



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JULY 7, 2025  
6:45 P.M.**

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

[www.caribepalmcdd.org](http://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 113<sup>th</sup> Passage  
Miami, Florida 33170  
**REGULAR BOARD MEETING**  
July 7, 2025  
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. June 2, 2025 Regular Board Meeting.....Page 2

G. Old Business

    1. Update Regarding Cameras Permit – Phase III

    2. Discussion Regarding Upgrades to Entrance Feature Lighting.....Page 4

H. New Business

I. Administrative & Operational Matters

J. Board Member & Staff Closing Comments

K. Adjourn



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142117	593897	Print Legal Ad-IPL01948450 - IPL0194845		\$728.45	2	50 L

**Attention:** Laura J. Archer

Caribe Palm Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

### CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025024 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 113 th Passage, Miami, Florida 33170, at **6:45 p.m.** on the following dates:

**October 7, 2024**  
**November 4, 2024**  
**December 2, 2024**  
**February 3, 2025**  
**March 3, 2025**  
**April 7, 2025**  
**May 5, 2025**  
**June 2, 2025**  
**July 7, 2025**  
**August 4, 2025**

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 ensure 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**  
IPL0194845  
Sep 20 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

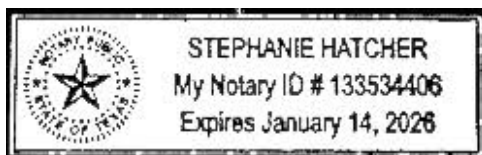
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 20th day of September in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 2, 2025**

**A. CALL TO ORDER**

The June 2, 2025, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:46 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113<sup>th</sup> Passage, Miami, Florida 33170.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the June 2, 2025, Regular Board Meeting had been published in the *Miami Herald* on September 20, 2024, as part of the District’s Fiscal Year 2024/2025 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, and Robert Cuenca constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions at this time.

**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 5, 2025, Regular Board Meeting**

The minutes of the May 5, 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 Ms. Maseda, seconded by Ms. Nicieza and unanimously passed approving the minutes of the May 5, 2025, Regular Board Meeting, as *presented*.

**G. OLD BUSINESS**

**1. Update Regarding Cameras Permit – Phase III**

Mr. Jerez provided an update regarding the permit for the camera advising that Miami-Dade County Public Works had not yet approved the permit and had requested additional information. The information was provided to the contractor to submit and we will update the Board on the progress at the next meeting.

## **2. Discussion Regarding Upgrades to Entrance Feature Lighting**

Mr. Jerez provided a proposal from Elighting regarding upgrading the entrance feature lights. A discussion ensued where the Board requested an additional proposal and digital renderings of what the upgrades could look like which will be presented at the next meeting.

## **H. NEW BUSINESS**

### **1. Monument Feature Landscaping**

Mr. Silva advised the Board that Landscape Workshop would be weeding the rocks in the entrance feature and replacing the plants in the planters of the monument feature.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Reminder: Form 1, Statement of Financial Interest Due: 07/01/2025**

Mr. Silva reminded the Board that their Statement of Financial Disclosures were due July 1, 2025, and the ethics training should be completed by December 31, 2025. He will send the Board reminders about the submittals.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further Board Member or Staff closing comments.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Maseda, seconded by Ms. Nicieza and unanimously passed adjourning the Regular Board Meeting at 6:57 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

Worldwide Distributors Inc. dba Elighting  
12130 SW 114th Pl  
Miami, FL 33176-4473 USA  
+13059698754  
info@elighting.org  
<https://worldwidedistributors.co/>



**ADDRESS**

CARIBE PALM CDD  
C/O SDS, INC  
2501A BURNS ROAD  
PALM BEACH GARDENS, FL  
33410

**SHIP TO**

CARIBE PALM CDD  
23040 SW 113TH PASSAGE

**Estimate 11236**

**DATE** 06/02/2025

**DESCRIPTION**

**QTY**

**AMOUNT**

Re: Monument Sign  
(6) Epic Brass PAR36 Uplight  
(1) 75W Transformer

1,992.00

Installation of:

(6) Epic Brass PAR36 Uplight with Riser and color changing bulb  
\*\* 3 on each side of monument \*\*  
- Run cable Low Voltage Landscape Lighting Cable  
- Installation of Transformers, timers, cables, connectors, etc.

SUBTOTAL

1,992.00

TAX (7%)

0.00

**TOTAL**

**\$1,992.00**

Accepted By

Accepted Date

Type:

Model:

## EPIC Uplight Fixture

### ORDERING CODE:

490015

### SPECIFICATIONS

#### HOUSING:

Solid brass. Lock-and-load shroud with O-ring.

#### FINISH:

Weathered brass. Custom powder coated colors available.

#### LENS:

Clear tempered glass flat lens

#### SOCKET/LAMP HOLDER:

Stainless steel fork terminals.

#### LAMP TYPE:

12V PAR36. LED recommended. 12W LED or 35W halogen maximum.

#### MOUNTING:

Stem threaded with ½" NPT. Heavy-duty composite stake included. May be mounted into threaded hubs in junction boxes or mounting accessories.

#### WIRING:

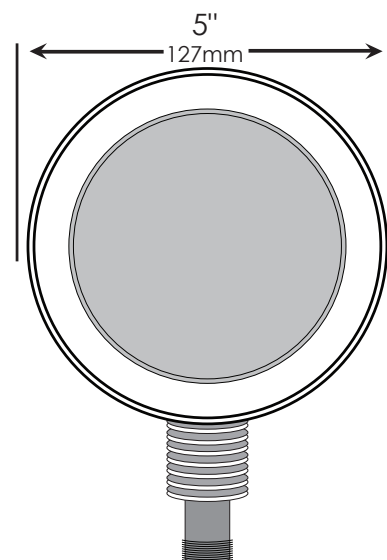
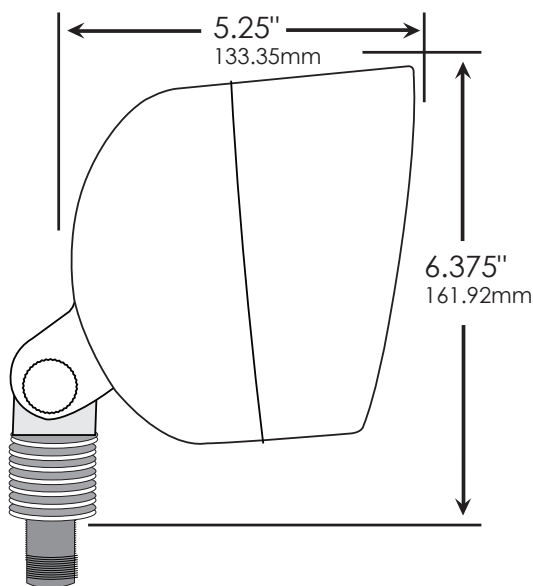
Pre-wired with 5' pigtail of 18/2 cable.

#### WARRANTY:

Lifetime.



## DIMENSIONS:



Type:

Model:

## 150W STAINLESS SMALL BOX TRANSFORMER

### ORDERING CODE:

490541

### SPECIFICATIONS

#### OUTPUT:

150W, 12.5A. Taps for 12V, 13V, 14V, 15V. One common tap.

#### INPUT:

120V, 60HZ, 1.25A

#### HOUSING:

Stainless steel housing and removable hinged swinging door with lockable latch. Pre-punched bottom and side panels.

#### FEATURES:

DIN rail, photocell receptacle, timer plug, primary amp loop, 12.5A breaker, heavy-duty grounded 5-foot power cord. suitable for interior or exterior use.

#### AGENCY LISTINGS:

ETL approved (5013561). Conforms to ANSI/UL 1838.

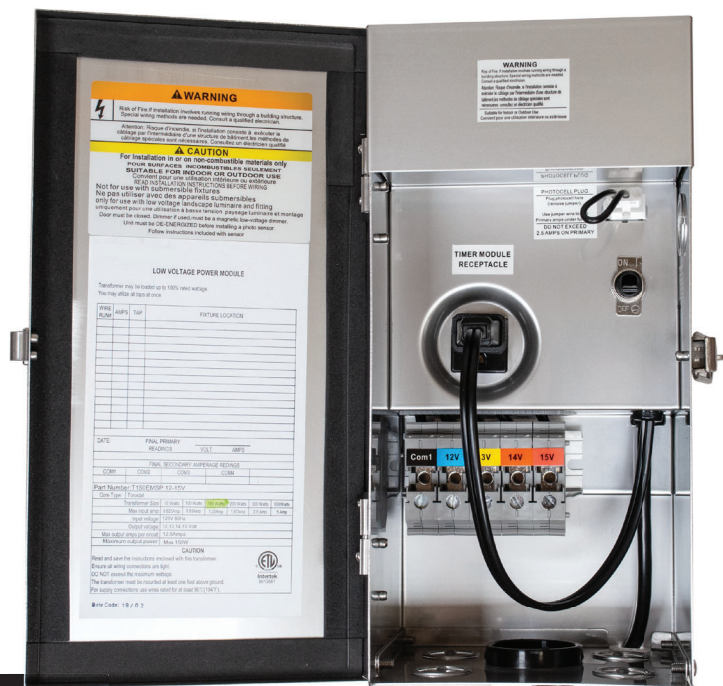
#### WARRANTY:

Lifetime.

#### ORDERING INFORMATION:

To order a transformer with an option, select the appropriate choices from each column as in the following example:

EXAMPLE: 490541-DT200LT



TRANSFORMERS	OPTIONS	
490541	TIMER	PHOTOCELL
	DT200LT (internal astronomic timer)	PPC8



### DIMENSIONS:

