



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
DECEMBER 1, 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**  
December 1, 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. November 3, 2025 Regular Board Meeting.....Page 3

G. Old Business

    1. Discussion Regarding Upgrades to Entrance Feature Lighting.....Page 7

    2. Discussion Regarding Stormwater Management System.....Page 8

H. New Business

I. Administrative & Operational Matters

J. Board Member & Staff Closing Comments

K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57935	IPL0273394	Legal Ad - IPL0273394	CDD - Fiscal Year 2025/2026 Reg Mtg Schedule	1.0	79.0L

ATTENTION: Caribe Palm Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

CARIBE PALM COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026  
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 6, 2025  
November 3, 2025  
December 1, 2025  
February 2, 2026  
March 2, 2026  
April 6, 2026  
May 4, 2026  
June 1, 2026  
July 6, 2026  
August 3, 2026

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 786-313-3667 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 305-313-3667 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  
IPL0273394  
Sep 22 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

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 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.

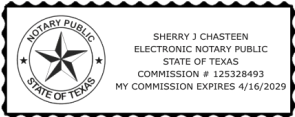
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
09/22/25 Print

[Print Tearsheet Link](#)

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Sworn to and subscribed before  
me on



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DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE**

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

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**

**[www.caribepalmcdd.org](http://www.caribepalmcdd.org)**  
IPL0273394  
Sep 22 2025

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 3, 2025**

**A. CALL TO ORDER**

The November 3, 2025, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:56 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 November 3, 2025, Regular Board Meeting had been published in the *Miami Herald* on September 22, 2025, as part of the District’s Fiscal Year 2025/2026 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**

Mr. Silva added the following item:

- New Business, Item 6: Update Regarding Holiday Lighting

**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. October 6, 2025, Regular Board Meeting**

The minutes of the October 6, 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. Martin, seconded by Ms. Maseda unanimously passed approving the minutes of the October 6, 2025, Regular Board Meeting, as *presented*.

**G. OLD BUSINESS**

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

Mr. Jerez advised that the camera had been installed on the intersection of SW 113<sup>th</sup> Place & SW 231<sup>st</sup> Lane but the equipment was damaged and replaced. WAR Entertainment confirmed the system was fully

functional and that they would contact the Board Members individually to assist in accessing the cameras on their phones.

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

Mr. Jerez advised that the two LED light bars had been installed on the entrance monument features. A discussion ensued after which the Board requested District staff explore the possibility of replacing the two LED light bars with high voltage lighting similar to the ones that Silver Palms by Lennar has.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2025-05 Adopting A Fiscal Year 2024/2025 Amended Budget**

Mr. Silva presented Resolution No. 2025-05, entitled:

#### **RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM 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. He further stated that the Operating Fund as of September 30, 2025, had a positive balance. A discussion ensued after which;

A **motion** was made by Ms. Maseda, seconded by Ms. Martin and unanimously passed approving and adopting Resolution No. 2025-05, *as presented*, thereby setting the amended/revised final budget for the 2024/2025 fiscal year.

### **2. Consider Resolution 2025-06 – Adopting Goals and Objectives**

Mr. Silva presented Resolution No. 2025-06, entitled:

#### **RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CARIBE PALM 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 Ms. Maseda, seconded by Mr. Cuenca and unanimously passed accepting Resolution No. 2025-06, *as presented*, further adopting the Caribe Palm Community Development District’s Goals and Objectives Annual Report, further authorizing the publication on the District website

### **3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website**

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the October 6, 2025 Regular Board Meeting for access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel had prepared a resolution to adhere to the County’s request.

### **4. Consider Resolution No. 2025-07 – Interlocal Access Agreement and Authorized Signatories**

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

#### **RESOLUTION NO. 2025-07**

**A RESOLUTION OF THE CARIBE PALM 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, Madeline Martin as Chairperson, and Merlin Nicieza as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Maseda, seconded by Ms. Martin and unanimously passed to approve and adopt Resolution No. 2025-07; thereby authorizing Armando Silva as District Manager, Madeline Martin as Chairperson, and Merlin Nicieza 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.

### **5. Discussion Regarding Stormwater Management System**

As per the Board’s request, District Staff sought a proposal for the cleaning of the community’s stormwater management system. Mr. Silva presented one proposal from Raptor Vac Systems which outlined the following information:

#### **PROJECT OVERVIEW**

Project has been reviewed and a total of 81 catch basin structures and 131 French drains have been identified within the development. The French drains have an average of 30LF of pipe.

Due to the layout and type of the drainage system and the landscape throughout the development and particularly the large trees on top of the French drains, it is very likely that roots have gradually invaded the system over the years. We will remove all sediment from the pipelines and basins and remove the majority of the roots if not all, our trucks' jetline tools will conduct this root clearing within the

standard cleaning. Some roots may remain but the vast majority will be extracted. Removal of sediment and roots will restore exfiltration capabilities and which results in better performance during rain events.

Baffle removal and reinstall is included, any broken baffles (fiberglass are very weak and over the years will exhibit damage) will be disposed of.

**PRICING**

Removal of sediment from 88 catch basin structures @ \$115.00 per unit. **SubTotal \$10,120.00**

Pipeline jetlining and desilting for 131 French drains @ \$109.00 per unit. **SubTotal \$14,279.00**

**Grand Total \$24,399.00**

**SCHEDULE**

We are on a two week lead time but could possibly commence a few days earlier if needed. We would allocate two trucks for this project and expect to complete the project in 5 to 7 days.

**DELIVERABLES**

Disposal manifest and report with images and detailing project would be provided.

**INSURANCE AND LICENSES**

Raptor Vac is fully licensed and insured.

A discussion ensued in which the Board instructed District staff to seek two more proposals to be presented at the next Board meeting.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Reminder: Ethics Training**

Mr. Jerez reminded the Board that their ethics training was due December 31, 2025, and Mr. Silva would send reminders about the submittal.

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

There were no closing comments at this time.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Maseda, seconded by Mr. Cuenca and unanimously passed adjourning the Regular Board Meeting at 7:53 p.m.

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Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson







Top Dog Industries LLC  
3114 Tuxedo Avenue  
West Palm Beach, FL 33405  
(561) 629-7121

### ESTIMATE # TDI-3309

Submitted to: Special District Services Inc  
2501 Burns Road,  
Palm Beach Gardens, Florida 33410  
(561) 630-4922

Submitted by: Luis Martinez  
[luism@topdogind.com](mailto:luism@topdogind.com)  
Job Address: Sw 228 terrace & 8 Sw 113th  
passage,  
miami , Florida

Attention: Pablo Jerez  
[pjerez@sdsinc.org](mailto:pjerez@sdsinc.org)  
Billing:

Date of Estimate: November 17, 2025  
This estimate is good for 30 days.

**The price is based on current conditions and may change if unforeseen issues arise that were not identifiable during Top Dog Industries, LLC's field visit or if the project scope changes.**

**This estimate is for guidance only; final costs will depend on actual work performed and site conditions.**

**Top Dog Industries, LLC may adjust the estimate as necessary.**

**Any OCIP or certified payroll requirements will incur additional costs.**

**Clean 88 Strom Stuctures**

**Clean a Total of 3634LF(131pipes)**

### Scope of Work

**vacuum/jet cleaning of all catch basins and connecting French drains/pipelines, removal and lawful disposal of debris, including roots. Include removal/reinstall of baffles as needed.**

Product Name	Qty	Units	Unit Price	Line Total
JET-VAC TRUCK DAILY RATE	7	day(s)	\$3453.00	\$24,171.00
CLEAN CATCHBASIN STRUCTURES	88	Each	\$350.00	\$30,800.00
<b>TOT</b>				<b>\$54,971.00</b>

### Please Note:

- This proposal excludes disposal of hazardous waste.
- There is a 4-hour minimum charge on all jobs unless cancelled before mobilization. On-site waiting or stand by time will be charged at normal rates
- Work will be performed during the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday (excluding all holidays and weekend) unless otherwise stated.
- Scope is listed above/below. No other scopes are implied or suggested. Any items not specified in this proposal will be an extra to the contract. Any changes to this proposal, plans, or in the field must be requested/submitted, in writing, by the client. No change order work to proceed until written confirmation is received.
- Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work therefore increasing or decreasing estimate. The estimate is for guidance only; final costs depend on actual work and conditions and price may be adjusted as necessary.
- No liability accepted for any damage due to ingress, egress and operation of equipment
- If contaminated liquids or soils or encountered such as oil, gas, fuel, hydraulic oil, etc., the customer is responsible for all costs for testing and disposal.
- Customer is responsible for problems caused by a pre-existing condition, original installation or design.
- Unless noted MOT plans, signage, maintenance & execution not included
- All balances not paid within 5 days from the date of an invoice or request for payment shall bear interest at the rate of 18% per annum; however, such interest shall never exceed the highest rate allowed by law.
- Unless noted; insurance compliance fee not included.
- Unless noted; engineering, permits, testing, bonds are not included.
- Any dispute arising under, from or as a result of this contract, including but not limited to breach, enforcement, or interpretation, proceedings to determine entitlement to and amount of attorney's fees incurred by the prevailing party, the parties agree that the prevailing party or parties shall be entitled to recover all costs or expenses incurred (including those incurred in any litigation, arbitration, appeals from any litigation and enforcement of judgements including but not limited to garnishment proceedings), including reasonable attorney's fees, fees for clerical work and any other services of accountants, paralegals, legal assistants and similar persons. This provision shall survive any termination of this contract.
- Credit card transaction fees are passed on to you.
- Mobilization fee charged unless otherwise specified
- Material prices are subject to change without notice.
- Signature signifies acknowledgment and acceptance that all work has been completed to full satisfaction and all terms, conditions and pricing that was provided to me from Top dog industries LLC that is inclusive of mobilization with no disputes to be paid in full of invoice amount.
- Top dog industries LLC will not assume or accept liability or responsibilities for any damages to any types of underground pipes, manhole structures, catch basins, grates, lids, or property of any kind at any time.

- All agreements are contingent upon strikes, accidents, or delays beyond our control.

Please send us a copy of the notice of commencement

ACCEPTANCE OF PROPOSAL /SIGN & RETURN

Signed:

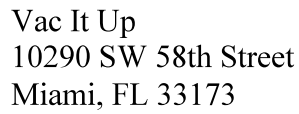
*Luis Martinez*

November 17, 2025

Luis Martinez, Top Dog Industries

COMPANY REPRESENTATIVE

Print name:



Date	Estimate #
11/14/2025	2565

Project

Page 10

**From:** Raptor Vac [mailto:operations@raptorvac.com]  
**Sent:** Monday, November 3, 2025 5:17 PM  
**To:** Armando Silva <asilva@sdsinc.org>  
**Subject:** Re: Caribe Palm CDD - Catch Basin & Line Cleaning

Good afternoon Armando,

In reference to this request for proposal, please see information attached/below as well as pricing to conduct the project.

### **PROJECT OVERVIEW**

Project has been reviewed and a total of 81 catch basin structures and 131 french drains have been identified within the development. The french drains have an average of 30LF of pipe. Due to the layout and type of the drainage system and the landscape throughout the development and particularly the large trees on top of the french drains, it is very likely that roots have gradually invaded the system over the years. We will remove all sediment from the pipelines and basins and remove the majority of the roots if not all, our trucks' jetline tools will conduct this root clearing within the standard cleaning. Some roots may remain but the vast majority will be extracted. Removal of sediment and roots will restore exfiltration capabilities and which results in better performance during rain events.

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### **DELIVERABLES**

Disposal manifest and report with images and detailing project would be provided.

### **INSURANCE AND LICENSES**

Raptor Vac is fully licensed and insured.

Thank you for the opportunity and should you have any comments or questions, please do not hesitate to contact me.

**Julian Romero**  
**Raptor Vac-Systems, Inc.**  
Direct: 786-694-0709