via conference call) and Robert Fox constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Armando Silva of Special District Services, Inc.

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. September 11, 2023, Special Board Meeting

The minutes of the September 11, 2023, Special Board Meeting were presented and the Board was asked if there were any changes. There being no changes, a **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed approving the minutes of the September 11, 2023, Special Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Traffic Control Street Light Request – SW 232nd Street

Mr. Silva advised that the cost of a Traffic Study for the purpose of implementing a traffic control signal at the intersection of SW 113 Place and SW 232 Street would cost approximately \$8,000 to \$10,000. He also stated that several engineers had advised him that the number of car accidents in the intersection would not warrant the installation of a traffic control streetlight. This analysis was made based upon the results of the traffic study that was performed by FDOT less than 6 months ago. A discussion ensued after which the Board asked Mr. Silva to inquire regarding the ownership entity for the tract of land located east of the District. If it is owned by a developer and the plan is to add more properties to the area, then the necessity for a traffic control signal may increase.

2. Update Regarding Installation of LPR Cameras and Upgrades

Mr. Silva stated that WAR Protection One, Inc. had finalized the installation of the cameras on the canopy structure and was now waiting on the installation of the cameras post on the south side of the main entrance so that he can begin the installation of those cameras. The plan is to have the posts installed by Friday of this week. An update will be provided at an upcoming meeting.

3. Discussion Regarding Entrance Feature Paint Colors

Mr. Fox reminded the Board that the Palms Homeowners Association had sent a violation notice to the District because the wrong paint colors were used to paint the main entrance features. Affinity Property Management is the new management entity for the community so Mr. Fox directed Mr. Silva to get in contact with the Property Manager so that she could provide him with the approved paint colors.

H. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Adopting an Amended FY 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2023-05, entitled:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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 Ms. Maseda, seconded by Ms. Nicieza and unanimously passed to approve and adopt Resolution No. 2023-05, as presented, thereby setting the amended/revised budget for the 2022/2023 fiscal year.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative and operational matters at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or staff closing comments at this time.

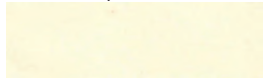
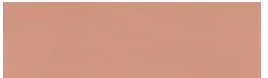

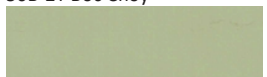
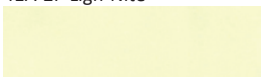

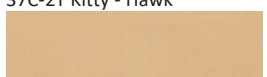
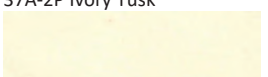
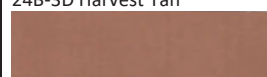
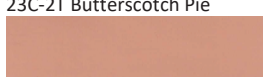
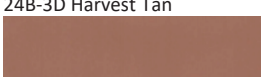
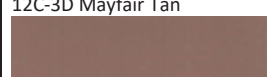
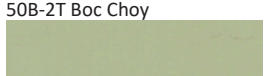
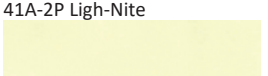
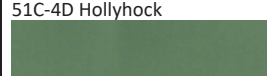
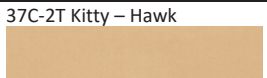
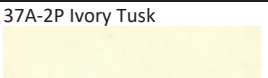
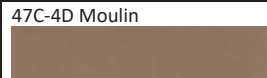
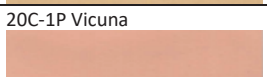
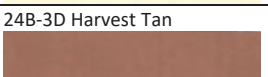
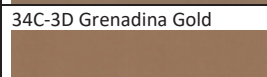
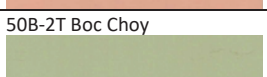
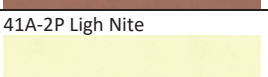
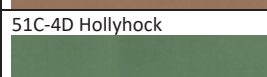
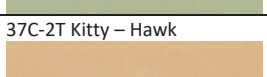
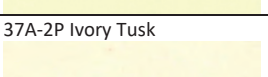
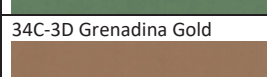
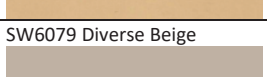
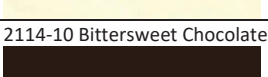
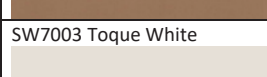
K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nicieza, seconded by Ms. Maseda and unanimously passed adjourning the Regular Board Meeting at 7:16 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

The following are the APPROVED colors for the **Exterior Paint** of the homes at PALMS H.O.A. The paint can be purchased at **LANCO** store located at: 2234 NW 82nd Avenue – Doral FL 33122 / Phone: (305) 717-6747 or 5883 NW 37th Avenue – Miami FL 33142 – Phone (305) 638-5050. Please note that colors may not be swapped or exchanged with different schemes. All fascia should remain the same dark brown. Any color match of the below codes, with other paint manufacturers such as Behr, Glidden, Sherwin Williams, Benjamin Moore, etc. must be visually approved by the committee by placing a sample on the front wall of your home. You must request prior ACC approval prior to commencing your Exterior House Painting Project. This form may be downloaded from the community website.



| SCHEME | BODY | BANDS | MOLDING |
|----------------------------------|--|--|--|
| Scheme 1 LANCO | 37A-2P Ivory Tusk  | 23C-2T Butterscotch Pie  | 24B-3D Harvest Tan  |
| Scheme 2 LANCO | 50B-2T Boc Choy  | 41A-2P Ligh-Nite  | 50C-3D Alphas  |
| Scheme 3 LANCO | 37C-2T Kitty - Hawk  | 37A-2P Ivory Tusk  | 24B-3D Harvest Tan  |
| Scheme 4 LANCO | 23C-2T Butterscotch Pie  | 24B-3D Harvest Tan  | 12C-3D Mayfair Tan  |
| Scheme 5 LANCO | 50B-2T Boc Choy  | 41A-2P Ligh-Nite  | 51C-4D Hollyhock  |
| Scheme 6 LANCO | 37C-2T Kitty – Hawk  | 37A-2P Ivory Tusk  | 47C-4D Moulin  |
| Scheme 7 LANCO | 20C-1P Vicuna  | 24B-3D Harvest Tan  | 34C-3D Grenadina Gold  |
| Scheme 8 LANCO | 50B-2T Boc Choy  | 41A-2P Ligh Nite  | 51C-4D Hollyhock  |
| Scheme 9 LANCO | 37C-2T Kitty – Hawk  | 37A-2P Ivory Tusk  | 34C-3D Grenadina Gold  |
| Scheme 10 Sherwin Williams | SW6079 Diverse Beige  | 2114-10 Bittersweet Chocolate  | SW7003 Toque White  |

The following are the APPROVED colors for the painting of the **Front Entrance & Garage Doors** of the homes at PALMS H.O.A. The paint can be purchased at **SHERWIN WILLIAMS**

| | |
|---|--|
| SW7020 - (Black Fox)  | SW7006 - (Extra White)  |
|---|--|

NOTE: Garage door, Entrance door must be painted the same color chosen as per above.

The following are the APPROVED colors for painting of the **SINGLE-FAMILY HOMES Wooden Fence** of the homes at PALMS H.O.A. The paint can be purchased at any local **HOME DEPOT**. Solid color waterproof stain and sealer or Barn Paint. Townhouse must maintain wood shadow box fencing in natural wood finish.

| | |
|---|--|
| SC-105 Padre Brown  | Behr Barn White No. 35  |
|---|--|

Please note that **ROOFS or DRIVEWAY** may **NOT be painted**. These may only be pressure cleaned and sealed with a clear protective coating but must remain as originally built by the developer.

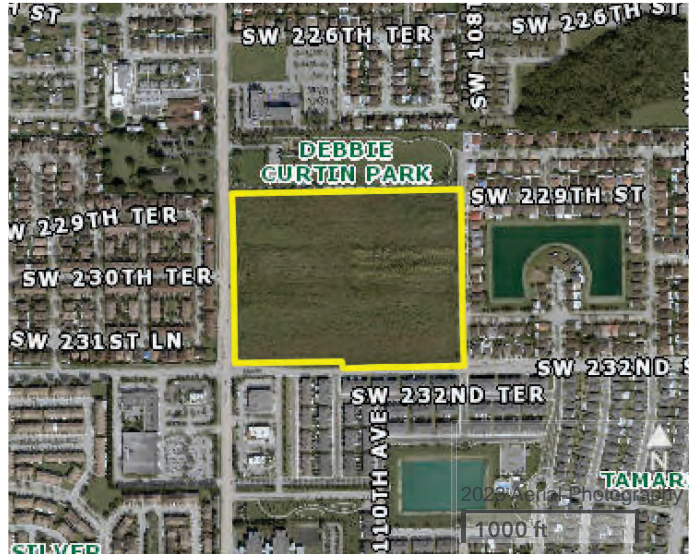


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/23/2023

| PROPERTY INFORMATION | |
|----------------------|--|
| Folio | 30-6018-000-0691 |
| Property Address | 0, FL |
| Owner | UL112 LLC |
| Mailing Address | 2225 E 10 AVE HIALEAH, FL 33013 |
| Primary Zone | 9000 AGRICULTURE |
| Primary Land Use | 6981 CONTAINER NURSERY ABOVE-GR : VACANT LAND |
| Beds / Baths /Half | 0 / 0 / 0 |
| Floors | 0 |
| Living Units | 0 |
| Actual Area | 0 Sq.Ft |
| Living Area | 0 Sq.Ft |
| Adjusted Area | 0 Sq.Ft |
| Lot Size | 1,306,800 Sq.Ft |
| Year Built | 0 |



| ASSESSMENT INFORMATION | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2023 | 2022 | 2021 |
| Land Value | \$6,000,000 | \$4,500,000 | \$2,286,900 |
| Building Value | \$0 | \$0 | \$0 |
| Extra Feature Value | \$0 | \$0 | \$0 |
| Market Value | \$6,000,000 | \$4,500,000 | \$2,286,900 |
| Assessed Value | \$3,772,189 | \$3,430,557 | \$198,354 |

| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-------------|-------------|-----------|
| Year | 2023 | 2022 | 2021 |
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$3,772,189 | \$3,430,557 | \$198,354 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,720,234 | \$3,543,734 | \$198,354 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$0 | \$0 | \$0 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$3,772,189 | \$3,430,557 | \$198,354 |

| BENEFITS INFORMATION | | | | |
|----------------------|----------------------|-------------|-----------|-------------|
| Benefit | Type | 2023 | 2022 | 2021 |
| Agriculture | Classified Value | \$1,279,766 | \$956,266 | \$2,088,546 |
| Non-Homestead Cap | Assessment Reduction | \$948,045 | \$113,177 | |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| SALES INFORMATION | | | |
|-------------------|-------------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 02/07/2012 | \$100 | 29392-1393 | Corrective, tax or QCD; min consideration |
| 02/07/2012 | \$100 | 27992-3274 | Corrective, tax or QCD; min consideration |
| 06/01/2001 | \$1,350,000 | 19738-1769 | Sales which are qualified |
| 03/01/2000 | \$0 | 19113-4254 | Sales which are disqualified as a result of examination of the deed |

| SHORT LEGAL DESCRIPTION |
|-----------------------------|
| 18 56 40 30 AC |
| S3/4 OF SW1/4 OF SE1/4 LESS |
| W50FT & S35FT FOR RD |
| LOT SIZE IRREGULAR |
| OR 19738-1769 062001 1 |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>