

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miami World Center Community Development District held a Public Hearing and Regular Meeting on September 12, 2025 at 11:00 a.m., at 850 NE 2nd Ave, Unit 135, Miami, Florida 33132.

Present:

John Chiste (via telephone)	Chair
Cora DiFiore	Vice Chair
Jared Bouskila (via telephone)	Assistant Secretary
Esteban Anzola	Assistant Secretary
Joe DiCristina	Assistant Secretary

Also present:

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC (WHA)
Scott Cochran	District Counsel
Aaron Buchler (via telephone)	District Engineer
Paul Carballo (via telephone)	Kimley-Horn and Associates, LLC
Matt Falcone	FA Retail, LLC
Giovanni Lopez	FA Retail, LLC
Ben Feldman (via telephone)	Miami World Center

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m. Supervisors DiFiore, Bouskila and Anzola were present. Supervisors Chiste and DiCristina attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Update: Stormwater Management
Cleaning Plan**

Mr. Rom recalled discussion at a previous meeting regarding new County requirements and the Board directed the District Engineer to solicit proposals for maintenance of CDD-owned stormwater management infrastructure.

A. Consideration of Quotes/Proposals

Mr. Carballo stated three proposals for cleaning and inspection of CDD maintained systems throughout were received and reviewed. Each of the companies have worked in the CDD to some degree and are familiar with the site. He discussed the respondents and proposals, as follows:

I. FloTech Environmental LLC

Has done significant cleaning elsewhere on the property. Bid \$55,000.

II. Ram-Tech Construction, Inc.

Installed significant portions of CDD infrastructure. Bid \$68,306.43. It is possible that Ram-Tech Construction, Inc. (Ram-Tech) might subcontract the work to FloTech Environmental (FloTech).

III. Xtreme Plumbing Solutions

Has done minor cleaning activities on non-CDD systems on the property. Bid \$67,840.

Mr. Carballo discussed the scope of work and recommended engaging FloTech, given Staff's ability to provide necessary oversight.

In response to the question of whether the areas identified in the map in the agenda are 100% CDD facilities in the public right-of-way (ROW) and not dealing with drainage facilities in PIA or Paramount or anything that has been discussed separately, Mr. Carballo replied affirmatively and stated he had detailed discussions with all proposers so they understand the delineations. The Exhibit specifically highlights the location of systems and the number of structures; all bidders confirmed that their bid is based on the Exhibit and the inventory list.

In response to Mr. Rom's question about the necessary permit for stormwater maintenance system dewatering, which they know to be a requirement in the new County regulation, Mr. Carballo stated that FloTech confirmed that its current active general classified permit can apply in this situation and they do not need a new permit.

Mr. Rom noted the assumption that the scope of work provided in this example will achieve the County requirements.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, engaging FloTech Environmental LLC for the Stormwater Management Cleaning Plan, in the amount of \$55,000, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with City of Miami for Security Improvements and Services

Mr. Rom presented the Interlocal Agreement with the City of Miami for Security Improvements and Services. He recalled recent discussions related to enhancing public safety and reducing crime and stated the Agreement would provide monetary assistance for the purchase of five four-wheeled electric scooters for use within CDD boundaries and provide for sharing of surveillance video among the City and the CDD.

Discussion ensued regarding the Agreement, license plate readers (LPRs), the ability to make future revisions to the Agreement, the intention for the City to own assets, limiting liability to the CDD, use of unassigned fund balance, adding a separate line item for the associated costs and use of unassigned fund balance to maintain assessment levels.

The following changes will be made:

Include 60-day cancellation notice.

Section 3A: Change "15,215.00" to "52,215.00"

Include the proposal for license plate readers.

Include automatic renewal.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, the Interlocal Agreement with the City of Miami for Security Improvements and Services, as amended, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-07. Since the last meeting, the proposed Fiscal Year 2026 budget was updated to include updated insurance costs.

The following changes were made to the Fiscal Year 2026 budget:

Page 2: Change “Stormwater drain inspections/cleanout” to “55,000”

Page 3: Make update pertaining to the Interlocal Agreement with the City of Miami.

Discussion ensued regarding the timing of adding new units to assessment rolls, the CDD boundaries and the exclusion of The Crosby and other projects from CDD boundaries.

It was noted that District Management can provide an updated assessment roll.

Discussion ensued regarding new development, permitting, platting, deadlines for inclusion of new units in the assessment roll and collection of assessment revenues.

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-08, which enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Guidelines for Events

The Board and Staff discussed adding guidelines in case the CDD receives requests from retailers or others to hold special events on CDD property that might have unintended burdens on the CDD, such as a need for porter, security, or other services.

Mr. Anzola recalled previous discussions related to the need for retail to pay for cleaning and all other associated costs with any non-CDD events held on CDD property. Mr. Rom noted the need to partner with the Operations Team to identify needs, secure proposals for additional services, and collect an appropriate security deposit.

Discussion ensued regarding vetting events, protecting the CDD, Landowner and tenant interests, approving events on a case-by-case basis, role of the CDD as landlord, and criteria to be considered such as limitations on access and effects on other tenants.

• **Event Request: Show Car Display**

The Board and Staff discussed the request for the monthly car show, which would require shutting down the valet circle, and liability considerations in that regard.

Mr. Rom stated that, when District Management receives the event details, Staff will consult the insurance company to determine the insurance requirements.

On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, allowing the car show once per month until the next meeting, and directing District Counsel to prepare an Indemnification Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Rom presented Resolution 2025-09. He stated that a location in northern Miami-Dade County was identified.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete November and December meetings

DATE: Change "June 16, 2026" to "June 9, 2026"

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. DiFiore and seconded by Mr. Chiste, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. DiCristina and seconded by Ms. DiFiore, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Mr. Chiste and seconded by Ms. DiFiore, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of June 17, 2025 Regular Meeting Minutes

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, the June 17, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

• **Memorandum: 2025 Legislative Update**

Mr. Cochran presented the 2025 Legislative Update Memorandum about recently enacted legislation that affects CDDs, such as items pertaining to public records exemptions; bond rating requirements; rulemaking procedures; Code of Ethics; platting and replatting processes; and construction contracting, bidding, permitting and professional certification.

Mr. Cochran reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Completion of the requirement will be reported when filing Form 1 in 2026.

B. District Engineer: Kimley-Horn and Associates, Inc.

C. Operations Manager: FA Retail, LLC

There were no District Engineer or Operations Manager reports.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **793 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: October 21, 2025 at 11:00 AM [Location TBD]**
 - **QUORUM CHECK**

Mr. Rom stated, unless canceled, the next meeting will be held on October 21, 2025, at the new meeting new location of the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

THIRTEENTH ORDER OF BUSINESS

Public Comments

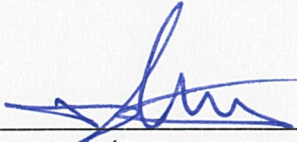
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. DiFiore and seconded by Mr. DiCristina, with all in favor, the meeting adjourned at 12:01 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair