

MIAMI WORLD CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

September 13, 2022

BOARD OF SUPERVISORS

**PUBLIC HEARINGS AND
REGULAR MEETING AGENDA**

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

September 6, 2022

Board of Supervisors
Miami World Center Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

The Board of Supervisors of the Miami World Center Community Development District will hold Multiple Public Hearings and a Regular Meeting on September 13, 2022, at 11:00 a.m., at the **Square Edge trailer – 600 NE 1st Avenue, Miami, Florida 33132**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments for Operations and Maintenance for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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
5. Public Hearing to Hear Public Comments and Objections to the Adoption of Rules Relating to Parking and Parking Enforcement, Pursuant to Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), 190.012, and 715.07, Florida Statutes

- A. Affidavits of Publication
- B. Consideration of Resolution 2022-07, Adopting a District Rule Pertaining to Parking, Parking Enforcement and Towing; and Providing for an Effective Date
6. Consideration of Agreement for Towing Services with King's Wrecker Service, Inc.
7. Consideration of Jones Lang Lasalle Americas, Inc., Second Amendment to Property Management Services Agreement
8. Consideration of Plant Professionals, Inc., 2023 Holiday Decor Estimate #7598
9. Ratification of Termination of Office Lease Agreement
10. Discussion/Consideration: Allied Universal Annual Security Investment (\$1.00 per hour pay increase)
11. Discussion: Temporary Construction Easement and Property Restoration Agreement with Miami World Towers
12. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates
13. Consideration of Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
14. Ratification of Stormwater Management Needs Analysis
15. Acceptance of Unaudited Financial Statements as of July 31, 2022
16. Approval of May 17, 2022 Regular Meeting Minutes
17. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 452 Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: October 18, 2022 at 11:00 A.M.

• QUORUM CHECK

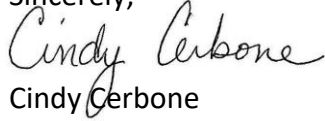
John Chiste	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Peter Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jared Bouskila	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joe DiCristina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Cora DiFiore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

18. Public Comments

19. Adjournment

Should you have any questions, please contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930.

Sincerely,


Cindy Cerbone

District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3A

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

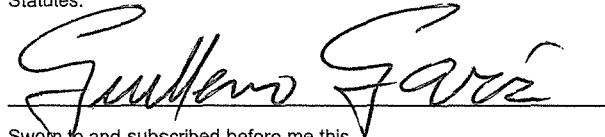
MIAMI WORLD CENTER COMMUNITY DEVELOPMENT
DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2022/2023 BUDGET - SEPT. 13, 2022

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

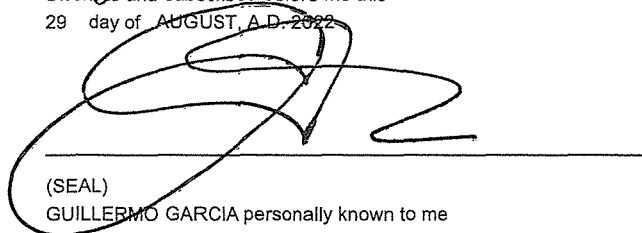
SEE ATTACHED

08/22/2022 08/29/2022

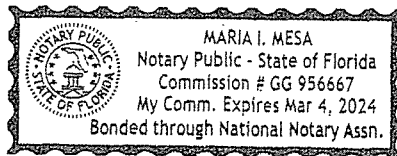
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
29 day of AUGUST, A.D. 2022



(SEAL)
GUILLERMO GARCIA personally known to me



**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE
SPECIAL ASSESSMENTS, ADOPTION OF AN
ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors ("Board") of the Miami World Center Community Development District ("District") will hold two (2) public hearings and a regular meeting:

DATE: September 13, 2022
 TIME: 11:00 AM
 LOCATION: Caoba Sales Center
 698 NE 1st Avenue, G188
 Miami, Florida 33132

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt the budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes special assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

O&M Professional & Administration Assessments

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit Professional & Administration Assessment (including collection costs / early payment discounts)
Retail	357,087	0.0010	\$0.04
Commercial/Office	2,300	0.0005	\$0.02
Hotel	351	1.0000	\$38.88
Condo Large	268	2.0000	\$77.77
Condo Small	301	1.5000	\$58.33
Condo	0	1.6500	\$64.16
Apartment	3,627	1.0000	\$38.88
Garage	2,026	0.18174	\$7.07

2/4

Miami World Center Community Development District

O&M Field Operations Assessments

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit Field Operations Assessment (including collection costs / early payment discounts)
Retail	294,478	0.0010	\$0.73
Commercial/Office	2,300	0.0005	\$0.36
Hotel	351	1.0000	\$727.65
Condo Large	268	2.0000	\$1,455.30
Condo Small	301	1.5000	\$1,091.47
Condo	0	1.6500	\$1,200.62
Apartment	878	1.0000	\$727.65
Garage	2,026	0.18174	\$132.24

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hour or on the District's website at <https://www.miamiworldcentercdd.net/>. All interested persons may ascertain the description of each property assessed and the amount to be assessed to each piece or parcel of property at the District Office. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least forty-eight (48) hours prior to the hearings and 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miami World Center Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 13, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager’s Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Miami World Center Community Development District for the Fiscal Year Ending September 30, 2023,” as adopted by the Board of Supervisors on September 13, 2022.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Miami World Center Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$7,996,259 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$2,974,502
TOTAL DEBT SERVICE - SERIES 2017	<u>\$5,021,757</u>
TOTAL ALL FUNDS	\$7,996,259

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF SEPTEMBER, 2022.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

Fiscal Year 2022

	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2023
REVENUES					
Assessment levy: gross	\$ 2,273,876				\$ 2,317,190
Allowable discounts (4%)	(90,955)				(92,688)
Assessment levy: net	<u>2,182,921</u>	<u>\$1,923,701</u>	<u>\$ 259,220</u>	<u>\$ 2,182,921</u>	<u>2,224,502</u>
Total revenues	<u>2,182,921</u>	<u>1,923,701</u>	<u>259,220</u>	<u>2,182,921</u>	<u>2,224,502</u>
EXPENDITURES					
Professional & administration					
Supervisors	8,000	1,000	3,000	4,000	6,000
FICA	612	77	230	307	459
District engineer	30,000	10,158	19,842	30,000	30,000
General counsel	40,000	7,747	10,000	17,747	40,000
District manager	50,000	25,000	25,000	50,000	50,000
Accounting O&M	5,500	2,750	2,750	5,500	5,500
Debt service fund accounting	15,000	7,500	7,500	15,000	15,000
Assessment roll services	20,000	10,000	10,000	20,000	20,000
Arbitrage rebate calculation	750	500	250	750	750
Audit	9,200	-	9,200	9,200	9,500
Postage	1,000	63	937	1,000	1,000
Insurance - GL, POL	15,938	14,197	-	14,197	17,995
Legal advertising	1,500	322	1,178	1,500	1,500
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting and maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Annual district filing fee	175	175	-	175	175
Trustee	5,500	-	5,500	5,500	5,500
Total professional & admin	<u>207,840</u>	<u>81,694</u>	<u>97,847</u>	<u>179,541</u>	<u>208,044</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Expenditures (continued)					
Field operations					
Capital improvements/replacements	20,000	-	20,000	20,000	20,000
Art work	-	-	-	-	750,000
Electrical					
Street light services	72,000	37,323	34,677	72,000	72,000
Electrical repairs and relamping	8,000	4,179	3,821	8,000	10,000
Insurance					
Insurance: property	14,000	12,471	1,529	14,000	15,000
Landscaping					
Landscape services	80,000	30,998	49,002	80,000	80,000
Irrigation - maintenance	5,000	3,270	1,730	5,000	7,500
Plant tree replacement	32,000	7,062	24,938	32,000	32,000
Landscape architect site visits	3,500	41	3,459	3,500	3,500
Landscaping assessment	5,000	-	5,000	5,000	5,000
Arborist report	3,500	-	3,500	3,500	3,500
Maintenance & repairs					
Benches	15,000	-	15,000	15,000	15,000
Air conditioning	10,000	-	10,000	10,000	-
General	20,000	-	20,000	20,000	20,000
Stormwater drain inspections/cleanout	10,000	11,775	-	11,775	15,000
Janitorial & pressure washing	165,000	37,848	127,152	165,000	230,000
Janitorial - resealing wood decking	10,000	800	9,200	10,000	10,000
Pest control	8,050	3,516	4,534	8,050	8,050
Maintenance storage	1,000	-	1,000	1,000	1,000
Waste removal	4,000	1,717	2,283	4,000	4,000
Paver sealing & repairs	50,000	10,000	40,000	50,000	25,000
Painting	2,000	-	2,000	2,000	2,000
Civil engineering & maintenance assistance	6,000	-	6,000	6,000	10,000
Coordination of third party damage	7,000	255	6,745	7,000	35,000
Management office			-		
On-site field management	109,725	76,451	74,787	151,238	165,075
Telephone/internet	1,200	500	700	1,200	1,200
Office lease	8,400	3,500	4,900	8,400	8,400
Office - miscellaneous	4,800	2,000	2,800	4,800	4,800

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Expenditures (continued)			-		
Marketing			-		
Holiday lighting	67,000	23,351	43,649	67,000	67,000
Security			-		
Security services	870,000	242,349	422,651	665,000	795,000
Security operations center Internet	6,960	3,428	3,532	6,960	6,960
Camera maintenance program	43,000	14,494	28,506	43,000	43,000
Camera repairs/replacements	10,000	1,082	8,918	10,000	10,000
Leased spaces rent	52,468	18,245	34,223	52,468	70,129
Electricity - site	25,000	4,749	20,251	25,000	20,000
Water & sewer - irrigation	105,000	47,028	57,972	105,000	105,000
Contingency	75,000	-	75,000	75,000	50,000
Total field operations	<u>1,929,603</u>	<u>598,432</u>	<u>1,169,459</u>	<u>1,767,891</u>	<u>2,720,114</u>
Other fees and charges					
Tax collector	22,739	19,236	1,229	20,465	23,172
Property appraiser	22,739	-	20,465	20,465	23,172
Total other fees & charges	<u>45,478</u>	<u>19,236</u>	<u>21,694</u>	<u>40,930</u>	<u>46,344</u>
Total expenditures	<u>2,182,921</u>	<u>699,362</u>	<u>1,289,000</u>	<u>1,988,362</u>	<u>2,974,502</u>
Net increase/(decrease) of fund balance	-	1,224,339	(1,029,780)	194,559	(750,000)
Fund balance - beginning (unaudited)	<u>1,670,518</u>	<u>2,447,476</u>	<u>3,671,815</u>	<u>2,447,476</u>	<u>2,642,035</u>
Fund balance - ending (projected):					
Assigned:					
3 months working capital	545,730	545,730	218,987	545,730	743,626
Unassigned	1,124,788	3,126,085	2,423,048	2,096,305	1,148,409
Fund balance - ending (projected)	<u>\$ 1,670,518</u>	<u>\$ 3,671,815</u>	<u>\$ 2,642,035</u>	<u>\$ 2,642,035</u>	<u>\$ 1,892,035</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	30,000
Kimley-Horn and Associates will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	40,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Accounting O&M	5,500
Debt service fund accounting	15,000
Assessment roll services	20,000
Fishkind & Associates, Inc., will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	9,500
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	1,000
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	17,995
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed.	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Hosting and maintenance	210
ADA compliance	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	5,500
Annual fees paid for services provided as trustee, paying agent and registrar.	

Field operations

Capital improvements/replacements	20,000
Art work	750,000
Electrical	
Street light services	72,000
Electrical repairs and relamping	10,000
Insurance	
South FL Electrical monthly inspection fee - owned light fixtures only, not street lights	
Insurance: property	15,000
Landscaping	
Landscape services	80,000
Irrigation - maintenance	7,500
Plant tree replacement	32,000
Landscape architect site visits	3,500
Landscaping assessment	5,000
Arborist report	3,500
Benches	15,000
General	20,000
Stormwater drain inspections/cleanout	15,000
Janitorial & pressure washing	230,000
Janitorial - resealing wood decking	10,000
Pest control	8,050
Maintenance storage	1,000
Waste removal	4,000
Paver sealing & repairs	25,000
Painting	2,000
Civil engineering & maintenance assistance	10,000
Coordination of third party damage	35,000
Protection of existing CDD improvements	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

On-site field management 165,075

PROPOSED (Annual salary increases)			
PAYROLL			
Staff	Salary includi	CDD Allocation	CDD Annual Amount
General Mana	\$ 187,110	50%	\$ 93,555
Lead Engineer	\$ 95,040	50%	\$ 47,520
MANAGEMENT FEE			
Flat Rate	\$2,000/month		\$ 24,000
Total Compensation			\$ 165,075

Telephone/internet	1,200
Office lease	8,400
Office - miscellaneous	4,800
Holiday lighting	67,000
Security services	795,000
Security operations center Internet	6,960
Camera maintenance program	43,000
Camera repairs/replacements	10,000
Leased spaces rent (SOC, IT room, 3 bathrooms, insurance)	70,129

Period	Monthly Base Rent	Annual Base Rent	Annual Base Rent per SF	Block H	
8/1/20-7/31/21	\$2,966.25	\$35,595.00	\$35.00	\$ 1,715.00	Effective 8/31/21.
8/1/21-7/31/22	\$3,040.83	\$36,489.96	\$35.88		49SF. \$35/sf.
8/1/22-7/31/23	\$3,116.26	\$37,395.09	\$36.77	Block F East	
8/1/23-7/31/24	\$3,194.23	\$38,330.73	\$37.69	\$ 14,112.00	Effective 4/15/22.
8/1/24-7/31/25	\$3,273.89	\$39,286.71	\$38.63		Estimating 876SF. \$35/sf.

Electricity - site	20,000
Water & sewer - irrigation	105,000
Contingency	50,000
Tax collector	23,172
Property appraiser	23,172
Total expenditures	<u><u>\$ 2,974,502</u></u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUE					
Assessment levy - gross	\$ 5,230,998				\$ 5,230,997
Allowable discounts	(209,240)				(209,240)
Assessment levy - net	5,021,758	\$ 4,425,147	\$ 596,611	\$ 5,021,758	5,021,757
Interest	-	382	-	382	-
Total revenue	5,021,758	4,425,529	596,611	5,022,140	5,021,757
EXPENDITURES					
Principal	1,195,000	1,195,000	-	1,195,000	1,240,000
Interest	3,696,313	1,860,106	1,836,207	3,696,313	3,647,613
Total expenditures	4,891,313	3,055,106	1,836,207	4,891,313	4,887,613
Other fees & charges					
Property appraiser	52,310	-	52,310	52,310	52,310
Tax collector	52,310	44,250	8,060	52,310	52,310
Total other fees & charges	104,620	44,250	60,370	104,620	104,620
Total expenditures	4,995,933	3,099,356	1,896,577	4,995,933	4,992,233
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(248)	-	(248)	-
Total other financing sources/(uses)	-	(248)	-	(248)	-
Net increase/(decrease) in fund balance	25,825	1,325,925	(1,299,966)	25,959	29,524
Beginning fund balance (unaudited)	8,172,902	8,239,340	9,565,265	8,239,340	8,265,299
Ending fund balance (projected)	8,198,727	\$9,565,265	\$8,265,299	\$ 8,265,299	8,294,823
Use of fund balance:					
Debt service reserve account balance (required)					(4,945,020)
Principal and Interest expense - November 1, 2023					(3,101,406)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 248,397</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2017			2,604,963.65	2,604,963.65	74,065,000.00
5/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2018			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2019			1,883,106.25	1,883,106.25	74,065,000.00
5/1/2020			1,883,106.25	1,883,106.25	74,065,000.00
11/1/2020	1,150,000.00	4.000%	1,883,106.25	3,033,106.25	72,915,000.00
5/1/2021			1,860,106.25	1,860,106.25	72,915,000.00
11/1/2021	1,195,000.00	4.000%	1,860,106.25	3,055,106.25	71,720,000.00
5/1/2022			1,836,206.25	1,836,206.25	71,720,000.00
11/1/2022	1,240,000.00	4.000%	1,836,206.25	3,076,206.25	70,480,000.00
5/1/2023			1,811,406.25	1,811,406.25	70,480,000.00
11/1/2023	1,290,000.00	4.000%	1,811,406.25	3,101,406.25	69,190,000.00
5/1/2024			1,785,606.25	1,785,606.25	69,190,000.00
11/1/2024	1,345,000.00	4.750%	1,785,606.25	3,130,606.25	67,845,000.00
5/1/2025			1,753,662.50	1,753,662.50	67,845,000.00
11/1/2025	1,405,000.00	4.750%	1,753,662.50	3,158,662.50	66,440,000.00
5/1/2026			1,720,293.75	1,720,293.75	66,440,000.00
11/1/2026	1,475,000.00	4.750%	1,720,293.75	3,195,293.75	64,965,000.00
5/1/2027			1,685,262.50	1,685,262.50	64,965,000.00
11/1/2027	1,545,000.00	4.750%	1,685,262.50	3,230,262.50	63,420,000.00
5/1/2028			1,648,568.75	1,648,568.75	63,420,000.00
11/1/2028	1,620,000.00	5.125%	1,648,568.75	3,268,568.75	61,800,000.00
5/1/2029			1,607,056.25	1,607,056.25	61,800,000.00
11/1/2029	1,700,000.00	5.125%	1,607,056.25	3,307,056.25	60,100,000.00
5/1/2030			1,563,493.75	1,563,493.75	60,100,000.00
11/1/2030	1,785,000.00	5.125%	1,563,493.75	3,348,493.75	58,315,000.00
5/1/2031			1,517,753.13	1,517,753.13	58,315,000.00
11/1/2031	1,880,000.00	5.125%	1,517,753.13	3,397,753.13	56,435,000.00
5/1/2032			1,469,578.13	1,469,578.13	56,435,000.00
11/1/2032	1,975,000.00	5.125%	1,469,578.13	3,444,578.13	54,460,000.00
5/1/2033			1,418,968.75	1,418,968.75	54,460,000.00
11/1/2033	2,075,000.00	5.125%	1,418,968.75	3,493,968.75	52,385,000.00
5/1/2034			1,365,796.88	1,365,796.88	52,385,000.00
11/1/2034	2,185,000.00	5.125%	1,365,796.88	3,550,796.88	50,200,000.00
5/1/2035			1,309,806.25	1,309,806.25	50,200,000.00
11/1/2035	2,295,000.00	5.125%	1,309,806.25	3,604,806.25	47,905,000.00
5/1/2036			1,250,996.88	1,250,996.88	47,905,000.00
11/1/2036	2,410,000.00	5.125%	1,250,996.88	3,660,996.88	45,495,000.00
5/1/2037			1,189,240.63	1,189,240.63	45,495,000.00
11/1/2037	2,535,000.00	5.125%	1,189,240.63	3,724,240.63	42,960,000.00
5/1/2038			1,124,281.25	1,124,281.25	42,960,000.00
11/1/2038	2,665,000.00	5.125%	1,124,281.25	3,789,281.25	40,295,000.00
5/1/2039			1,055,990.63	1,055,990.63	40,295,000.00
11/1/2039	2,805,000.00	5.125%	1,055,990.63	3,860,990.63	37,490,000.00
5/1/2040			984,112.50	984,112.50	37,490,000.00
11/1/2040	2,945,000.00	5.250%	984,112.50	3,929,112.50	34,545,000.00
5/1/2041			906,806.25	906,806.25	34,545,000.00
11/1/2041	3,100,000.00	5.250%	906,806.25	4,006,806.25	31,445,000.00
5/1/2042			825,431.25	825,431.25	31,445,000.00
11/1/2042	3,265,000.00	5.250%	825,431.25	4,090,431.25	28,180,000.00
5/1/2043			739,725.00	739,725.00	28,180,000.00
11/1/2043	3,435,000.00	5.250%	739,725.00	4,174,725.00	24,745,000.00

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
5/1/2044			649,556.25	649,556.25	24,745,000.00
11/1/2044	3,615,000.00	5.250%	649,556.25	4,264,556.25	21,130,000.00
5/1/2045			554,662.50	554,662.50	21,130,000.00
11/1/2045	3,805,000.00	5.250%	554,662.50	4,359,662.50	17,325,000.00
5/1/2046			454,781.25	454,781.25	17,325,000.00
11/1/2046	4,005,000.00	5.250%	454,781.25	4,459,781.25	13,320,000.00
5/1/2047			349,650.00	349,650.00	13,320,000.00
11/1/2047	4,215,000.00	5.250%	349,650.00	4,564,650.00	9,105,000.00
5/1/2048			239,006.25	239,006.25	9,105,000.00
11/1/2048	4,435,000.00	5.250%	239,006.25	4,674,006.25	4,670,000.00
5/1/2049			122,587.50	122,587.50	4,670,000.00
11/1/2049	4,670,000.00	5.250%	122,587.50	4,792,587.50	-
Total	74,065,000.00		83,504,388.71	157,569,388.71	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-0101-090-1140	MWC BLOCK A LLC	\$430,983.92	\$18,234.92	\$0.00	\$449,218.84
01-0101-090-1140	AP MWC PROPERTY OWNER, LLC	\$416,186.19	\$17,608.83	\$0.00	\$433,795.02
01-0101-090-1140	SANAPROPERTY8, LLC	\$158,618.79	\$6,711.19	\$0.00	\$165,329.98
01-0102-030-1010	MWC BLOCK B LLC	\$8,005.62	\$338.72	\$0.00	\$8,344.34
01-0102-030-1020	MWC BLOCK B LLC	\$26,680.71	\$1,128.87	\$0.00	\$27,809.58
01-0102-030-1030	MWC BLOCK B LLC	\$16,007.72	\$677.29	\$0.00	\$16,685.01
01-0102-030-1040	MWC BLOCK B LLC	\$26,677.20	\$1,128.72	\$0.00	\$27,805.92
01-0102-030-1050	MWC BLOCK B LLC	\$53,357.91	\$2,257.58	\$0.00	\$55,615.49
01-0102-030-1060	MWC BLOCK B LLC	\$24,902.47	\$1,053.63	\$0.00	\$25,956.10
01-0102-030-1070	MWC BLOCK B LLC	\$25,257.41	\$1,068.65	\$0.00	\$26,326.06
01-0102-030-1075		\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1080	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1090	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1100	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1110	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1120	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1130	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1140	MWC BLOCK B LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-0102-030-1200	MWC BLOCK B LLC	\$15,118.60	\$639.67	\$0.00	\$15,758.27
01-0102-030-1210	MWC BLOCK B LLC	\$23,124.22	\$978.39	\$0.00	\$24,102.61
01-0102-030-1220	MWC BLOCK B LLC	\$15,118.60	\$639.67	\$0.00	\$15,758.27
01-3137-036-0010	MIAMI A I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0011	MWC RETAIL LLC	\$41,091.45	\$1,738.58	\$46,157.78	\$88,987.81
01-3137-036-0012	MIAMI A/I LLC	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0013	MWC RETAIL LLC	\$2,746.83	\$116.22	\$3,085.50	\$5,948.55
01-3137-036-0014	MIAMI A/I LLC	\$65,366.34	\$2,765.66	\$0.00	\$68,132.00
01-3137-036-0015	MWC RETAIL F EAST LLC	\$161,760.60	\$6,844.12	\$0.00	\$168,604.72
01-3137-036-0016	MIAMI A/I LLC	\$64,111.17	\$2,712.54	\$72,015.69	\$138,839.40
01-3137-036-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0027	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-036-0030	MWC GARAGE, LLC	\$185,563.55	\$7,851.19	\$208,442.41	\$401,857.15
01-3137-036-0040	OSIB MIAMI WORLDCENTER	\$324,625.23	\$13,734.89	\$364,649.55	\$703,009.67
01-3137-036-0050	ZM MWC OWNER, LLC	\$401,388.46	\$16,982.74	\$450,877.22	\$869,248.42
01-3137-036-0060	MIAMI A/I PARCEL 3 SUBSIDIARY LLC	\$215,055.25	\$9,099.03	\$0.00	\$224,154.28
01-3137-036-0070	MWC GARAGE H LLC	\$154,969.24	\$6,556.75	\$174,076.01	\$335,602.00
01-3137-037-0010	MWC BLOCK E LLC	\$462,429.10	\$19,565.37	\$0.00	\$481,994.47
01-3137-037-0010		\$98,527.45	\$4,168.71	\$0.00	\$102,696.16
01-3137-037-0015	BLOCK G PHASE 2, LLC	\$411,700.63	\$17,419.05	\$0.00	\$429,119.68
01-3137-037-0020	BLOCK G PHASE 1, LLC	\$426,387.38	\$18,040.44	\$478,958.35	\$923,386.17
01-3137-037-0025	MIAMI A/I COMMERCIAL ASSOCIATION	\$0.00	\$0.00	\$0.00	\$0.00
01-3137-039-0010	GAENERGY SAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0020	YURI MARCELO CALCEDO MOSCOSO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0030	MAURICIO SCHONFELD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0040		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0050	MONICA BEATRIZ CABRERA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0060	PURPLE CEDAR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0070	BEACH PFM LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0080	GRILLETE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0090	PARAMOUNT 300 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0100	RUBEN DARIO ARREOLA CHAVEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0110	AB REAL ESTATE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0120	PMUM 330 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0130	PROMISE LAND M AND M	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0140	VIRAG KOVACS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0150	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0170	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0180	PMUM 940 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0190	MERVE GUMUSYAZICI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0200	GASPGOLD INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0220	V AND M INTERNATIONAL GROUP INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0230	PARAMOUNT MIAMI WORLD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0240	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0250	LEROTAMEL CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0260	GROWING NETWORK LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0270	JOAQUIN FREIRE	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0280	HALM GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0290	LOSPRI INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0300	MIAMI AVE CONDO 1005 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0320	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0330	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0340	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0350	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0370	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0380	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0390	YINGCHUN XU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0400	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0410	SPONTINI CAPITAL SARL	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0420	CGY INVESTMENT PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0430	JOANNE GRAY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0450	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0460	FUNDA TEK DURMAZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0480	EMMA ELMAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0490	MOTORKING PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0500	RAMESH REDDY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0520	CERRI MIAMI GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0530	SERGEY VALERIYEVICH SHABLAKOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0540	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0550	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0560	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0570	FUNDA TEKDUMAZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0580	VITMAR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0590	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0600	PAVEL KOROBKIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0610	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0620	PM 3600 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0630	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0640	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0650	PABLO M COLELLA COLELLA SIMOZA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0660	NELORE PARAMOUNT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0690	MIAMI DOWNTOWN REAL ESTATE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-0700	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0710	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0720	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0730	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0740	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0750	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0760	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0770		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0780	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0790	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0800	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0810	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0820	PWC1901 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0830	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0840	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0850	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0860	AYSE GULAY TIRIS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0870	DEBORA RICCO BERTONI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0880	GREEN77 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0890	ASK FLORIDA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0910	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0920	INVESTMENTS AND BUSINESS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0940	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0950	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-0960	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0970	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0980	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-0990	PARAMOUNT RSC LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1000	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1010	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1020	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1030	SEVEN STARR REALTY I LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1040	ASHLES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1050	VERONIKA DREMLIUGA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1060	FLORIDA INVESTMENTS AND	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1070	TOWER 2 LLC	\$3,699.43	\$156.52	\$4,155.55	\$8,011.50
01-3137-039-1080	WINICILE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1090	PARAMOUNT MWC 4601 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1100	MICHAEL GALLINAR TRS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1110	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1120	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1130	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1140	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1150	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1160	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1170	J MAIA DOWNTOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1180	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1190	R MAIA DOWNTOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1200	GULUM OZER	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1210	ANNA SCHELKUNOVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1220	PMW 1402 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1230	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1240	NATALIYA MYKHAYLOVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1250	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1260	SHERI LYNN BELTRAN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1270	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1280	PRJB MIAMI 02 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1290	OPTINA GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1300		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1310	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1320	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1330	REACHYOT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1340	EMRA 8894 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1350	SERGEY VALERIYEVICH SHABLAKOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1370		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1380	SERGEY VALERIYEVICH SHABLAKOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1390	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1400	PARAMOUNT 3202 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1410		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1420	LIONS INTERNATIONAL PROTECTION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1460	RUMIYA KALIEVA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1480	CGA PROPERTY INTERNATIONAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1490	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1500	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-1520	VASK LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1530	RAYMOND BROWN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1540	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1550	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1560	CTG PARAMOUNT 4902 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1570	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1580	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1590	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1600	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1610	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1620	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1630	CADA CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1640	HADRIAN CYRIL WOEL	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1650	AURELIEN BAYARD CHEDJOU FONGA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1660	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1670	RAFI LANKRI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1680	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1690	PEDRO TRONILO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1700	DIESEL VALJUA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1710	WAI TSUN HUI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1720	FIRENZE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1730	JAMES LEACH	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1740	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1750	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1760	RE GLOBAL INVEST LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1770	RE GLOBAL INVEST LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1780	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1790	M2B VENTURES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1800	ADRIGIO LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1810	CHI MING LAM	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1820	SONG LIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1830	DHIRENDA K DHIR	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1840	PARAMOUNT 3103 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1850	ERDEM USA CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-1860	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1870	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1880	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1890	EDGARDO AGUILERA GARIBAY	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1910		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1920	SAF REAL ESTATE INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1940	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1950	MINAS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1960	900 TRADING LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1970	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1980	MACMOR INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-1990	PARAMOUNT MWC 4603 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2000	WY USA ENTERPRISE INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2010	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2020		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2030		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-2040	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2050	R & O GROUP USA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2060	GP AND IG INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2070	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2080	ORSON ESTATE CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2090	MELDA DURGUNOGLU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2100	MING SAU HAU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2110	VERSEAU LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2120	ENRIQUE CASAGRANDE	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2130	ORZARA INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2140	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2150	FAST LAP THREE CORPORATION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2170	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2180	PARAM MIA 2304 CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2190	CLEARBLEU PROP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2200	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2220	DORIS NG	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2230	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2240	ANTONIO M ROCA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2250	DARCY ANTONIO GERAGE JUNIOR	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2260	DERWIN FINANCE LTD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2270	THE BOX IS BLISS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2280	FRODDO INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2290	LIVING 28 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2300	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2310	PCH GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2320	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2330	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2340	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2350	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2360	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2370	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2380	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2390	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2400	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2410	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2420	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2460	IGOR SHMAYLOV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2470	PARAMOUNT 1005 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2480	ERVO INTERNATIONAL INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2490	MIAMI W C INVEST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2500	PATRICK W LYNCH	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2510	ANTARTICA 80 80 CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2520	PARAMOUNT NUNES CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2530	PARAMOUNT MWC 1705 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2540	9420 W FLAGLER ST 110 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2550	PARAMOUNT 1905 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2560	IGOR TIMOFEEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2570	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2580	PRAGA INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2590	AREVALO FERMIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2600	FLORIDA PB INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2610	FLORIDA INVESTMENTS 334 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2620	AJWCS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2630	CONNOLLY AND BARRETO INVESTME	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2640	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2650		\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2660	LYCAM PROPERTIES LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2670	GEHP MIAMI LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2680	INVESTMENTS CAPRI LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2690	PAR 3305 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2700	ORG BRICKELL SECOND LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2710	ORG BRICKELL THIRD LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2720	STUBAITAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2730	YAFAR CO LTD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2740	4401 HOLDINGS INC	\$3,237.00	\$136.96	\$3,636.11	\$7,010.07
01-3137-039-2750	KATIA DE NATALI MASSOCO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-2760	STUBAITAL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2770	FETANYE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2780	DOWNMILL LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2790	PARAMOUNTMIAMI4305 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2800	VLADIMIR BUDAEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2810	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2820	PARAMOUNT MWC 4605 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2830	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2840	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2850	NATHAN BERDOWSKY	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2860	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2870	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2880	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2890	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2900	AVELLINO PROPERTIES INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2910	DHARMARENTA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2920	VIRGINIA DEL CARMEN BATISTA	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2930	COSELCO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2940	EFATA GROUP 1 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2950	FEIRUZ B BACHIR HADWEH HERMOSII	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2960	PMUM 1 INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2970	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2980	PASELLO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-2990	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3000	MATMAR GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3010	TIMM GROUP INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3020	TRONCOSO LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3030	SARDEGNA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3040	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3050	PARAMOUNT 2706 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3060	WORLD 21 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3070	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3080	BELLAGIO PARTNERS OF	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3090	PARAMOUNT 5780 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3100	FLORIDA REAL INVESTMENTS TR LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3110	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3120	GREGORY CIAURI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3130	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3140	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3150	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3160	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3170	MERAL PLOSCH TRS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3180	CARDHU INVEST CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3190	PARAMOUNT MWC 4106 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3200	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3210	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3220	ISA YAMADAEV	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3230	HORIA BOGDAN GHERGHEL	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3240	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3250	MARIA GABRIELA RAMIREZ ORTIZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3260	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3270	AVF INVESTMENTS GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3280	MICHAEL JAMES AGGANIS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3290	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3300	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3320	FLOWER OF SCOTLAND LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3330	MARIO SEBASTIAN VIERA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3340	HUGO LEONARDO DAVILA PONCE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3350	PARAMOUNT FRANCO CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3360	DORIS NG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3370	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3380	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3390	MODERN WORLD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3400	PARAMOUNT MIAMI NO 2107 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3410	TOSCANO 1004 S LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3420	JUAN MIGUEL GUARESCHI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3430	FAST LAP TWO CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3440	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3450	NINE 2112 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3460	GMG HOLDING LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3470	PARAMOUNT 2807 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3480	PARAMOUNT2709 INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3490	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3500	GUALBERTO FANEITE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3510	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3520	SAVIO TUNG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3530	ANA MERCEDES CARBALLO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3540	FREDICK FREEDMAN TRS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3550	YUAN HONG HUANG	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3560	NATHACHA OXFORD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3580	SERGIO ESPINOSA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3590	TIMO PROPERTIES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3600	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3610	TAYMURAZ AGARIZAEV	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3620	AJWCS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3630	JANIO RANIER BERMUDEZ PORTILLO	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3640	LOS SILO INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3650	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-3660	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-3670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3690	GEMA SL CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3700	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3710	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3720	CAZU INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3730	HYONE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3740	FEIRUZ HADWEH	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3750	PARAMOUNT 1808 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3760	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3770	EXUR GROUP RE CORP	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3780	CHALTEN GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3790	IENG CHAN NG	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3800	CV REAL INVEST 1 INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3810	MIAMI PARAMOUNT INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3820	PARADA INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3830	VALENTIM PARAMOUNT 2608 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3840	THE GRANDLAND HOLDING INC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3850	RCHC MIAMI INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3860	PDT INVESTMENT 2908 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3870	FAMILY JUMA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3880	PARAMOUNT 3108 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3890	RICCO INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3900	PARAMOUNT MWC 3308 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3910	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3920	DD INVESTMENTS PARAMOUNT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3930	TEHIA INVESTMENT LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3940	DAVOR INVESTMENTS LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3950	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3960	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3970	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3980	STEVEN JAMES DEMETRIOU	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-3990	ELIYAHU HALALI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4000	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4010	LEANDRO DE CARVALHO PINTO	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4020	YENY LILIBETH CARIAS RODRIGUEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4030	PARAMOUNT MIAMI NUMBER	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4040	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4050	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4060	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4070	OV PROPERTIES FL INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4080	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4090	MARINO JURIC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4100	JIM TAUBENFELD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4110	LK MIAMI LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4120	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4130	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4140	HOK YING WU	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4150	SAMARA INTERNATIONAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4160	PLAYAMAR 4 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4170	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4180	SUN VIEW APART LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4190	SAMARA INTERNATIONAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4200	FLAVIO NICOLAY GUIMARAES	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4210	PRIVE WATER RESIDENCES 7 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4220	HANS BRULAND	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4230	JEAN CLAUDE MAILLARD	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4240	LUC MAZZINI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4250	TAYFUR HAVUTCU	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4260	FRAD HOLDINGS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4270	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4280	SENL CILEK	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4290	PROMETEUS DEVELOPMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4300	TEZOL MS CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4310	ORG BRICKELL SECOND LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4320	ORG BRICKELL THIRD LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4330	EQUITY TRUST COMPANY CUSTODIAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4340	KCMUTLU LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4350	MIAMI PARAMOUNT INTERNATIONAL L	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4360	STARSTRUCK USA INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4370	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4380	FIRHAN CHOUDHARY	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4390	MBP001 INVESTMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4400	RYAN SINGH	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4405	MELOCATION LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4410	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4420	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4430	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4440	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4450	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4460	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4470	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4480	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4490	CERRI BOCA GROUP LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4500	INES FLAX TRS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4510	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4520	BEHZAD M NAMIN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4530	SEND IN THE CLOWN LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4540	MODERN WORLD	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4550	MARIO ALBERTO VEGA SANCHEZ	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-4560	PRMMIA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4570	ZHU XUANCHU LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4580	ALI AVCI	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4590	ORG BRICKELL FIRST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4600	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4610	ORG BRICKELL FIRST LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4620	PARAMOUNT 3010 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4630	MINXUAN DUAN	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4640	LAMAX LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4650	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4660	KASSA CORPORATION	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4670	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4680	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4690	VESTA ALPHA LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4700	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4710	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4720	PLC 7705 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4730	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4740	SILOTE LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4750	HULYA ALEMDAR	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4760	MOACYR TIMAS	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4770	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4780	TOWER 2 LLC	\$1,387.29	\$58.70	\$1,558.33	\$3,004.32
01-3137-039-4790	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4800	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4810	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4820	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4830	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4840	JARADD HIGGINS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4850	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4860	BLACZKO LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4870	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4880	STEINAR ZINKE	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4890	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4900	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4910	XUEFANG LIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4920	CLASS REAL ESTATE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4930	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4940	LION PARTICIPATION LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4950	CANOR LIMITED PARTNERSHIP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4960	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4970	RISHAV GUPTA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4980	CAPRICORP LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-4990	AIDA ALOIAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5000	NINE 2112 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5010	OLEG KUZICHKIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5020	IAV PARAMOUNT INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5030	JMV GENERAL INVESTMENTS INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5040	ROBYN BERMAN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5050	XINGU PROPERTIES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5060	SFDD INVESTMENT CORPORATION	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5070	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5080	BABER YOUNAS	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5090	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5100	LA ARAGANA INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5110	STARSTRUCK USA INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5120	GEOFFREY LAWRENCE WELLEN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5130	FARMINGTON 4311 INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5140	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5150	LEE SCHOR	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5160	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5170	4811 MIAMI PENTHOUSE CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5180	PARAMOUNT 4911 INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5190	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5200	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5210	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5220	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5230	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5240	PERNILLE DUPONT JENSEN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5250	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5260	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5270	EDASI VENTURE CAPITAL CORP	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5280	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5290	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5300	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5310	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5320	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5330	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5340	PWC1912 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5350	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5360	EBM INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5370	RAMZY ALSAIDI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5380	RALPH GOPAUL	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5390	YOUNGHEE KIM WAIT	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5400	PLUMDEN LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5410	JUAN CARLOS PAZ	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5420	INTERTOWN II LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5430	ELLIOT MECHANIC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5440	ALEJANDRO ITKIN	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5450	VIXI INVESTMENT LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2023**

Folio Number	Owner	FY 2023 DS Assessment	FY 2023 O&M		FY 2023 Total
			Assessment - Professional & Administration	Assessment - Field Operations	
01-3137-039-5460		\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5470	SKY VICTORY GLOBAL LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5480	DINESH N ISRANI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5490	ASHOK S LALWANI	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5500	KISLER HOLDINGS INC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5510	KIRPALANI VENTURES LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5520	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5530	SINAN ATIK	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5540	ASK FLORIDA LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5550	FIRST AVENUE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5560	YELLOW SUNSHINE LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5570	MALAIKA INVESTMENTS LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5580	CERAME LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5590	4412 PARAMOUNT MIAMI LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5600	EDGAR FABIAN MORALES HIGUERA	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5610	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5620	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5630	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5640	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5650	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5660	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5670	TOWER 2 LLC	\$1,849.72	\$78.26	\$2,077.78	\$4,005.76
01-3137-039-5680	TOWER 2 LLC	\$1,239.31	\$52.44	\$1,392.11	\$2,683.86
01-3137-039-5690	MWC CD WEST RETAIL LLC	\$59,634.86	\$2,523.15	\$66,987.47	\$129,145.48
01-3137-039-5700	TOWER 2 LLC	\$1,063.59	\$45.00	\$1,194.72	\$2,303.31
Total		\$5,230,999.03	\$221,324.39	\$2,893,739.17	\$8,346,062.59
		\$4,917,139.09	\$208,044.93	\$2,720,114.82	\$7,845,298.83

Note: Please note that parcel numbers and ERU/Permit allocations are based on FY 2022 Budget and will be updated based on information received from the Miami-Dade County and the Developer in June, July and August of 2022

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4A

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

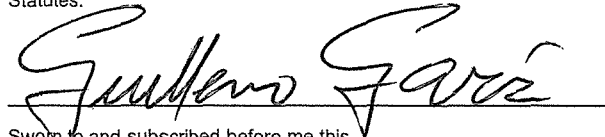
MIAMI WORLD CENTER COMMUNITY DEVELOPMENT
DISTRICT - PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2022/2023 BUDGET - SEPT. 13, 2022

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

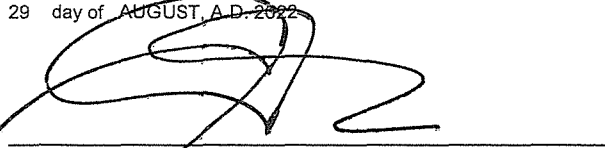
08/22/2022 08/29/2022

SEE ATTACHED

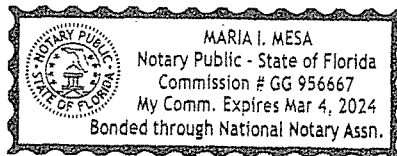
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
29 day of AUGUST, A.D. 2022



(SEAL)
GUILLERMO GARCIA personally known to me



**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE
IMPOSITION OF OPERATIONS AND MAINTENANCE
SPECIAL ASSESSMENTS, ADOPTION OF AN
ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors ("Board") of the Miami World Center Community Development District ("District") will hold two (2) public hearings and a regular meeting:

DATE: September 13, 2022
 TIME: 11:00 AM
 LOCATION: Caoba Sales Center
 698 NE 1st Avenue, G188
 Miami, Florida 33132

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt the budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes special assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

O&M Professional & Administration Assessments

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit Professional & Administration Assessment (including collection costs / early payment discounts)
Retail	357,087	0.0010	\$0.04
Commercial/Office	2,300	0.0005	\$0.02
Hotel	351	1.0000	\$38.88
Condo Large	268	2.0000	\$77.77
Condo Small	301	1.5000	\$58.33
Condo	0	1.6500	\$64.16
Apartment	3,627	1.0000	\$38.88
Garage	2,026	0.18174	\$7.07

2/4

Miami World Center Community Development District

O&M Field Operations Assessments

Land Use	Total # of Units	ERU Factor	Proposed Annual per Unit Field Operations Assessment (including collection costs / early payment discounts)
Retail	294,478	0.0010	\$0.73
Commercial/Office	2,300	0.0005	\$0.36
Hotel	351	1.0000	\$727.65
Condo Large	268	2.0000	\$1,455.30
Condo Small	301	1.5000	\$1,091.47
Condo	0	1.6500	\$1,200.62
Apartment	878	1.0000	\$727.65
Garage	2,026	0.18174	\$132.24

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hour or on the District's website at <https://www.miamiworldcentercdd.net/>. All interested persons may ascertain the description of each property assessed and the amount to be assessed to each piece or parcel of property at the District Office. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least forty-eight (48) hours prior to the hearings and 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; 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.

WHEREAS, the Miami World Center Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami ("**City**"), Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, adopting certain resolutions and entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll attached to this Resolution as **Exhibit “B (“Assessment Roll”),**” and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby determined to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Operations and Maintenance Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the

assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than March 1, 2023 and 25% due no later than June 1, 2023. The previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt Service Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 100% of the amount payable on the bonds due on May 1, 2023 shall due to the District no later than April 1, 2023 and 100% of the amount payable on the bonds due on November 1, 2023 shall be due to the District no later than September 30, 2023. In the event that either assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The balance of said assessments, which includes the Direct Collect Property are to be direct collected pursuant to Chapter 170 and 190, Florida Statutes.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates,

for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. TRANSMITTAL. The District Manager of the District is hereby directed to transmit a copy of this Resolution to the proper public and governmental officials, so that its purpose and effect may be carried out in accordance with applicable law.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of September, 2022.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5A

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, 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, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF RULE DEVELOPMENT


in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

08/11/2022

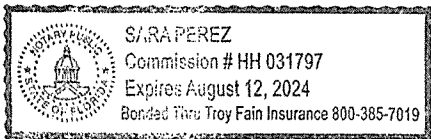
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes



Sworn to and subscribed before me this 11 day of AUGUST, A.D. 2022



(SEAL)
MARIA MESA personally known to me



MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RULE DEVELOPMENT

In accordance with Chapters 190 and 120, Florida Statutes, the Miami World Center Community Development District (the "District") hereby gives notice of its intention to adopt its proposed Rules for Parking on District Property (the "Rules") relating to prohibition of parking and parking enforcement and towing on District property and identification of vehicle drop-off and valet services areas on District property.

The purpose and effect of the proposed Rules is to provide for the proper and efficient operation of District property and to maintain compliance with applicable law. Specific legal authority for the proposed Rules and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 120.69, 190.011, 190.012, and 715.07 Florida Statutes.

A copy of the proposed Rules may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone number 877-276-0889.

A public hearing on the adoption of the proposed Parking Rules will be conducted by the District Board of Supervisors on September 13, 2022 at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132. The public hearing may be continued to a date, time and location approved by the Board of Supervisors on the record without additional publication of notice.

Daniel Rom
District Manager
8/11

22-64/0000613455M

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF RULEMAKING FOR RULES FOR PARKING ON DISTRICT PROPERTY

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

08/12/2022

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

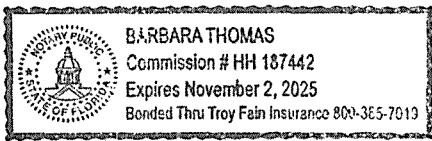
Guillermo Garcia

Sworn to and subscribed before me this 12 day of AUGUST, A.D. 2022

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING FOR RULES FOR PARKING ON DISTRICT PROPERTY**

A public hearing will be conducted by the Board of Supervisors of the Miami World Center Community Development District (the "District") on September 13, 2022 at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132.

The public hearing will provide an opportunity for the public to address the proposed Rules for Parking on District Property (the "Rules") including the prohibition of parking on District streets and rights-of way, identifying permissive vehicle drop-off and valet service areas, enforcement of the Rules, responsibility for damages, towing and identification of towing administrator. The purpose and effect of the Rules is to provide for efficient and effective District operations and management of District roadways and rights-of-way.

The proposed Rules may be amended at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Rules are established pursuant to the provisions of Chapters 190 and 120, Florida Statutes. Specific legal authority for the Rules includes Sections 190.011, 190.012, 120.54 and 120.81, Florida Statutes.

Any person who wishes to provide the District with information regarding a statement of estimated regulatory costs or to provide a proposal for a lower cost regulator alternative as provided by Section 120.54, Florida Statutes, must do so in writing within twenty-one days after publication of this notice to Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure a verbatim record of the proceedings is made which includes testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the hearing because of a disability or physical impairment should contact the District Manager at the address and telephone number provided below. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Manager at least two days prior to the date of the hearing. A copy of the proposed Rules may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, telephone number 877-276-0889.

Daniel Rom
District Manager
8/12

22-51/0000613560M

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

5B

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A DISTRICT RULE PERTAINING TO PARKING, PARKING ENFORCEMENT AND TOWING; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Miami World Center Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”) and Section 1.01(A)(21) of the Miami-Dade Home Rule Charter; and

WHEREAS, the District is authorized by Section 190.011(5) to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the District has determined that it is necessary and in the best interests of the residents and visitors of the District to adopt rules pertaining to parking, parking enforcement and towing of vehicles parked in contravention to such adopted rules.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals are true and correct and are hereby ratified and confirmed by the Board of Supervisors of the District.

SECTION 2. The Miami World Center Community Development District Parking Rules attached hereto as **Exhibit A** are hereby adopted.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. That this Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE
MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT THIS
13TH DAY OF SEPTEMBER, 2022.**

ATTEST:

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chairman

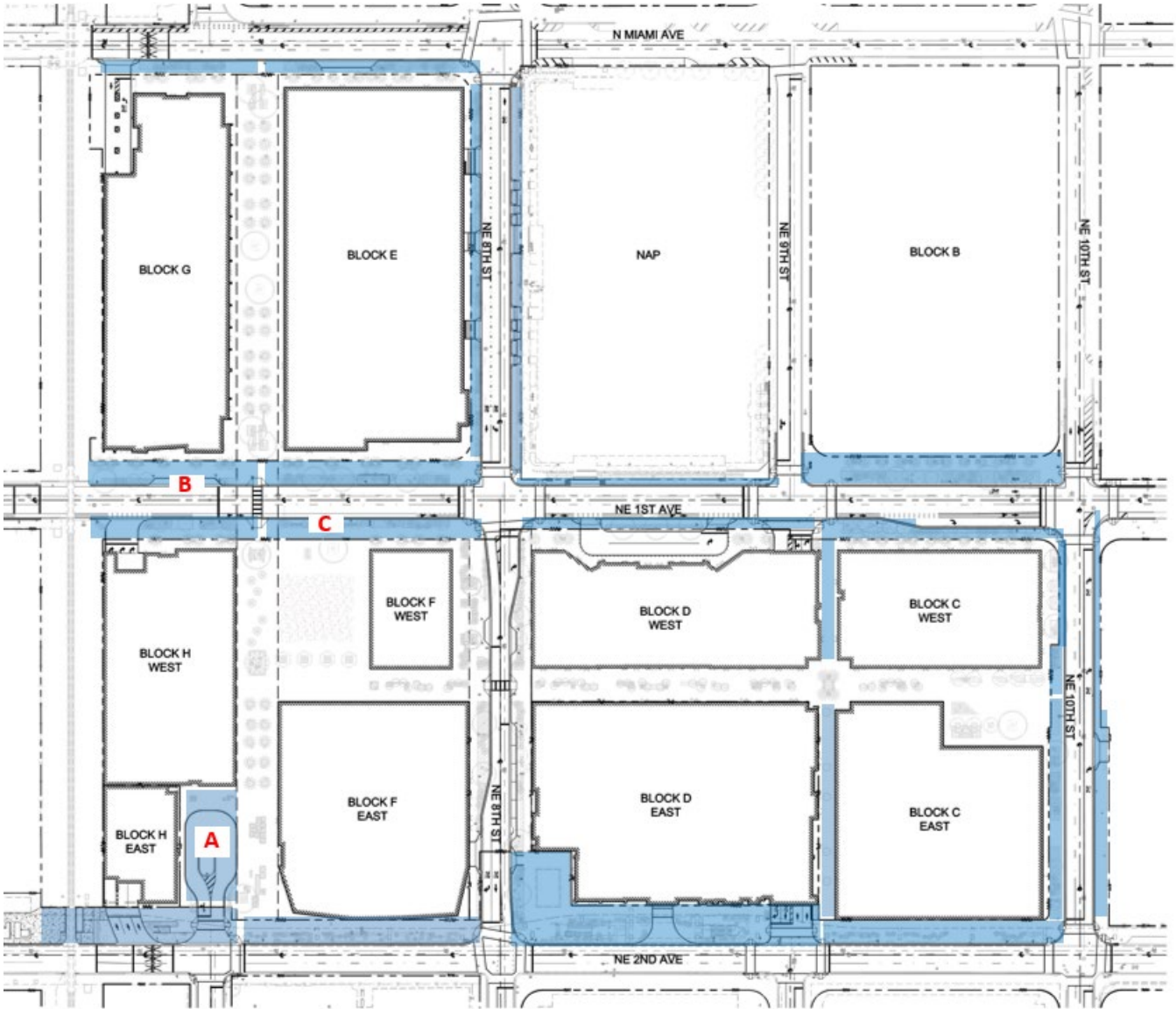
Exhibit A
Parking Rules

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
PARKING RULES

Adopted _____, 2022

- 1.1** Any vehicle parked in violation of the Miami World Center Community Development District (the “District”) Rules for Parking on District Property (“Parking Rules”) as set forth herein may be towed at the vehicle owner’s expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. “No Parking” signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2** Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property, as set forth in the attached map.
- 1.3** The drop-off areas, as shown on the attached map labeled “A” “B” and “C”, shall be used for drop-off and valet services only. No parking or deliveries are permitted.
- 1.4** Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District’s right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.5** Marked law enforcement, emergency vehicles, and other County and City vehicles performing their respective official functions are exempt from the Parking Rules prohibiting on-street parking.
- 1.6** The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.7** Anyone operating a motor vehicle upon District road rights-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8** If District property is damaged or in need of repair as a result of violation of these rules, District will provide an invoice to the property owner who is in violation for the costs of repair or replacement and all administrative and legal costs.
- 1.9** Jones Lang LaSalle Americas, Inc. as the Operations Manager for Miami World Center Community Development District, will act as the on-site towing administrator.

Miami World Center Community Development
Parking Rules Enforcement Areas



Miami World Center Community Development District Parking Rules are enforced within the areas indicated in **blue**.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

6

AGREEMENT FOR TOWING SERVICES

THIS IS AN AGREEMENT FOR TOWING SERVICES, dated this ____ day of _____, 2022 by and between:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Homestead, Miami-Dade County, Florida, and with offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”),

and

KING’S WRECKER SERVICE, INC., a Florida corporation, with its principal mailing address at 1529 NW 37 Street, Miami, Florida 33142 (“Contractor”).

WITNESSETH:

WHEREAS, pursuant to its authority under Chapter 190, Florida Statutes, and other provisions of applicable law, the District has adopted rules prohibiting the parking of vehicles on District streets, roadways, rights-of-way and other District property (“Rules”), a copy of which Rules are attached hereto and incorporated herein by reference as **Exhibit “A”**; and

WHEREAS, in accordance with Florida law and the applicable ordinances of Miami-Dade County, the District desires to engage the services of a company to provide towing and removal of vehicles parked on District property in violation of the Rules.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed herein between the parties hereto as follows:

ARTICLE 1. RECITALS. Each recital set forth above is true and correct and herein incorporated by this reference.

ARTICLE 2. SCOPE OF WORK

2.1 Towing and Removal. Contractor shall furnish towing and removal services (“Services”) for the removal of vehicles within the District pursuant to the Rules and in accordance with all requirements of Chapter 30, Article III, Sections 30-461 et seq. of the Miami-Dade County, Florida, Code of Ordinances (collectively, the “Miami-Dade Code”) and Section 715.07, Florida Statutes. Such Services shall be made available to District on a seven (7) day a week, twenty-four (24) hour basis. Contractor shall respond to the request of District’s duly authorized agent and representative acting on behalf of the District (“District Representative”) to provide towing services and shall arrive at the scene with the appropriate equipment within forty-five (45) minutes of the request. Each Authorized Agent is authorized to contact the Tow Company to request the performance of towing and removal services. Authorized Agents are specifically identified in **Exhibit “B”** attached

hereto and made a part hereof. Upon written notice from the District to the Tow Company, **Exhibit “B”** may be modified or supplemented by the District from time to time.

2.2 Supplies and Labor. Contractor shall furnish all of the materials, tools, supplies, and labor necessary to perform the Services described in this Agreement. Contractor has inspected the roads, rights-of-way, and property of the District where the Services are to be performed and has satisfied itself from personal knowledge and experience or professional advice as to the character, condition, location of the site and any other conditions surrounding and affecting the Services to be performed under this Agreement.

2.3 Expertise. Contractor hereby represents to District, with full knowledge that District is relying upon these representations when entering into this Agreement with Contractor, that it has the professional expertise, experience and manpower to perform the Services to be provided pursuant to the terms of this Agreement.

2.4 Equipment and Operation. Each vehicle utilized by Contractor shall be in compliance with all requirements of the Miami-Dade Code in performance of the Services required under this Agreement, including, but not limited to, vehicle standards, display of decals and towing safety standards. Each vehicle utilized by Contractor in performing the Services under this Agreement shall be specifically designed, constructed and equipped for the towing of vehicle, and shall at all times be properly maintained in a mechanically safe condition. Contractor agrees to have no markings on vehicles, buildings or correspondence that indicates or tends to indicate any official relationship between Contractor and the District. Contractor shall ensure that each driver operates the equipment in a safe and proper manner in accordance with operating manuals and Florida Statutes. Upon receipt of a complaint from the District on a driver’s unsafe, unlawful or improper operation, documented corrective action shall be taken by Contractor.

2.5. Storage and Retrieval of Vehicles. The storage facility to where vehicles towed pursuant to this Agreement are removed shall be located no more than ten (10) miles from the boundaries of the District. Vehicles shall be stored in enclosed areas under “lock and key”. Contractor shall protect all stored vehicles and personal property contained therein from theft and damage. Contractor shall comply with all requirements of the Miami-Dade Code relating to storage of vehicles and maintenance of manifests and trip records. Contractor shall comply with all standards and requirements of the Miami-Dade Code relating to recovery and retrieval of towed vehicles, rates and charges, methods and conditions of payment, and posting of notices and information either at the site of the tow or at Contractor’s place of business and storage facility.

2.6 Licensing. Contractor and all of its personnel shall maintain at all times during the term of this Agreement all state and local licensing as required by law to provide the Services to District as a duly authorized and licensed Operator as required pursuant to the Miami-Dade Code. Contractor shall also be licensed to do business in Miami-Dade County. Proof of such licenses shall be submitted to the District Manager for verification prior to the effective date of this Agreement and when requested by the District Manager during the term of this Agreement.

2.7 Performance. Contractor assumes professional and technical responsibility for performance of the Services to be provided hereunder in accordance with recognized industry standards within Miami-Dade County, Florida.

2.8 Complaints. Contractor hereby agrees that any complaints received by District concerning the performance of Contractor's duties under this Agreement and otherwise shall be referred to the District Manager of the District. The failure of Contractor to follow any subsequent reasonable instruction of the District Manager regarding any complaint will be considered a material breach of this Agreement and shall be cause for termination thereof.

ARTICLE 3. TERM; NON-EXCLUSIVE AGREEMENT

3.1 This Agreement shall take effect as of the date the Agreement has been executed by both parties and shall have a term of one (1) year from that date. This Agreement may be renewed for additional one (1) year terms at the discretion of the District.

3.2 The parties agree that this is a non-exclusive contract and that the District is free to contract with other tow companies to perform any or all of the Services referenced herein at any time.

3.3 The District may terminate this Agreement for convenience at anytime and at its discretion upon providing at least five (5) days written notice of its intent to terminate to Contractor. Contractor may terminate this Agreement for convenience and at its discretion upon providing the District with at least thirty (30) days notice of its intent to terminate.

ARTICLE 4. COMPENSATION AND METHOD OF PAYMENT

4.1 The parties agree that Contractor is not entitled to and will not be paid any compensation by the District for the provision of Services under this Agreement, as the intent of this Agreement is to secure a relationship with a tow company to assist the District with respect to the enforcement of Rules pertaining to parking on District roads, rights-of-way and property.

4.2 The rates charged by Contractor to customers shall include costs of all labor, tools, materials, and equipment and shall be reasonably consistent with the towing industry rate standards in Miami-Dade County for the recovery and towing of vehicles from public property and storage thereof. Contractor agrees to comply with all requirements of the Miami-Dade Code including, but not limited to, the schedule of rates charged, notices, method of acceptance of payment and contest of charges.

4.3 Prior to initiating Services under this Agreement, Contractor shall furnish the District with a copy of its current rate schedule and shall thereafter provide notice to the District of any changes to such rate schedule. Such notice shall be provided to the District within three (3) days of the effective date of the rate schedule change. Contractor shall prominently post in a conspicuous location at its storage facilities a copy of the current rate schedule. Contractor shall not charge customers for any service that exceeds such posted or listed amount, nor shall Contractor perform any service that is not delineated on such posted or listed rate schedule without giving the customer a written estimate of the amount that will be due and payable upon completion of the unposted or unlisted service.

ARTICLE 5. PROTECTION OF PROPERTY

5.1 At all times during the performance of this Agreement, Contractor shall protect the District's property interests and those private and public properties throughout the District in connection with the performance of Services. Contractor shall make redress for any such damage, injury or loss.

ARTICLE 6. INDEMNIFICATION; RESPONSIBILITIES

6.1 Contractor agrees to indemnify and hold harmless the District, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees, sustained by the District or any third party arising out of, or by reason of, or relating to this Agreement or resulting from Contractor's negligent acts, errors, or omissions or willful or intentional acts.

6.2 The District shall not be responsible or liable in any manner whatsoever for either the collection or payment of any charges for services rendered, including towing and storage of vehicles.

6.3 The District shall not be responsible for any loss or damage to vehicles towed pursuant to this Agreement, to any personal property contained therein, or to any vehicle accessories, regardless of the cause of such damage or loss. Contractor shall hold the District harmless as to any claims, suits or actions alleging such loss or damage.

ARTICLE 7. INSURANCE

7.1 During the term of this Agreement, Contractor shall have in effect insurance with those limits specified in this Article. Copies of said insurance policy or certificate of insurance must be furnished to District Manager immediately after approval of this Agreement by the District Board of Supervisors and prior to the effective date of this Agreement. The District may request proof of insurance or the name and phone number of insurer at any time during the term of the Agreement, and Contractor shall respond with said proof of insurance within five (5) days of the request. Failure to provide the proof of insurance required in this section or the name and phone number of insurer as requested shall constitute grounds for termination of this Agreement by the District.

7.2 Contractor, at its own cost and expense, shall keep in force at all times, and shall maintain the following during the terms of this Agreement. In no case shall Contractor provide insurance types, limits and conditions below the minimum required by the Code of Miami-Dade County:

7.2.1 Comprehensive General Liability Insurance with minimum limits of coverage of One Million (\$1,000,000.00) Dollars per occurrence and One Million (\$1,000,000) Dollars aggregate covering the District and operations, including coverage for Products and completed Operations, Contractual Liability, Independent Contractors, Broad Form Property Damage, Personal injury, with all Care, Custody and Control exclusions deleted, covering all claims for bodily injury, including death, property damage, and personal injury, including claims for false arrest, detention or imprisonment, malicious

prosecution, libel, slander, defamation, wrongful entry or eviction, or other invasion of right of private occupancy.

7.2.2 Comprehensive Automobile Liability Insurance covering all owned, non-owned and hired vehicles, including the loading and unloading thereof in the minimum amount of One Million (\$1,000,000.00) Dollars.

7.2.3 Workers' Compensation Insurance as required by Florida Statutes.

7.3 Contractor shall provide the District with Certificate(s) of Insurance on all policies of insurance and renewals thereof in a form acceptable to the District. Each policy shall provide that District is an additional named insured, and that the District shall be notified by the insurer in writing of any cancellation at least thirty (30) days prior to the effective date of cancellation.

ARTICLE 8. MISCELLANEOUS

8.1 Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out its activities and responsibilities hereunder. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the Services. This Agreement shall not be construed as creating any joint employment relationship between Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8.2 Compliance with Laws. Contractor shall comply with all federal, state, and local laws, ordinances, rules and regulations of any governmental agency having jurisdiction in the premises, including but not limited to, licensing and minimum safety requirements and those laws, ordinances, rules and regulations governing the recovery, towing, and storage of vehicles.

8.3 Ethics and Conduct. Contractor hereby agrees to conduct operations under this Agreement in a courteous, orderly, ethical and businesslike manner. As it is recognized by both parties that this Agreement is sensitive in nature and requires Contractor and its personnel and employees to work with the public on a daily basis, Contractor is required to extend common courtesies in a manner reflective of the proper representation of the District as a governmental entity.

8.4 Interpretation of Agreement. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against Contractor.

8.5 Ambiguities. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

8.6 Governing Law and Venue. This Agreement shall be governed by the laws of the State of Florida with venue for purposes of any litigation arising out of this Agreement lying in Miami-Dade County, Florida.

8.7 Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

8.8 Attorney's Fees. In connection with any litigation including appellate proceedings arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs.

8.9 Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

8.10 Waiver. It is understood and agreed that the approval, or acceptance of any part of the Services hereunder by the District as in compliance with terms of this Agreement, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement. Failure of the District to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

8.11 Assignment. This Agreement shall not be assigned by either party without the express written consent of the other party.

8.12 Notices. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, or hand-delivery, addressed to the party for whom it is intended and the remaining party, at the places last specified, and that places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, Regulated and the District designate the following as the respective places for giving of notice:

DISTRICT: **Miami World Center Community Development District**
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

Contractor: **King's Wrecker Service, Inc.**
1529 NW 37 Street
Miami, FL 33142
Attention: President

8.13 Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of Contractor, Contractor shall provide such records

to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
TELEPHONE: (561) 571-0010
EMAIL: cerbonec@whhassociates.com**

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

_____ day of _____, 2022
Expires: _____

**KING’S WRECKER SERVICE, INC.
a Florida Corporation**

Witnesses:

Print Name

By: _____
Print: _____
Title: _____

Print Name

_____ day of _____, 2022

(CORPORATE SEAL)

EXHIBIT "A"

District Rules

EXHIBIT "B"

Authorized Agents

1. Stacy Diamond, Operations Manager of Miami World Center Community Development District, Jones Lang LaSalle Americas, Inc.
2. Michel Ibarzabal, Operations Manager of Miami World Center Community Development District, Jones Lang LaSalle Americas, Inc.
3. Wayne Beckelheimer, Security Account Manager of Miami World Center Community Development District, Allied Universal Security

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
SECOND AMENDMENT TO PROPERTY MANAGEMENT SERVICES AGREEMENT

THIS SECOND AMENDMENT TO PROPERTY MANAGEMENT AGREEMENT (“Second Amendment”) is made and entered into this ____ day of _____, 2022 (the “Effective Date”), by and between:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Miami, Miami-Dade County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”); and

JONES LANG LASALLE AMERICAS, INC., a foreign corporation registered in the State of Florida, with its principal address at 200 East Randolph Drive, Chicago, Illinois 60601 (the “Manager”).

RECITALS

WHEREAS, the District and the Manager entered into a Property Management Services Agreement, dated May 19, 2020, amended by a First Amendment to Property Services Management Agreement, dated October 1, 2021 (collectively the “Agreement”); and

WHEREAS, the District has a need for property management services to provide for the operation and management of the District-owned property and property that the District has the legal responsibility to maintain; and

WHEREAS, the District has enacted parking and towing rules and is in need for a towing administrator in accordance with the adopted rules and Manager has agreed to be the towing administrator; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Manager agree as follows:

Section 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

Section 2. That “**Section 2. Engagement of Services.**” of the Agreement is hereby amended to include towing administrator services.

Section 3. This Second Amendment shall take effect on _____.

Section 4. In all other respects, the Agreement between the parties is hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary

By: _____
Chairperson/Vice-Chairperson

Date: _____, 2022

**JONES LANG LASALLE AMERICAS, INC., a
foreign corporation registered to do business
in the state of Florida**

WITNESSES:

Print Name

By: _____
Print Name: _____
Title: _____

Date: _____, 2022

Print Name

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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Plant Professionals, Inc.
145 SW 3rd Avenue
Homestead, FL 33030 US
+1 3052590503
info@plantprofessionals.com
www.plantprofessionals.com

Estimate

ADDRESS

Miami World Center Community
Development District
Miami World Center
Miami, FL 33132

ESTIMATE # 7598

DATE 07/08/2022

SALESPERSON/DESIGNER

Tyler Rutter

QTY ACTIVITY

- Holiday Lighting
Price Includes: Labor, Installation and Take Down
- 1 CDD Operations Area
 - 1 Burst color to be warm white
CDD Area One - NE 10th Street between 1st and 2nd Avenue -
 - 10 LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 10 Sabal palms. From ground to bottom of boots on trunk, spacing between wraps to be 4" or less with a burst of warm white lights at the top
 - 1 CDD Area Three - Pedestrian Walkway Between 1st and 2nd Avenue
 - 5 LED Lights Warm White Green Wire Co-Axial spiral wrapped on 5 Ribbon palms, from ground to top of brown trunk, spacing between wraps to be 4" or less with a burst of warm white lights at the top
 - 1 CDD Area Five - NE 1st Avenue between 6th and 8th Street
 - 6 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 6 Medjool palms. From ground to bottom of nut, spacing between wraps to be 4" or less with a burst of warm white lights at the top
 - 2 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 2 Date palms. From ground to bottom of nut, spacing between wraps to be 4" or less with a burst of warm white lights at the top
 - 15 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 15 Sabal palms. From ground to bottom of the boot, spacing between wraps to be 4" or less with a burst of warm white lights at the top
 - 7 West and East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 7 Oak trees. Lights will be installed on trunk and selectively on main limbs, spacing between wraps to be 4".
 - 10 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 10 Sabal palms. From ground to bottom of the boot, spacing between wraps to be 4" or less with a burst of warm white lights at the top

QTY ACTIVITY

- 1 3-Dimensional eight point star 10' with warm white LED lights in sturdy metal base
-To be placed at base of Caoba water feature on north side of water feature
- 2 Gold Cylinder Gift Boxes 3.4' with warm white LED lights
-To be placed at base of Caoba water feature on north side of water feature
- 1 Gold Cylinder Gift Boxes 2.5' with warm white LED lights
-To be placed at base of Caoba water feature on north side of water feature
- 1 CDD - North Side of Block H East
Please note: Power will be required in this area with cord covers if decor will be placed in round about
- 1 3 Dimensional eight point star 10' with warm white LED lights in sturdy metal base
-To be placed on north side of Bezel inside round about or along building
- 2 Gift Box Stacks 7.7' Tall with warm white LED lights
-To be placed on north side of Bezel inside round about or along building
- 2 Gold Cylinder Gift Boxes 3.4' with warm white LED lights
-To be placed on north side of Bezel inside round about or along building
- 2 Gold Cylinder Gift Boxes 2.5' with warm white LED lights
-To be placed on north side of Bezel inside round about or along building
- 1 CDD- Along 1st Avenue, West of Block H
- 6 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 6 Sabal palms. From ground to bottom of boots on trunk, spacing between wraps to be 4" or less with a burst of warm white lights at the top
- 3 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 3 Gumbo limbo trees. Lights will be installed on trunk and selectively on main limbs, spacing between wraps to be 4".
- 1 CDD Area Seven - NE 1st Avenue between 9th and 10th Street
- 12 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 12 Medjool palms. From ground to bottom of nut, spacing between wraps to be 4" or less with a burst of warm white lights at the top
- 7 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 7 Sabal palms. From ground to bottom of boots on trunk, spacing between wraps to be 4" or less with a burst of warm white lights at the top
- 2 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 2 Oak trees. Lights will be installed on trunk and selectively on main limbs, spacing between wraps to be 4".
- 7 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 7 Sabal palms. From ground to bottom of boots on trunk, spacing between wraps to be 4" or less with a burst of warm white lights at the top
- 4 West Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 4 Oak trees. Lights will be installed on trunk and selectively on main limbs, spacing between wraps to be 4".
CDD Area (Paramount)- Between NE 8th street and NE 9th street on 1st avenue
- 3 East Side - LED Mini Lights Warm White Green Wire Co-Axial spiral wrapped on 3 Oak trees. From ground to bottom of boots on trunk, spacing between wraps to be 4" or less.
-Meteor lights 3' in length will be hung and installed at various heights within the foliage of 3 Oak trees
Miscellaneous area
- 2 -Meteor lights 3' in length will be hung and installed at various heights within the foliage of 2 Kapok trees
- 2 8" Red Poinsettia with saucer and decorative cover

QTY ACTIVITY

-Gold sleeved

- 1 Three year lease contract 2020, 2021, 2022 with a 10% discount. Lights to be maintained nightly from turn on until Jan 2nd.
Discount of 10% has been been applied below (\$5,953.55)
- 1 Power is the responsibility of the client. All outlets need to be in working condition upon installation of the lights. Plants Professionals will notify client of any power issues.
All trees, shrubs and palms should be trimmed prior to the installation of the lights. Plant Professionals in not responsible for damage to lights and extension cords by the lawn maintenance crew. Any damage will be documented and billed accordingly. We suggest that you notify your maintenance company of the placement of lights and extension cords.
Plant Professionals will supply all lights and extension cords.
All exterior outlets should have a working GFI circuit breaker with a bubble cover. GFI circuit breakers are notoriously sensitive to water, be it rain or irrigation. There is a reset button on every GFI, which should be reset prior to a repair call. Please note that resetting a GFI breaker with a timer will not result in the lights going on until the timer has activated. We suggest resetting the irrigation timer to allow the irrigation to come on after the lights go off for the night to prevent unnecessary GFI tripping. Repair crews DO NOT work in the rain. Should a 'lights out' call result in the resetting of a GFI, there will be a service charge.
Plant Professionals will repair all lighting issues, unless specified otherwise in the contract, within no more than a 72 hour window. However, we are usually able to resolve the issue the same day if the office receives notification early. Repair crews work late into the night, so we ask that you check your lights before you call for a repair. The crew may have completed the repair late at night. It is the client's responsibility to notify the office of any outages, the crews will do a spot check if they are in the area, but we must be aware of a problem in order to fix it.
All holiday lighting begins on October 1st. Lights will be left off until the week of Thanksgiving when a crew will plug in the lights and do any necessary repairs at that time. Should you choose to plug in your lights prior, we will attempt to repair lights, if repairs are needed, but can not guarantee any repairs until after Thanksgiving. All holiday lights will be turned off the second week of January and removed as soon as possible, unless notified otherwise in your contract.
Should you have a multi-year contract and void that contract mid term, Plant Professionals will bill the discount afforded on the multi year contract.
TO REPORT A LIGHTING ISSUE PLEASE EMAIL:
INFO@PLANTPROFESSIONALS.COM.
A representative will contact you with the repair information. Please provide as much detail as possible in the email, including pictures if you have any.
- 1 50% deposit is due upon execution of this agreement, balance due upon completion of the project.
- 1 In the event legal action must be commenced to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its attorney's fees and costs at every stage of litigation. Litigation shall be in Miami Dade.

TOTAL

\$53,582.00

Accepted By

Accepted Date

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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TERMINATION OF OFFICE LEASE AGREEMENT

Basic Provisions:

- A. **Landlord:** MWC GARAGE, LLC, a Florida limited liability company
- B. **Tenant:** MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a Florida special purpose government entity
- C. **Date of Lease:** That certain Office Lease dated as of July 17, 2020 (the "Lease")
- D. **Premises:** Approximately 1,017 square feet within the Project (as defined in Exhibit A-2 attached to the Lease), comprised of (i) the IDF Equipment Room consisting of 295 square feet; (ii) the Security Command Center containing approximately 641 square feet; and (iii) a bathroom containing approximately 81 square feet (as more particularly described in the Lease, the "Premises")
- E. **Date of this Agreement:** Upon full execution by Landlord and Tenant.
- F. **Effective Date of Termination:** August 15, 2022 ("Effective Date")
- G. **Economic Terms:** Within fifteen (15) business days following its execution of this Agreement, Landlord shall pay Tenant the sum of \$78,317.48 (the "Termination Consideration") as a refund for the Base Rent paid by Tenant pursuant to the Lease prior to the Effective Date.

AGREEMENT

Capitalized terms defined in the Lease and not defined in this Termination of Lease Agreement (this "Agreement") shall have the meanings given in the Lease. In consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. Termination of Lease. Effective on the Effective Date, the Lease is terminated and of no further force or effect, without the necessity of any further notice, writing or other action on the part of either Landlord or Tenant. For the avoidance of doubt, Landlord's and Tenant's agreement to terminate the Lease is contingent on timely payment of the Termination Consideration.

2. Miscellaneous. The covenants, agreements, terms and conditions contained in this Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and/or assigns. This Agreement shall be governed by the laws of the State of Florida. This Agreement may be executed in one or more counterparts; provided, however, in no event shall this Agreement be effective unless and until signed by all parties hereto. This Agreement supersedes all prior written and oral communications, sets forth the entire agreement of the parties regarding the subject matter of this Agreement and may be amended only in writing. In the event of a dispute, the prevailing party shall be entitled to reasonable attorneys' fees.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed as of the date written above.

Landlord:

MWC GARAGE, LLC,
a Florida limited liability company

By: _____
Name: _____
Its: _____
Date: _____

Tenant:

MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT,
a Florida special purpose government entity

By: *john f chiste*
john f chiste (Aug 31, 2022 12:05 EDT)
Name: John Chiste
Its: Chair
Date: 8.31.2022

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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Miami World Center Community Development District

Position	Hours Per Week	Pay Wage	Markup	Bill Rate	Overtime/Holiday Rate	Annual Investment	
Director of Security (\$62,000 Annual Salary)	40	\$29.80	1.369	\$40.80	N/A	\$84,856.10	
Shift Supervisors working as Rover 1	128	\$18.00	1.369	\$24.64	\$36.96	\$164,017.15	
Lead Supervisor	40	\$20.00	1.369	\$27.38	\$41.07	\$56,950.40	
Rover 2	236	\$16.00	1.369	\$21.90	\$32.86	\$268,805.89	
SOC Guard 1	168	\$16.00	1.369	\$21.90	\$32.86	\$191,353.34	
TOTAL HOURS PER WEEK	612					\$765,982.88	
Security Program of						612 Hours Per Week	\$765,982.88
Estimated Holiday Annual Cost							\$5,926.29
Based on six (6) recognized holidays. New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day							
Estimated Contract Subtotal							\$771,909.17
Sales Tax @ 7%							\$0.00
Estimated Total Annual Cost							\$771,909.17
Estimated Total Monthly Cost							\$64,325.76
Estimated Total Weekly Cost							\$14,844.41
Medical Benefits Based on Participation (Affordable Care Act Compliant Plans)							Included in Bill Rate
Director of Security SMART Phone							Included in Bill Rate
Director of Security Laptop Computer							Included in Bill Rate
One (1) Golf Cart							Included in Bill Rate
Uniforms							Included in Bill Rate

Direct Bill Items

Heliaus Security Software with Samsung SMART Phone (1 device per rover recommended)	\$175 per month plus tax per device (\$187.25)
<i>Touring Software not included in Bill Rate. A touring system is recommended for each Rover position</i>	
Samsung SMART Phone without Heliaus Security Software	\$80 per month plus tax per device (\$85.60)
<i>Cell Phones not included in Bill Rate since RFP did not specify how many would be required</i>	
Additional Golf Carts (If Necessary)	\$200 per month plus tax (\$214.00)
<i>One (1) Golf Cart provided in Bill Rate</i>	

Pricing Notes

- 1- Bill Rate includes payroll taxes and insurances, background and screening, medical benefits, DOS SMART phone, DOS laptop computer, one (1) golf cart, uniforms, training, OJT Training, vacation, 401K, corporate, regional and local overhead, and profit.
- 2- Vacation costs are based on a new hire schedule. Standard Grandfathered Vacation Plan, Years 1-2=40, Years 3-7=80, Years 8+=120 included in rate.
- 3- Changes in federal, state or local regulation including those set forth by the Affordable Care Act will be passed on.

Wage Analysis

In today's environment, the consideration of price versus value is critical to any buying decision. However, price can only be part of the equation when it comes to something as critical as the security of your building. Identifying the right security professionals with the right skills and the motivation to perform to the highest standards every day is essential to the success of your security program.

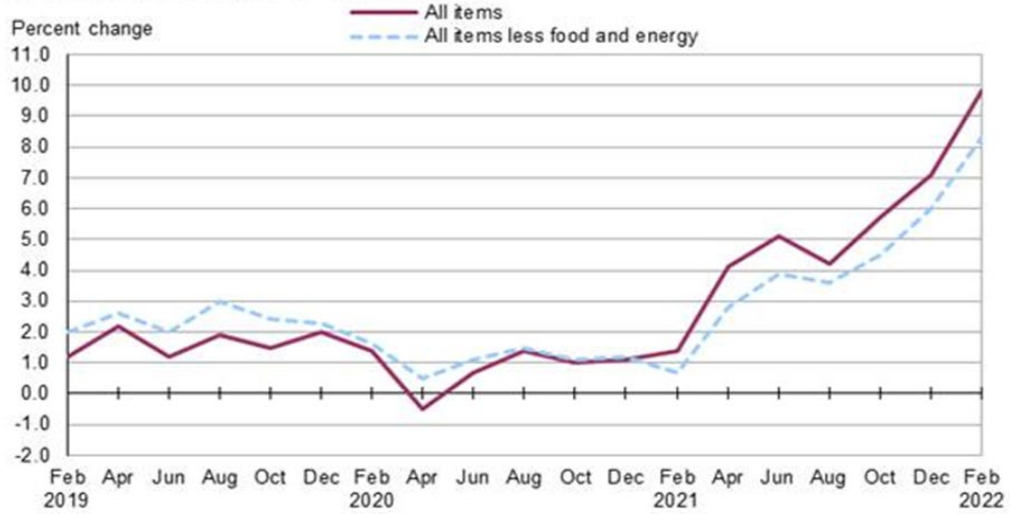
One of the key elements to hiring and retaining the caliber of security professionals you need is to offer the right wage rate. Unfortunately, this is not always the industry practice. In an effort to capture market share, some security providers jeopardize quality by driving down the employee wage rate - leaving you with a lower cost, but also lower quality security personnel. Lesser quality translates to fewer skills, minimal training, higher turnover and other hidden costs.

We have done a number of studies to evaluate the impact pay rates have on hiring and retaining quality security professionals. These studies undeniably demonstrate that wage and quality work go hand in hand.

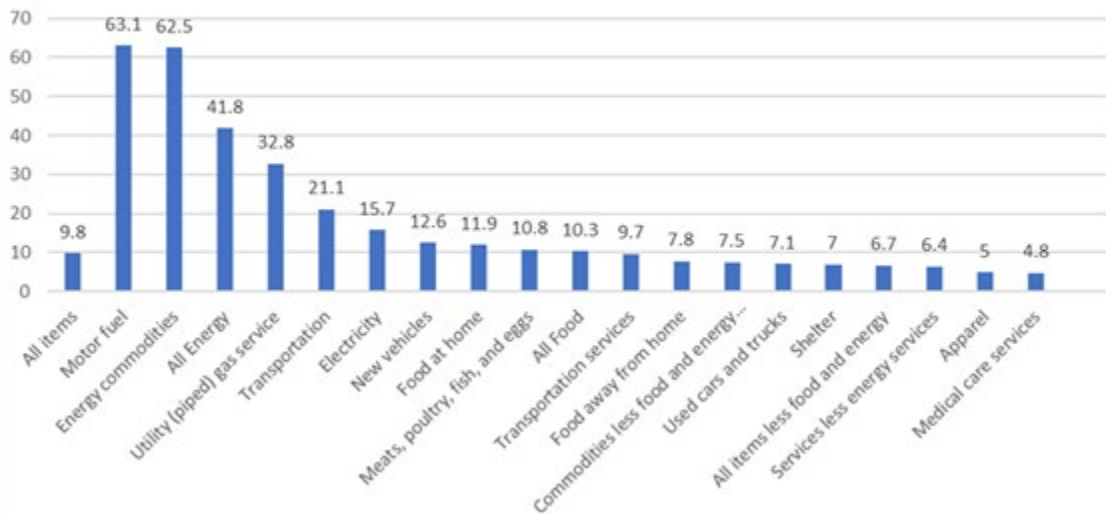
Market analysis for Miami and Dade County

- Miami Minimum Wage is \$10.00 and will increase by \$1.00 each year in September, up to \$15.00 by 2026.
- Miami Unemployment Rate is 2.80% and the National average is 3.8%.
- Average Service Industry Wage for Miami and Dade County is \$16.08.
- Miami Consumer Price Index (CPI) is 9.8%. National CPI is 8.5%.
- Miami Ranks #1 for Growth in Wages and Salaries for the past year at 5.2%.
- Average Service Industry Wages in Miami and Dade County:
 - Security - \$15.89 (Range - \$15.00 - \$17.90)
 - Construction - \$18.88
 - Maintenance - \$19.92
 - Production - \$15.85
 - Hospitality - \$17.19
 - Healthcare Support - \$14.04
 - Protective Service - \$18.36
 - Fast Food - \$12.00 (Range - \$11.00 - \$13.00)

Chart 1. Over-the-year percent change in CPI-U, Miami-Fort Lauderdale-West Palm Beach, FL, February 2019–February 2022



Y-o-Y % Price Change in Basic Goods



How wage rates affect a security program

The largest portion of the bill rate for a Security Officer is the Officer's wage rate (indicated in the light blue in the graphic, below). *A Security Officer's wage is the first indicator of the quality proposed by the provider. In today's Miami-Dade labor market, the wage of the security professional is a significant variable in the quality of your program.*

Wage Rate	Officer Quality / Percentile	Key Skills- out of 5	Staffing Level	Turnover	Overall Program Quality	Management Focus
> \$18.50	Top Tier - 90th	4 or 5	Always Full	<15% AVG	Outstanding	Adding Value to the customer
\$17.50	Quality - 75th	3 or 4	Usually Full	15%-30%	Strong	
\$15.50	Less Dedicated - 50th	2 or 3	Usually Partial	30%-45%	Average	Maintaining Program
\$14.50	Little Dedication - 25th	1 or 2	Always Partial	45%-85%	Poor	
< \$13.50	Unqualified	0 or 1	Incomplete	100%-300%	Unmanageable	Staffing and New Hire Training

Through our experience in servicing properties, in the Miami-Dade area, we have learned the "sweet spot" for recruiting Security Professionals is typically \$1.00 - \$2.00 above the average market wage in the geographic area. Such an investment in quality security will elevate the Security Professional wage for your security team between the "No Dedication/Unqualified Officer" category to "Average and Reliable Tier Officer" category. Anything below the current average pay wage places your security officers in the "No Dedication" to "Unqualified" category.

Amendment 2- Raising Florida's Minimum Wage

Ballot Language:

Raises minimum wage to \$10.00 per hour effective September 30th, 2021. Each September 30th thereafter, minimum wage shall increase by \$1.00 per hour until the minimum wage reaches \$15.00 per hour on September 30th, 2026. From that point forward, future minimum wage increases shall revert to being adjusted annually for inflation starting September 30th, 2027.

Percentage above minimum wage.

In order to improve the current level of your program starting in September of 2021, we recommend payrates to be increased based off the same percentage, above the new Florida minimum wage.

Florida Minimum Wage	
Current Florida Minimum Wage	\$8.65
Current Pay Wage	\$14.00
% above minimum wage	61.8%

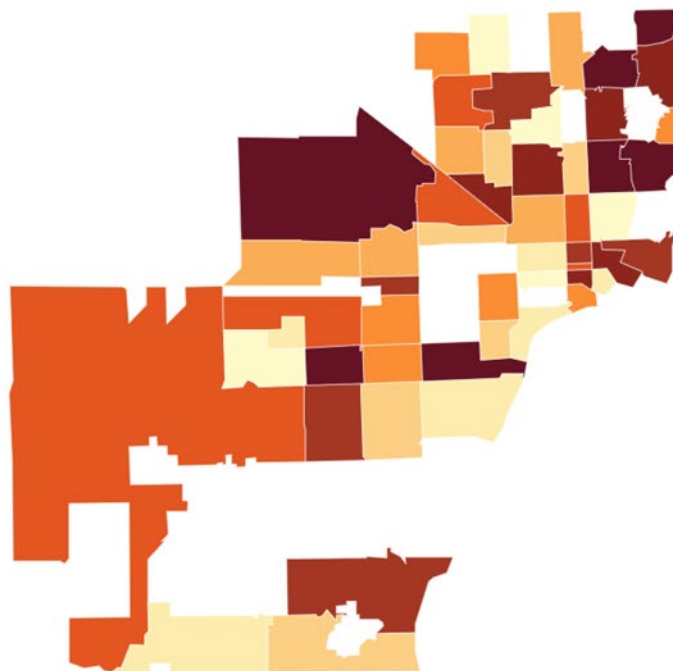
Florida Minimum Wage	Effective Date of Increase	% above minimum wage	New Pay Wage
\$10.00	September 30, 2021	61.8%	\$16.18
\$11.00	September 30, 2022	61.8%	\$17.80
\$12.00	September 30, 2023	61.8%	\$19.42
\$13.00	September 30, 2024	61.8%	\$21.04
\$14.00	September 30, 2025	61.8%	\$22.66
\$15.00	September 30, 2026	61.8%	\$24.28

Pay Rate Map

Pay Rate Map (County) ✔

\$17.81 Weighted Average Pay Rate

Filters **Employee Category not in Janitor** **Armed Filter not in Unarmed** **Job State in FL** **FIPS_STRING in 12086**



Wage Survey Data



How much does a Security Guard make in Miami, FL?

Experience

All years of Experience

\$50,523 /yr



Total Pay

\$31,500 /yr

Base Pay

\$50,523 /yr

\$31K \$127K

\$19,024 /yr

Additional Pay

\$25K

\$411K

■ Most Likely Range ■ Possible Range

The estimated total pay for a Security Guard is \$50,523 per year in the Miami, FL area, with an average salary of \$31,500 per year. These numbers represent the median, which is the midpoint of the ranges from our proprietary Total Pay Estimate model and based on salaries collected from our users. The estimated additional pay is \$19,024 per year. Additional pay could include cash bonus, commission, tips, and profit sharing. The "Most Likely Range" represents values that exist within the 25th and 75th percentile of all pay data available for this role.

Payscale.com

Security Guard - Unarmed in Miami, Florida [Change Country](#)

- Salary
- Benefits
- Job Description
- Compare Jobs
- Similar

Salary | Salary + Bonus | Benefits | How To Become

Based on HR-reported data: a national average with a geographic differential [i](#)

Paid Hourly

[View as table](#)



Employees: Get a Salary Increase

Employers: Price Your Company Jobs

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 27, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miami World Center Community Development District, Miami-Dade County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,294,002).
- The change in the District's total net position in comparison with the prior fiscal year was \$6,221,150, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$23,346,753, an increase of \$14,488,754 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid expenses, restricted for debt service and capital projects, and the remainder is unassigned general fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District maintains only one category of funds: governmental fund.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general, debt service and the capital projects funds which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 23,504,154	\$ 19,519,329
Capital assets	48,973,526	48,378,786
Total assets	72,477,680	67,898,115
Current liabilities	1,707,489	2,230,585
Long-term liabilities	72,064,193	73,182,682
Total liabilities	73,771,682	75,413,267
Net position		
Net investment in capital assets	(10,430,729)	(15,768,712)
Restricted for debt service	6,689,251	6,584,756
Unrestricted	2,447,476	1,668,804
Total net position	\$ (1,294,002)	\$ (7,515,152)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to capital contributions to the capital projects fund by the Developer.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDING SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 7,222,650	\$ 6,575,738
Operating grants and contributions	786	63,422
Capital grants and contributions	4,215,900	103,728
Total revenues	11,439,336	6,742,888
Expenses:		
General government	251,687	257,977
Maintenance and operations	1,210,942	587,845
Bond issue costs	-	5,000
Interest	3,755,557	3,797,724
Total expenses	5,218,186	4,648,546
Change in net position	6,221,150	2,094,342
Net position - beginning	(7,515,152)	(9,609,494)
Net position - ending	\$ (1,294,002)	\$ (7,515,152)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$5,218,186. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of Developer contributions to the capital projects fund. Expenses increased during the current year due primarily to increases in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$48,977,450 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,924 has been taken, which resulted in a net book value of \$48,973,526. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$72,915,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates the continuation of the infrastructure projects for the following year and anticipates that the cost of operations will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Miami World Center Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 2,513,148
Interest receivable	122
Deposits	1,230
Assessments receivable	-
Due from Developer	5,365
Prepays	33,455
Restricted assets:	
Investments	20,950,834
Capital assets:	
Nondepreciable	48,953,171
Depreciable, net	20,355
Total assets	72,477,680
LIABILITIES	
Accounts payable	100,357
Accrued interest payable	1,550,088
Contracts and retainage payable	56,924
Unearned revenue	120
Non-current liabilities:	
Due within one year	1,195,000
Due in more than one year	70,869,193
Total liabilities	73,771,682
NET POSITION	
Net investment in capital assets	(10,430,729)
Restricted for debt service	6,689,251
Unrestricted	2,447,476
Total net position	\$ (1,294,002)

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
 MIAMI-DADE COUNTY, FLORIDA
 STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 251,687	\$ 251,687	\$ -	\$ -	\$ -
Maintenance and operations	1,210,942	1,938,943	-	4,215,900	4,943,901
Interest on long-term debt	3,755,557	5,032,020	786	-	1,277,249
Total governmental activities	5,218,186	7,222,650	786	4,215,900	6,221,150
					6,221,150
					(7,515,152)
					\$ (1,294,002)

Change in net position
 Net position - beginning
 Net position - ending

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 2,513,148		\$ -	\$ 2,513,148
Investments	-	8,239,339	12,711,495	20,950,834
Deposits	1,230	-	-	1,230
Interest receivable	-	61	61	122
Due from Developer	-	-	5,365	5,365
Prepays	33,455	-	-	33,455
Total assets	<u>\$ 2,547,833</u>	<u>\$ 8,239,400</u>	<u>\$ 12,716,921</u>	<u>\$ 23,504,154</u>
LIABILITIES				
Accounts payable	\$ 100,357	\$ -	\$ -	\$ 100,357
Contracts and retainage payable	-	-	56,924	56,924
Unearned revenue	-	61	59	120
Total liabilities	<u>100,357</u>	<u>61</u>	<u>56,983</u>	<u>157,401</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	33,455	-	-	33,455
Reserved for:				
Debt service	-	8,239,339	-	8,239,339
Capital projects	-	-	12,659,938	12,659,938
Unassigned	2,414,021	-	-	2,414,021
Total fund balances	<u>2,447,476</u>	<u>8,239,339</u>	<u>12,659,938</u>	<u>23,346,753</u>
Total liabilities and fund balances	<u>\$ 2,547,833</u>	<u>\$ 8,239,400</u>	<u>\$ 12,716,921</u>	<u>\$ 23,504,154</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 23,346,753

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	48,977,450	
Accumulated depreciation	<u>(3,924)</u>	48,973,526

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(1,550,088)	
Original issue discount	850,807	
Bonds payable	<u>(72,915,000)</u>	

Net position of governmental activities	<u>\$ (1,294,002)</u>
---	-----------------------

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,190,630	\$ 5,032,020	\$ -	7,222,650
Interest	-	786	898	1,684
Developer contributions	-	-	4,215,002	4,215,002
Total revenues	<u>2,190,630</u>	<u>5,032,806</u>	<u>4,215,900</u>	<u>11,439,336</u>
EXPENDITURES				
Current:				
General government	202,978	48,709	-	251,687
Maintenance and operations	1,208,980	-	-	1,208,980
Debt service:				
Interest	-	3,743,213	-	3,743,213
Principal	-	1,150,000	-	1,150,000
Capital outlay	-	-	596,702	596,702
Total expenditures	<u>1,411,958</u>	<u>4,941,922</u>	<u>596,702</u>	<u>6,950,582</u>
Excess (deficiency) of revenues over (under) expenditures	778,672	90,884	3,619,198	4,488,754
OTHER FINANCING SOURCES				
Transfers in	-	-	5,556	5,556
Transfers out	-	(5,556)	-	(5,556)
Total other financing sources	<u>-</u>	<u>(5,556)</u>	<u>5,556</u>	<u>-</u>
Net change in fund balances	778,672	85,328	3,624,754	4,488,754
Fund balances - beginning	<u>1,668,804</u>	<u>8,154,011</u>	<u>9,035,184</u>	<u>18,857,999</u>
Fund balances - ending	<u>\$ 2,447,476</u>	<u>\$ 8,239,339</u>	<u>\$ 12,659,938</u>	<u>\$ 23,346,753</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 4,488,754
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.	596,702
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,150,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,962)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	19,167
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities	<u>(31,511)</u>
Change in net position of governmental activities	<u>\$ 6,221,150</u>

See notes to the financial statements

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Miami World Center Community Development District ("District") was created on July 24, 2015 by Ordinance 15-62 of Miami-Dade County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with MWC Holdings (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. Principal and interest on general long-term debt are recorded as fund liabilities when due.

Assessments

Assessments are non-ad valorem assessments on all platted units and parcels in undeveloped acreage within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

<u>Assets</u>	<u>Years</u>
Furniture and equipment	5 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenues

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Funds - Government Portfolio	\$ 20,950,834	S&P AAAM	Weighted Average Maturity: 38 Days
Total Investments	<u>\$ 20,950,834</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 48,356,469	\$ 596,702	\$ -	\$ 48,953,171
Total capital assets, not being depreciated	48,356,469	596,702	-	48,953,171
Capital assets, being depreciated				
Furniture, fixtures and equipment	24,279	-	-	24,279
Total capital assets, being depreciated	24,279	-	-	24,279
Less accumulated depreciation for:				
Furniture, fixtures and equipment	1,962	1,962	-	3,924
Total accumulated depreciation	1,962	1,962	-	3,924
Total capital assets, being depreciated, net	22,317	(1,962)	-	20,355
Governmental activities capital assets	\$ 48,378,786	\$ 594,740	\$ -	\$ 48,973,526

The total cost of the improvements included in the capital improvement plan described in the Engineer's Report is approximately \$55,982,500 and includes certain onsite and offsite public infrastructure improvements, power distribution improvements, telecommunications improvements, stormwater management systems and roadway improvements, landscaping and hardscaping, signalizations, water features, other miscellaneous improvements, parking space mitigation and Metromover station improvements. Certain improvements will be conveyed to other entities upon completion of the project. Any costs in excess of the amount available from Bond proceeds will be funded by the Developer.

The Developer contributed \$4,215,002 to the District to fund the infrastructure under construction. The Developer provides construction management services to the project.

NOTE 6 – LONG-TERM LIABILITIES

Series 2017

On February 22, 2017, the District issued \$74,065,000 of Special Assessment Revenue Bonds, Series 2017 due on November 1, 2049 with variable interest rates between 4.00% and 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing on November 1, 2020 through November 1, 2049.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 74,065,000	\$ -	\$ 1,150,000	\$ 72,915,000	\$ 1,195,000
Less: Original issue discount	882,318	-	31,511	850,807	-
Total	<u>\$ 73,182,682</u>	<u>\$ -</u>	<u>\$ 1,118,489</u>	<u>\$ 72,064,193</u>	<u>\$ 1,195,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 1,195,000	\$ 3,696,313	\$ 4,891,313
2023	1,240,000	3,647,613	4,887,613
2024	1,290,000	3,597,013	4,887,013
2025	1,345,000	3,539,269	4,884,269
2026	1,405,000	3,473,956	4,878,956
2027-2031	8,125,000	16,246,809	24,371,809
2032-2036	10,410,000	13,897,050	24,307,050
2037-2041	13,360,000	10,865,053	24,225,053
2042-2046	17,220,000	6,900,338	24,120,338
2047-2050	17,325,000	1,877,269	19,202,269
Total	<u>\$ 72,915,000</u>	<u>\$ 67,740,683</u>	<u>\$ 140,655,683</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

Assessments in the general fund and debt service fund include those amounts for Developer owned areas.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 2,140,582	\$ 2,190,630	\$ 50,048
Total revenues	2,140,582	2,190,630	50,048
EXPENDITURES			
Current:			
General government	209,028	202,978	6,050
Maintenance and operations	1,931,554	1,208,980	722,574
Total expenditures	2,140,582	1,411,958	728,624
Excess (deficiency) of revenues over (under) expenditures	\$ -	778,672	\$ 778,672
Fund balance - beginning		1,668,804	
Fund balance - ending		\$ 2,447,476	

See notes to required supplementary information

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT
MIAMI-DADE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	Not applicable
Number of independent contractors compensated in September 2021	6
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	\$501,338
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Ranges From \$410.88 To \$542,028.68 Per Unit
Special assessments collected FYE 9/30/2021	\$7,152,736
Outstanding Bonds:	
Series 2013, due May 1, 2035,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Miami World Center Community Development District, Miami-Dade County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

June 27, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

We have examined Miami World Center Community Development District, Miami-Dade County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Miami World Center Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 27, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Miami World Center Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miami World Center Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 27, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Miami World Center Community Development District, Miami-Dade County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Miami World Center Community Development District, Miami-Dade County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 27, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI
WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2021**

WHEREAS, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2021;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT
DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 13th day of September, 2022.

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.	
Name of Local Government:	Miami Worldcenter Community Development District (CDD)
Name of stormwater utility, if applicable:	City of Miami & Miami-Dade County
Contact Person	
Name:	Aaron E. Buchler, P.E.
Position/Title:	CDD Engineer of Record
Email Address:	aaron.buchler@kimley-horn.com
Phone Number:	305.535.7713

Indicate the Water Management District(s) in which your service area is located.

<input type="checkbox"/>	Northwest Florida Water Management District (NFWFMD)
<input type="checkbox"/>	Suwannee River Water Management District (SRWMD)
<input type="checkbox"/>	St. Johns River Water Management District (SJRWMD)
<input type="checkbox"/>	Southwest Florida Water Management District (SWFWMD)
<input checked="" type="checkbox"/>	South Florida Water Management District (SFWMD)

Indicate the type of local government:

<input type="checkbox"/>	Municipality
<input type="checkbox"/>	County
<input checked="" type="checkbox"/>	Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The City of Miami owns / operates the systems within the rights-of-way of NE 10th St. (NE 2nd Ave. to NE 1st Ave.) and NE 8th St. (NE 2nd Ave. to N. Miami Ave.) Miami-Dade County owns / operates the systems within the rights-of-way of NE 2nd Ave. and NE 1st Ave. (FEC Railway to NE 10th St.) and N. Miami Ave. (FEC Railway to NE 8th St.) The CDD maintains all of the aforementioned stormwater drainage systems. Please refer to Exhibit A for more detail.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

The ownership and maintenance entities of the stormwater drainage systems within the Miami Worldcenter Special District are as described in Part 1.1. The Community Development District (CDD) provides the funding for maintenance of the aforementioned drainage systems.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	No
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	Yes
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

All questions answered with "yes" responses are regarding the services provided by the City of Miami and Miami-Dade County for their respective stormwater management programs, and are not provided by the Community Development District.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

Private entities are responsible for maintenance of stormwater systems associated with private development within the Miami Worldcenter Special District. If any stormwater systems are dedicated to the public upon their completion, the CDD maintains the systems.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	No
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	No
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	0.00	
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	0	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	See 'Other' below	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Class V, Group 6 Stormwater Injection Well (Each)	1.00	
Exfiltration Trench (Linear Feet)	±2450	
Pollution Retardant Baffles (Each)	31.00	
Solid Drainage Piping (Linear Feet)	±2150	

Notes or Comments on any of the above:

The number of gross pollutant separators provided above represent pollution retardant baffles installed throughout the stormwater systems serving the Miami Worldcenter Special District. Please refer to Exhibit A for more detail on the quantities of items above.

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	Yes	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Flush Landscape Planters	Yes	No

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Landscape and Civil construction documents and as-built documents.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

This District is completely within the boundaries of the City of Miami and Miami-Dade County

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Portions of the stormwater drainage system serving the Miami Worldcenter Special District connect directly to the City of Miami and Miami-Dade County stormwater drainage systems, which also collect runoff from outside of the District. This runoff discharges to the Biscayne Bay.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

The service area within the geographic limits of the Miami Worldcenter Special District is not expected to change within the 20-year horizon.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	15	81	92	104	118
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vector/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: _____
<input checked="" type="checkbox"/>	Other(s): N/A

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system? No
 If no, how many facilities have been assessed? _____
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 If yes, please provide a link if available: _____
 If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	10				10		
2020-21	12				12		

Expansion

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Resiliency

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Replacement of Aging Infrastructure

Total		Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund			
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	81	92	104	118
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	81	92	104	118

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A				
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (901), NORTH AMERICAN DATUM (N.A.D.) 1983 (2007 ADJUSTMENT) US SURVEY FEET AND WAS DETERMINED UTILIZING NETWORK CONTROL AND REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK/GPS). REDUNDANT OBSERVATIONS WERE PERFORMED ON NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL POINTS, SECTION CORNERS, BLOCK CORNERS, CITY OF MIAMI MONUMENTS AND CONTROL SET AT THE SITE. BASED ON CALCULATIONS AND RECORD INFORMATION THE EAST LINE OF SAID TRACT "B", MIAMI WORLD CENTER PLAT 2, BEARS NORTH 02 DEGREES 13 MINUTES 55 SECONDS WEST.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051 OF 1 FOOT IN 7,500 FEET FOR SUBURBAN AREAS.
- RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE RECORDED PLAT. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS ARE SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN AS SHOWN ON THE UNDERLYING RECORD PLAT OR AS STATED IN THE LEGAL DESCRIPTION OR AS NOTED IN THE RECORDED DOCUMENTS PROVIDED TO THE SURVEYOR.
- ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29). ELEVATIONS ARE BASED ON MIAMI DADE COUNTY BENCHMARK N-685-R THE SAME BEING A PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN LOCATED AT 131' SOUTH OF CENTERLINE OF NE 11 TERRACE AND 64' EAST OF CENTERLINE OF US HWY # 1, ELEVATION 4.45'.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 FOOT = 20 FEET OR SMALLER, UNLESS OTHERWISE NOTED.
- PAVERS, CURB & GUTTER ELEVATIONS HEREON REFLECT FINAL CONSTRUCTION AS OF: 12/09/2020 (DATE OF LAST FIELD WORK).
- DECLARATION OF COVENANT IN LIEU OF UNITY OF TITLE RECORDED UNDER ORB/PG - 30047/1031-1056 IN COMPLYING THE REQUIREMENTS OF CITY OF MIAMI CODE SECTION 55-10(h).
- THIS DOCUMENT CONSISTS OF 13 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND

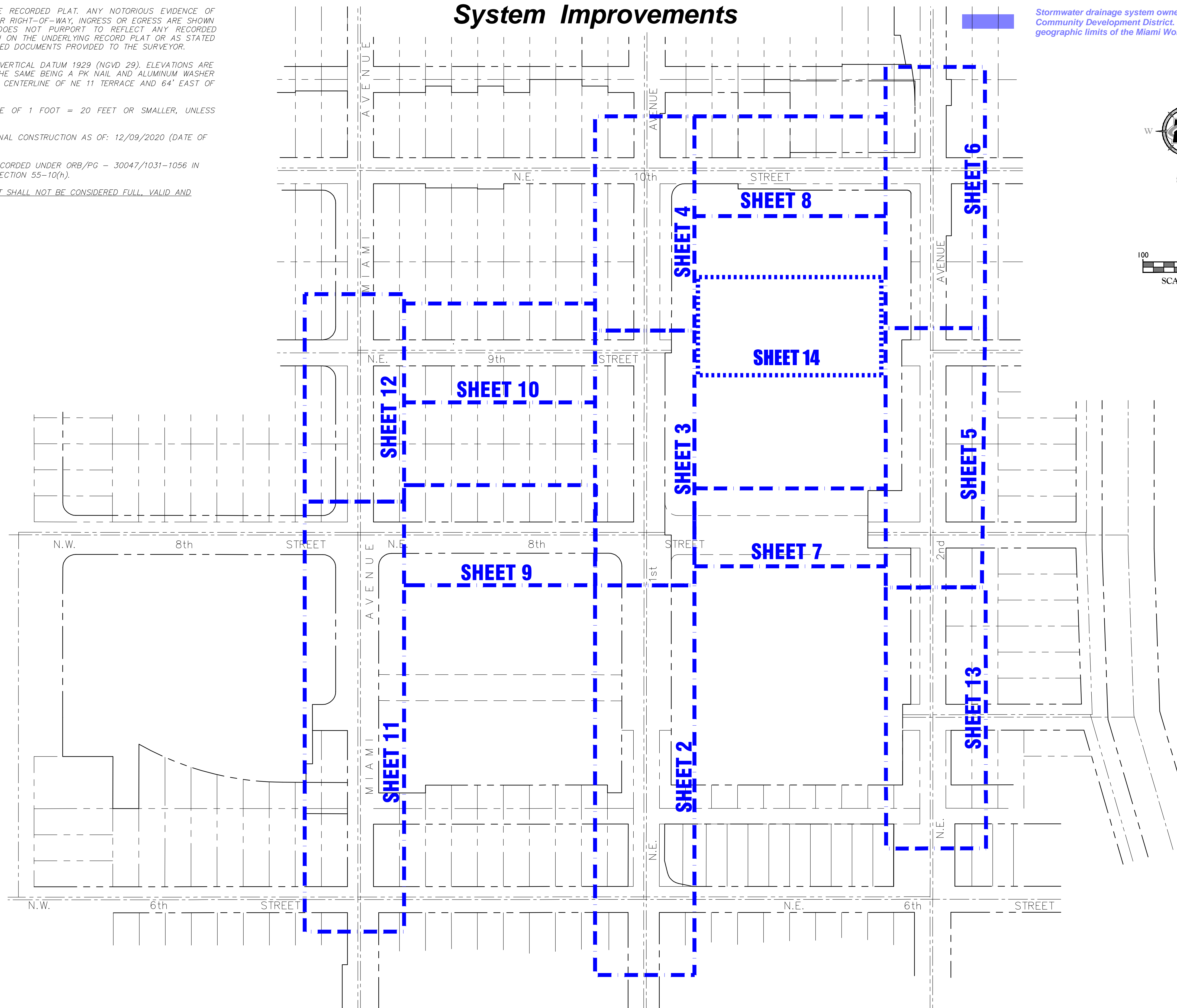
- BACK FLOW IRRIGATION
- ⊕ MANHOLE ELECTRIC
- ⊕ MANHOLE TELEPHONE
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- EPP ELECTRIC PANEL POLE
- ▼ FDC FIRE DEPT. CONNECTION
- ⊕ FIRE HYDRANT
- GAS MAIN
- GAS VALVE
- ⊕ GREASE TRAP
- IRR IRRIGATION CONTROL
- ⊕ LIGHT (FLOOR LEVEL)
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- ROAD RECONSTRUCTION
- NEW PAVING
- DETECTABLE WARNING

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- EB = ELECTRIC BOX
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- FPL = FLORIDA POWER AND LIGHT
- (R) = RECORD
- (M) = MEASURE
- (C) = CALCULATE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
- H.D.P.P. = HIGH DENSITY POLYPROPYLENE PIPE
- IP = IRON PIPE
- IRR = IRRIGATION CONTROL VALVE
- LF = LINEAR FEET
- ML = METAL LID
- M = MONUMENT LINE
- MNLW = MAG NAIL & WASHER
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- P.B. = PLAT BOOK
- PC = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R.O.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.B. = SERVICE BOX
- TBD = TO BE DETERMINED
- TEMP. = TEMPORARY
- T.O.P. = TOP OF PIPE
- T.S.U. = TYPE AND SIZE UNKNOWN
- TYP. = TYPICAL
- UNKN. = UNKNOWN
- WV = WATER VALVE

Stormwater Needs Analysis Miami Worldcenter Special District Exhibit A

Key Map for Stormwater Drainage System Improvements



- █ Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District
- █ Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area extends beyond the geographic limits of the Miami Worldcenter Special District
- █ Stormwater drainage system owned / operated by the City of Miami, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District
- █ Stormwater drainage system owned / operated by the City of Miami, and maintained by the Community Development District. Service Area extends beyond the geographic limits of the Miami Worldcenter Special District
- █ Stormwater drainage system owned, operated, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District

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REC.	DATE	DRAWN BY	DESCRIPTION
6	08/10/2019	EP	PRELIMINARY, PLOTTED WITH REVISION COMMENTS.
7	11/01/2019	EP	UPDATED CENTERLINE AND LEFT ELEVATIONS, STORM STRUCTURE INFORMATION AND TABLES.
8	11/12/2019	EP	STRUCTURE TABLE AND SLOPES VERIFIED UPON INSPECTION.
9	12/11/2019	EP	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/27/2020	JET	UPDATE AS PER COM. COMMENTS 04/17/2020.
11	05/15/2020	JET	UPDATE AS PER COM. COMMENTS 04/17/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
12	06/01/2020	JET	(PA ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
13	06/23/2020	HCHEIT	(PA ONLY) UPDATE DRY RETENTION AREA.
14	07/15/2020	JET	RE-UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
15	07/16/2020	JET	UPDATE AS PER COM. CLIENT COMMENTS: IN AVE FIELD UPDATED.

JOHN A. LIPTAK
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER - LICENSE NUMBER: LS5664

MIAMI WORLD CENTER
FOR
COASTAL CONSTRUCTION

CITY OF MIAMI
MIAMI-DADE COUNTY
FLORIDA

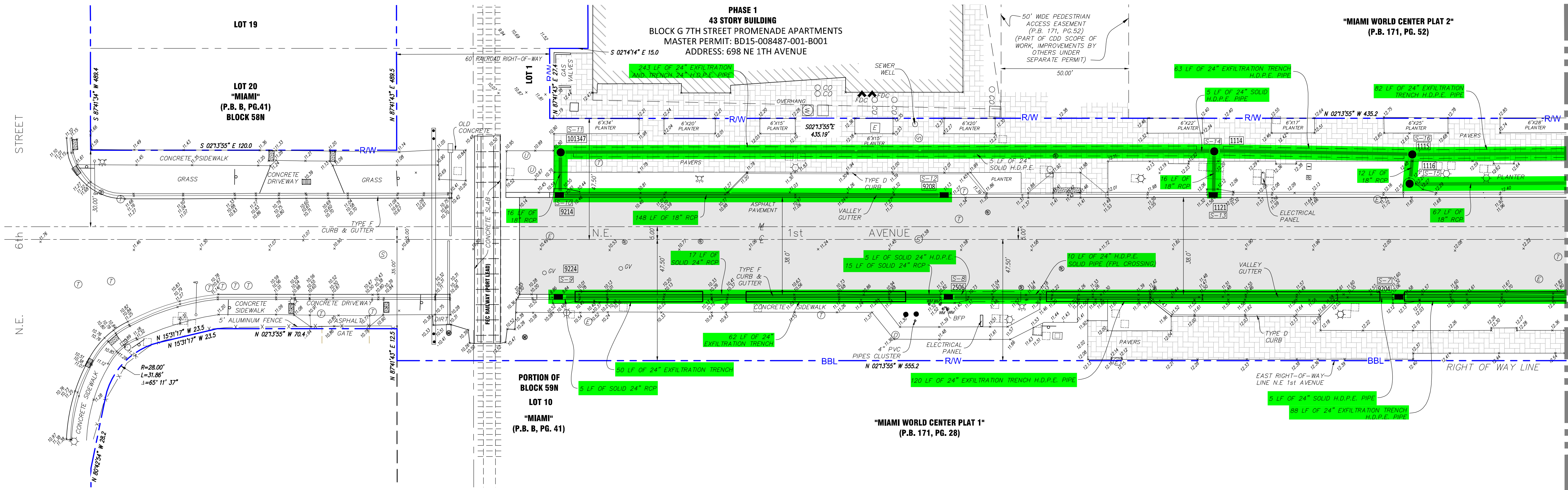
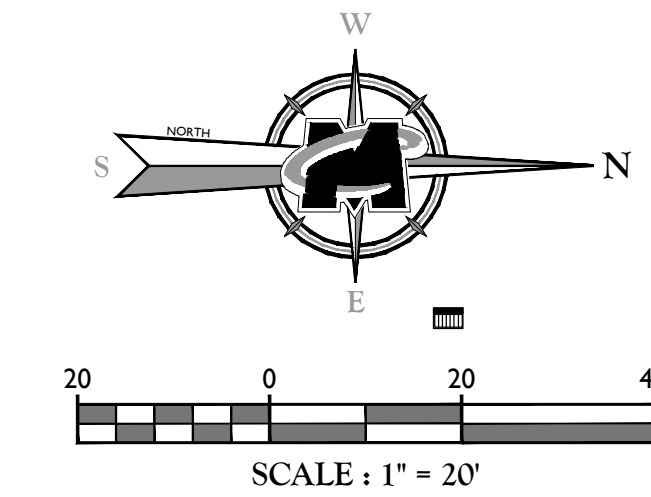
MIAMI OFFICE
8290 NW 64th Street
Miami, FL 33166
Phone: 305.597.9701
Fax: 305.597.9702

SCALE: AS SHOWN	DATE: 11/13/2019	DRAWN BY: PJP/ETP	CHECKED BY: JET
PROJECT NUMBER: 15400166Q	DRAWING NUMBER: 15400166Q-01	SHEET NAME: R/W-CDD COVER	

SHEET TITLE:
R/W AS-BUILT SURVEY KEY SHEET

SHEET NUMBER:
1 of 14

Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District



MATCH LINE - SEE PAGE 9 OF 13

STORM PIPES INSTALLED, EX-FILTRATION TRENCH LABELS AND BAFFLED INVERT INFORMATION SHOWN, PROVIDED BY CLIENT ON 5/09/2018, 10/04/2019, 11/13/2019, 10/15/2019 & 07/10/2020.

STRUCTURES TABLE													
PLAN ID	MASER ID	STRUCTURE DESCRIPTION	TYPE	RIM ELEVATION	INVERT NORTH	DIRECTION DIAMETER (MATERIAL)	INVERT SOUTH	Ø & (MATERIAL)	INVERT EAST	Ø & (MATERIAL)	INVERT WEST	Ø & (MATERIAL)	BOTTOM ELEV.
N/A	626	NEW INLET		12.72	9.67	N 18" (RCP)	-	-	-	-	7.62	W 18" (RCP)	6.49
N/A	8433	EXIST. STORM MANHOLE		12.09	-	-	-	-	-	-	-	-	-
N/A	8434	EXIST. STORM MANHOLE		11.91	-	-	-	-	-	-	-	-	-
S-02A	8186	EXIST. STORM MANHOLE		11.37	1.10	N 24" (H.D.P.E.)	1.25	S 24" (H.D.P.E.)	-	-	-	-	-0.40
S-03	8295	NEW INLET	P-5	11.43	1.68	N 24" (H.D.P.E.)	-	-	3.43	E 24" (RCP)	-	-	-3.17
S-04	8435	NEW STORM MANHOLE	P-8	11.84	-	-	4.24	S 24" (H.D.P.E.)	-	-	4.64	W 24" (RCP)	1.12
S-05	100443	NEW STORM MANHOLE	P-8	12.72	4.43	N 24" (H.D.P.E.)	-	-	-	-	-	-	1.00
S-06	1288	NEW INLET	P-5	12.08	-	-	4.32	S 24" (H.D.P.E.)	-	-	-	-	1.88
S-17	1117	INLET	J-1	12.39	-	-	4.34	S 18" (RCP)	-	-	-	-	2.94
S-18	1118	EXIST. STORM MANHOLE	P-8	12.76	-	-	7.81	S BAFFLE 24" (H.D.P.E.)	-	-	-	-	2.31
S-19	225	INLET	J-1	12.46	6.86	N 14" x 23" (RCP)	-	-	-	-	-	-	4.86
S-20	242	NEW STORM MANHOLE	J-1	12.27	-	-	5.42	S 14" x 23" (RCP)	N/A	SE 14" x 23" (RCP)	-	-	-1.83
S-22	101251	NEW STORM MANHOLE	P-3	11.92	5.27	N 14" x 23" (RCP)	-	-	-	-	-	-	3.57
S-23	3232	NEW INLET	P-5	11.28	-	-	4.90	S 14" x 23" (RCP)	4.43	SE 14" x 23" (RCP)	-	-	2.38
S-47	629	NEW STORM MANHOLE		12.42	8.97	NW-SE 4" (PVC T.O.P. BYPASS)	10.10	SW 12" (D.I.P.)	-	-	-	-	8.02
S-47	4248	NEW INLET		12.34	8.89	4" CONC BYPASS	10.02	SW 12" (METAL)	0.00	0	-	-	7.94
S-48A	955	NEW INLET		12.19	10.04	NE 12" (D.I.P.)	9.89	S 18" (RCP)	-	-	-	-	9.24
S-56	100444	EXIST. STORM MANHOLE		12.24	-	-	9.20	S 12" (D.I.P.)	-	-	-	-	6.28
S-60	1415	EXIST. STORM MANHOLE		12.42	8.97	N 12" (D.I.P.)	5.34	S 16" (RCP)	8.97	-	-	-	1.42
S-61	1416	EXIST. STORM MANHOLE		12.33	5.17	N 12" (D.I.P.)	-	-	5.14	E 24" (RCP)	5.04	W 24" (RCP)	1.47

LEGEND

- BACK FLOW IRRIGATION
- ⊕ MANHOLE ELECTRIC
- ⊙ MANHOLE TELEPHONE
- ⊙ MANHOLE DRAINAGE (EXISTING)
- ⊙ MANHOLE DRAINAGE (NEW)
- ⊙ MANHOLE UNMARKED
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2	11/01/2018	EP	UPDATED CENTERLINE AND LIFT ELEVATIONS. STORM STRUCTURE INFORMATION AND TABLES
3	11/03/2018	EP	STRUCTURE TABLE AND SLOPS VERIFIED UPON INSPECTION
4	12/11/2018	JET	FINAL REVISION MASTER AS-BUILT UPDATE 1
5	10/27/2019	JET	UPDATE AS PER COM COMMENTS 04/10/2019
6	04/15/2020	JET	UPDATE AS PER COM COMMENTS 04/10/2019 - ADDITIONAL UPDATES AS PER CLIENT REQUEST
7	04/01/2020	JET	(P.A. ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS
8	04/03/2020	JET	(P.A. ONLY) UPDATE DRY RETENTION AREA
9	07/13/2020	JET	REVISIONS TO STRUCTURE TABLE AND TABLES
10	07/13/2020	JET	UPDATE AS PER CONC CLIENT COMMENTS: INF. W/ FIELD UPDATES

MIAMI WORLD CENTER

FOR
COASTAL CONSTRUCTION

**CITY OF MIAMI
MIAMI-DADE COUNTY
FLORIDA**

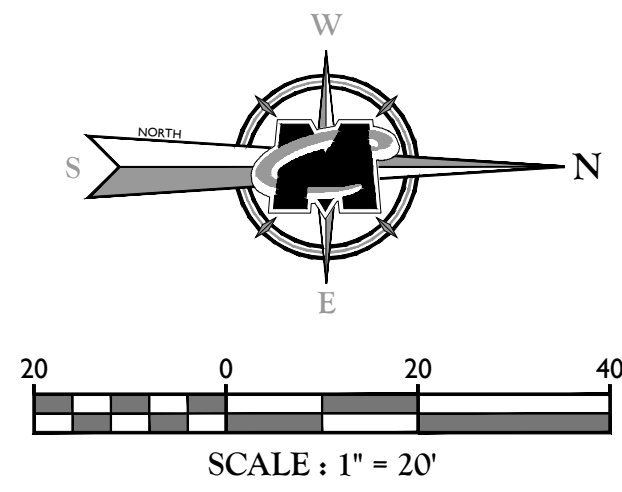
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Phone: 305.597.9701
Fax: 305.597.9702

SCALE: AS SHOWN 1:1500
DATE: 11/13/2019
DRAWN BY: PJP/JET/EP
CHECKED BY: JET

PROJECT NUMBER: 15400166Q
STREET AS BUILT SURVEY

SHEET TITLE: RIGHT-OF-WAY AS BUILT SURVEY

SHEET NUMBER: 2 of 13



- Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District
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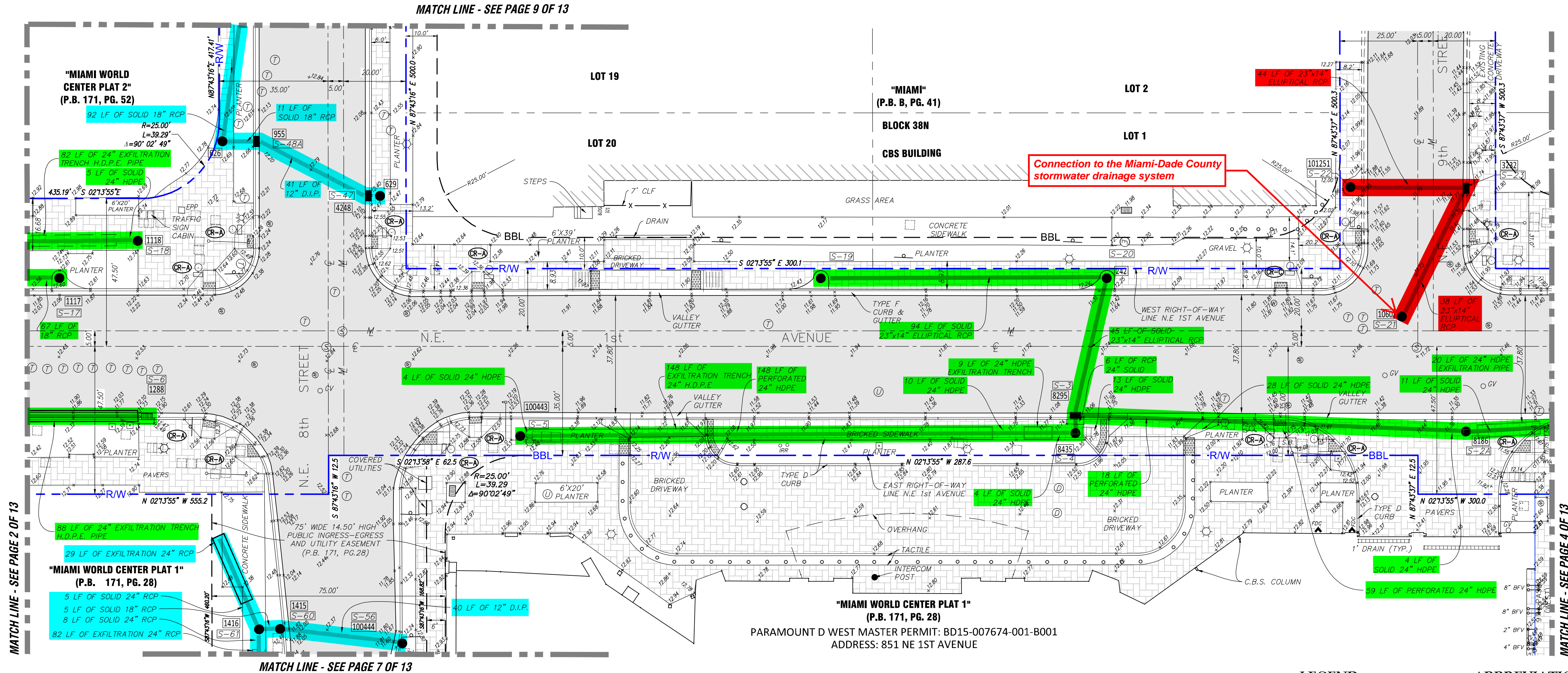
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15	07/16/2020	JET	UPDATE AS PER CORRECTIVE COMMENTS. INFO FIELD UPDATED.



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 ADDRESS: 851 NE 1ST AVENUE

LEGEND

- BACK FLOW IRRIGATION
- ⊕ MANHOLE ELECTRIC
- ⊕ MANHOLE TELEPHONE
- ⊕ MANHOLE DRAINAGE (EXISTING)
- ⊕ MANHOLE DRAINAGE (NEW)
- ⊕ MANHOLE UNMARKED
- ⊕ MANHOLE SANITARY
- ⊕ BOLLARD
- ⊕ CATCH BASINS (EXISTING)
- ⊕ CATCH BASINS (NEW)
- ⊕ CATV CABLE BOX
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- ⊕ ELECTRIC PANEL POLE
- ⊕ FIRE DEPT. CONNECTION
- ⊕ FIRE HYDRANT
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- EXISTING CURB & GUTTER
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- ROAD RECONSTRUCTION
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- = HARD SURFACE SPOT ELEVATION
- = SOFT SURFACE SPOT ELEVATION

STORM PIPES INSTALLED, EX-FILTRATION TRENCH LABELS AND BAFFLED INVERT INFORMATION SHOWN, PROVIDED BY CLIENT ON 5/09/2018, 10/04/2019, 11/13/2019, 10/15/2019 & 07/10/2020.

STRUCTURES TABLE													
PLAN ID	MASER ID	STRUCTURE DESCRIPTION	TYPE	RIM ELEVATION	INVERT NORTH	DIRECTION DIAMETER (MATERIAL)	INVERT SOUTH	Ø & (MATERIAL)	INVERT EAST	Ø & (MATERIAL)	INVERT WEST	Ø & (MATERIAL)	BOTTOM ELEV.
N/A	626	NEW STORM MANHOLE		12.72	9.67	N 18" (RCP)	-	-	-	-	7.62	W 18" (RCP)	6.49
S-02A	8186	NEW STORM MANHOLE		11.37	1.10	N 24" (H.D.P.E.)	1.25	S 24" (H.D.P.E.)	-	-	-	-	-0.40
S-03	8295	NEW INLET	P-5	11.43	1.68	N 24" (H.D.P.E.)	-	-	3.43	E 24" (RCP)	-	-	-3.17
S-04	8435	NEW STORM MANHOLE	P-8	11.84	-	-	4.24	S 24" (H.D.P.E.)	-	-	4.64	W 24" (RCP)	1.12
S-05	100443	NEW STORM MANHOLE	P-8	12.72	4.43	N 24" (H.D.P.E.)	-	-	-	-	-	-	1.00
S-06	1288	NEW INLET	P-5	12.08	-	-	4.32	S 24" (H.D.P.E.)	-	-	-	-	1.88
S-17	1117	NEW STORM MANHOLE	J-1	12.39	-	-	4.34	S 18" (RCP)	-	-	-	-	2.94
S-18	1118	NEW STORM MANHOLE	P-8	12.76	-	-	7.81	S BAFFLE 24" (H.D.P.E.)	-	-	-	-	2.31
S-19	225	NEW STORM MANHOLE	J-1	12.46	6.86	N 14" x 23" (RCP)	-	-	-	-	-	-	4.86
S-20	242	NEW STORM MANHOLE	J-1	12.27	-	-	5.42	S 14" x 23" (RCP)	N/A	SE 14" x 23" (RCP)	-	-	-1.83
S-22	101251	NEW STORM MANHOLE	P-3	11.92	5.27	N 14" x 23" (RCP)	-	-	-	-	-	-	3.57
S-23	3232	NEW INLET	P-5	11.28	-	-	4.90	S 14" x 23" (RCP)	4.43	SE 14" x 23" (RCP)	-	-	2.38
S-47	629	NEW STORM MANHOLE	F-3	12.42	8.97	0	10.10	SW 12" (D.I.P.)	-	-	-	-	8.02
S-47	4248	NEW INLET	F-3	12.34	8.89	0	10.02	SW 12" (METAL)	0.00	0	-	-	7.94
S-48A	955	NEW INLET	USF 5129	12.19	10.04	NE 12" (D.I.P.)	9.89	S 18" (RCP)	-	-	-	-	9.24
S-56	100444	NEW STORM MANHOLE	F-3	12.24	-	-	9.20	S 12" (D.I.P.)	-	-	-	-	6.28
S-60	1415	NEW STORM MANHOLE	F-3	12.42	8.97	N 12" (D.I.P.)	5.34	S 16" (RCP)	8.97	-	-	-	1.42
S-61	1416	NEW STORM MANHOLE	A	12.33	5.17	N 12" (D.I.P.)	-	-	5.14	E 24" (RCP)	5.04	W 24" (RCP)	1.47

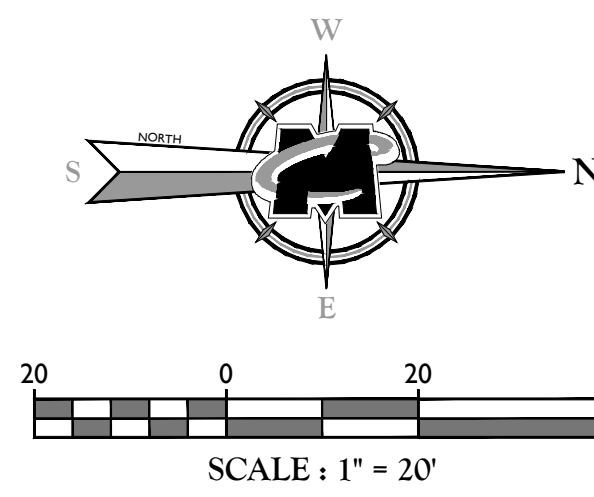
**MIAMI WORLD CENTER
 FOR
 COASTAL
 CONSTRUCTION**

**CITY OF MIAMI
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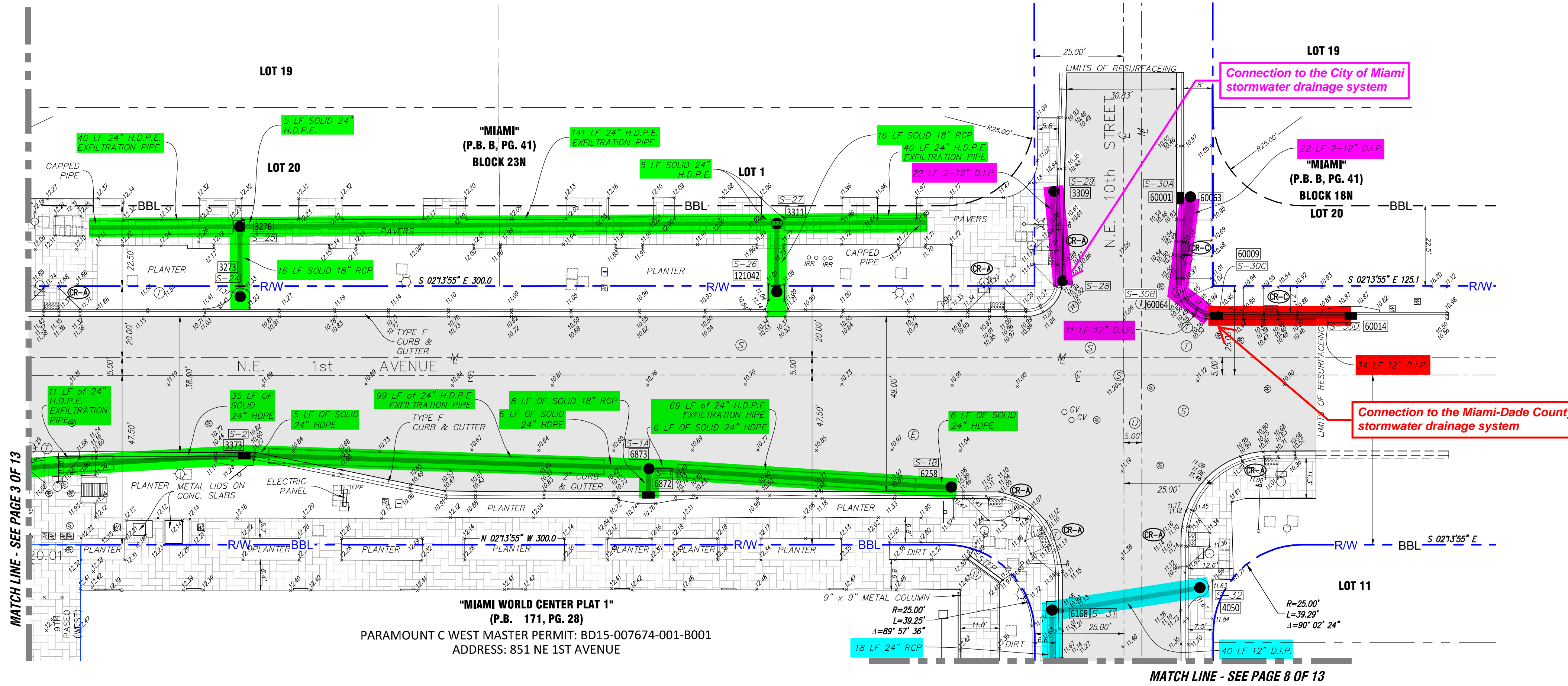
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SCALE: AS SHOWN	DATE: 11/13/2019	DRAWN BY: PJJ/ETP	CHECKED BY: JET
PROJECT NUMBER: 15400166Q	PROJECT NAME: MIAMI WORLD CENTER	STREET AS BUILT SURVEY	

**RIGHT-OF-WAY
 AS BUILT SURVEY**



- Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District
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- ### LEGEND
- BACK FLOW IRRIGATION
 - MANHOLE ELECTRIC
 - MANHOLE TELEPHONE
 - MANHOLE DRAINAGE (EXISTING)
 - MANHOLE DRAINAGE (NEW)
 - MANHOLE UNMARKED
 - MANHOLE SANITARY
 - CATCH BASINS (EXISTING)
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S-25	3276	NEW STORM MANHOLE	P-8	12.26	8.26	N BAFFLE 24" (H.D.P.E.)	7.61	S BAFFLE 24" (H.D.P.E.)	7.46	E 18" (RCP)	-	-	1.46
S-24	3273	NEW STORM MANHOLE	P-1	11.34	-	-	-	-	-	7.39	W 18" (RCP)	-	5.89
S-26	121042	NEW STORM MANHOLE	P-8	11.05	-	-	-	-	-	6.80	W 18" (RCP)	-	4.81
S-27	3311	NEW STORM MANHOLE	P-8	11.90	5.50	N BAFFLE 24" (H.D.P.E.)	5.50	S BAFFLE 24" (H.D.P.E.)	5.45	E 18" (RCP)	-	-	1.30
S-28	3310	NEW STORM MANHOLE	P-8	10.87	7.54	N BAFFLED 15" (RCP)	-	-	-	8.17	W 2-12" (D.I.P.)	-	4.92
S-29	3309	NEW STORM MANHOLE	F-3	11.00	-	-	-	-	8.40	E 2-12" (D.I.P.)	-	-	4.75
S-01	6872	NEW INLET	P-6	10.38	-	-	-	-	-	4.88	W 18" (RCP)	-	1.38
S-02	3373	NEW INLET	P-5	10.80	4.65	N 24" (H.D.P.E.)	1.65	S 24" (H.D.P.E.)	-	-	-	-	-1.70
S-31	6168	NEW STORM MANHOLE	F-3	11.59	N/A	NW 2-12" (D.I.P.)	-	-	4.07	E 24" (RCP)	-	-	-3.51
S-32	4050	NEW STORM MANHOLE	P-3	11.00	-	-	7.55	SE 2-12" (D.I.P.)	-	-	-	-	5.00
S-30A	60001	NEW INLET	F-3	10.50	-	-	-	-	-	-	-	-	-
S-30B	60064	NEW STORM MANHOLE	P-8	10.50	7.18	NE 12" (D.I.P.)	-	-	-	7.71	W 8" (METAL)	-	5.81
N/A	60063	NEW STORM MANHOLE	P-8	10.93	-	-	-	-	8.02	E 8" (METAL)	-	-	5.29
S-30C	60009	NEW INLET	P-5	10.56	7.09	N 12" (D.I.P.)	-	-	6.96	SE 15" (RCP)	6.91	SW 12" (D.I.P.)	5.29
S-30D	60014	NEW INLET	P-6	10.47	-	-	7.5	S 12" (D.I.P.)	-	-	-	-	6.03
S-18	6258	NEW STORM MANHOLE	P-8	11.11	-	-	N/A	SW 24" (H.D.P.E.)	-	-	-	-	-

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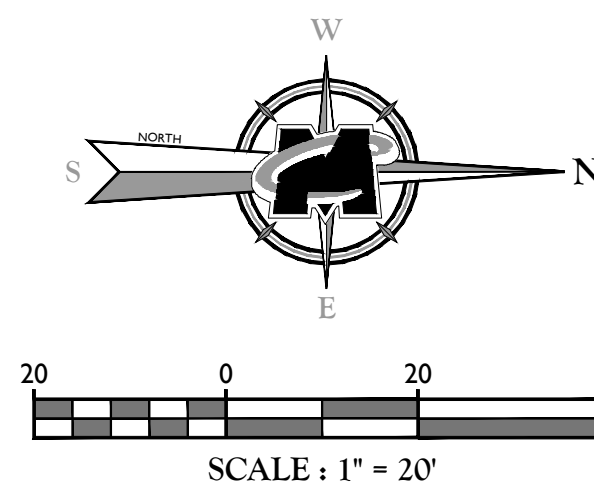
CITY OF MIAMI
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MIAMI OFFICE
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/13/2019	PPJET/REP	JET

PROJECT NUMBER	STREET AS BUILT SURVEY
15400166Q	STREET AS BUILT SURVEY

SHEET NUMBER	REFERENCE
4	13



Stormwater drainage system owned / operated by Miami-Dade County, and maintained by the Community Development District. Service Area extends beyond the geographic limits of the Miami Worldcenter Special District

Stormwater drainage system owned / operated by the City of Miami, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District

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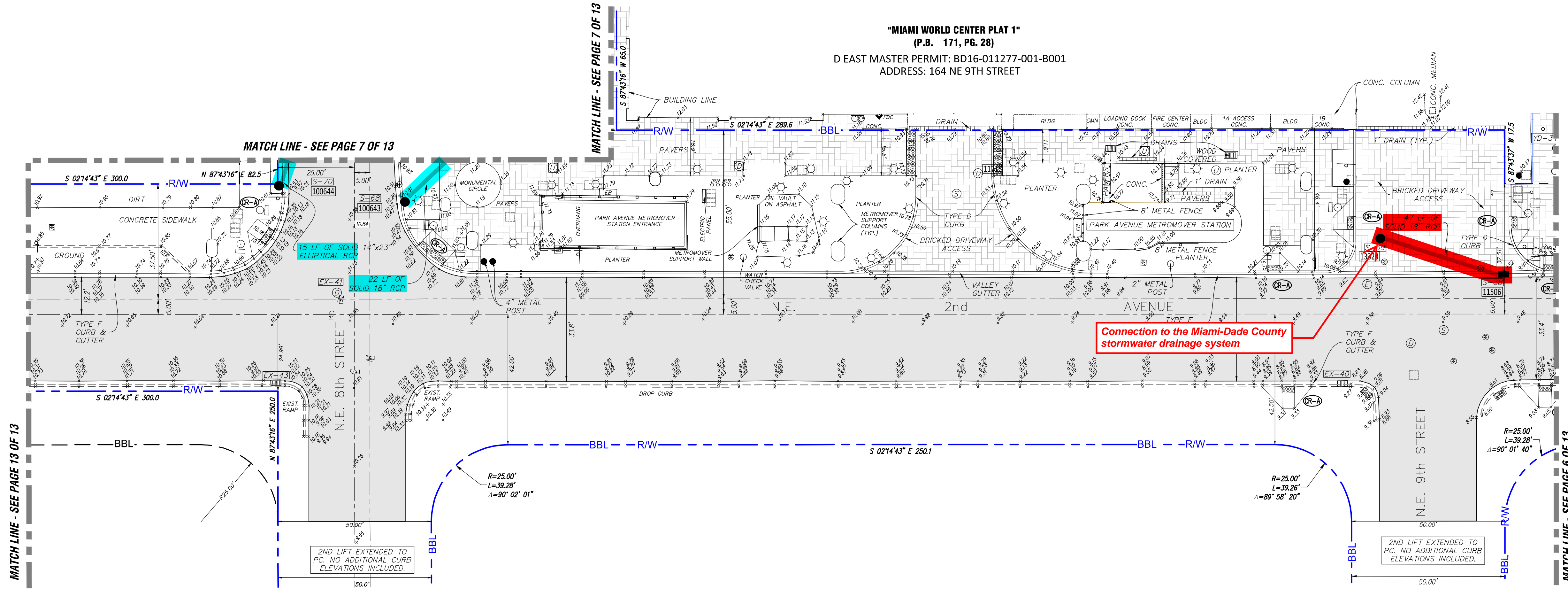
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REV	DATE	DRAWN BY	DESCRIPTION
6	10/14/2019	EP	PRELIMINARY PLOTTED WITH REVISION COMMENTS.
7	11/01/2019	EP	UPDATED CENTERLINE AND 2ND LIFT ELEVATIONS. STORM STRUCTURE INFORMATION AND TABLES.
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15	07/16/2020	JET	



STORM PIPES INSTALLED, EX-FILTRATION TRENCH LABELS AND BAFFLED INVERT INFORMATION SHOWN, PROVIDED BY CLIENT ON 5/09/2018, 10/04/2019, 11/13/2019, 10/15/2019 & 07/10/2020.

PLAN ID	MASER ID	STRUCTURE DESCRIPTION	TYPE	RIM ELEVATION	INVERT NORTH	DIRECTION DIAMETER (MATERIAL)	INVERT SOUTH	Ø & (MATERIAL)	INVERT EAST	Ø & (MATERIAL)	INVERT WEST	Ø & (MATERIAL)	BOTTOM ELEV.
S-70	100644	NEW STORM MANHOLE	F-3	10.56	-	-	-	-	-	-	6.73	W 14" (RCP)	3.07
S-68	100643	NEW STORM MANHOLE	F-3	10.82	5.97	NW 18" (RCP)	-	-	-	-	-	-	3.66
S-38	11506	NEW INLET	P-11	9.52	-	-	2.89	SW 18" (RCP)	-	-	-	-	1.55
S-39	13323	NEW STORM MANHOLE	P-8	9.95	2.80	NE 18" (RCP)	-	-	6.95	E 12" (ALUMINUM)	-	-	0.83
EX-40	11563	INLET (NOT A PART)											
EX-43	32195	INLET (NOT A PART)											

- LEGEND**
- ⊖ BACK FLOW IRRIGATION
 - ⊕ MANHOLE ELECTRIC
 - ⊙ MANHOLE TELEPHONE
 - ⊙ MANHOLE DRAINAGE (EXISTING)
 - ⊙ MANHOLE DRAINAGE (NEW)
 - ⊙ MANHOLE UNMARKED
 - ⊙ MANHOLE SANITARY
 - ⊙ BOLLARD
 - ⊙ CATCH BASINS (EXISTING)
 - ⊙ CATCH BASINS (NEW)
 - ⊙ CATV CABLE BOX
 - ⊙ CLEAN OUT
 - ⊙ EPP ELECTRIC PANEL POLE
 - ⊙ FDC FIRE DEPT. CONNECTION
 - ⊙ FIRE HYDRANT
 - ⊙ GM GAS MAIN
 - ⊙ GV GAS VALVE
 - ⊙ GREASE TRAP
 - ⊙ IRR IRRIGATION CONTROL
 - ⊙ LIGHT (FLOOR LEVEL)
 - ⊙ LT BOL-LIGHT BOLLARD
 - ⊙ LIGHT POLE
 - ⊙ PEDESTRIAN SIGNAL POLE
 - ⊙ POST
 - ⊙ RAIL ROAD CROSSING POLE
 - ⊙ RAIL ROAD STRUCTURAL POST
 - ⊙ SIGNAL MASTER ARM
 - ⊙ TRAFFIC SIGN
 - ⊙ TRAFFIC SIGN CABINET
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WELL
 - ⊙ WIRE PULL BOX
 - ⊙ CANOPY PILE SUPPORT
 - ⊙ EXISTING CURB & GUTTER
 - ⊙ NEW UNDERGROUND PIPE
 - ⊙ PAVERS
 - ⊙ EXISTING CONCRETE
 - ⊙ ROAD RECONSTRUCTION
 - ⊙ NEW PAVING
 - ⊙ DETECTABLE WARNING

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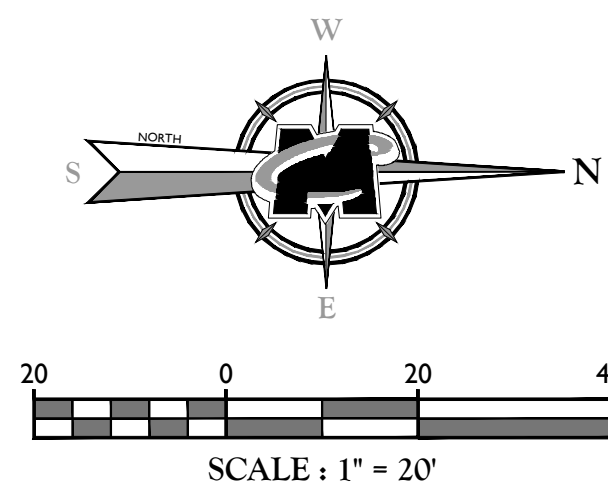
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/13/2019	PPJ/ETP	JET
PROJECT NUMBER:	15400166Q	REVISIONS:	NEW MASTER STREET AS BUILT SURVEY

SHEET TITLE
RIGHT-OF-WAY AS BUILT SURVEY



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EX-37	11371	EXIST. INLET		8.46	-	-	-	-	-	-	-	-	-
S-36	6439	NEW STORM MANHOLE	P-4	9.50	-	-	7.42	S 2-8" (D.I.P.)	-	-	-	-	4.84
S-35	6315	NEW STORM MANHOLE	F-3	9.64	N/A	N 2-8" (D.I.P.)	-	-	-	4.53	W 24" (RCP)	-	-3.31

STORM PIPES INSTALLED, EX-FILTRATION TRENCH LABELS AND BAFFLED INVERT INFORMATION SHOWN, PROVIDED BY CLIENT ON 5/09/2018, 10/04/2019, 11/13/2019, 10/15/2019 & 07/10/2020.

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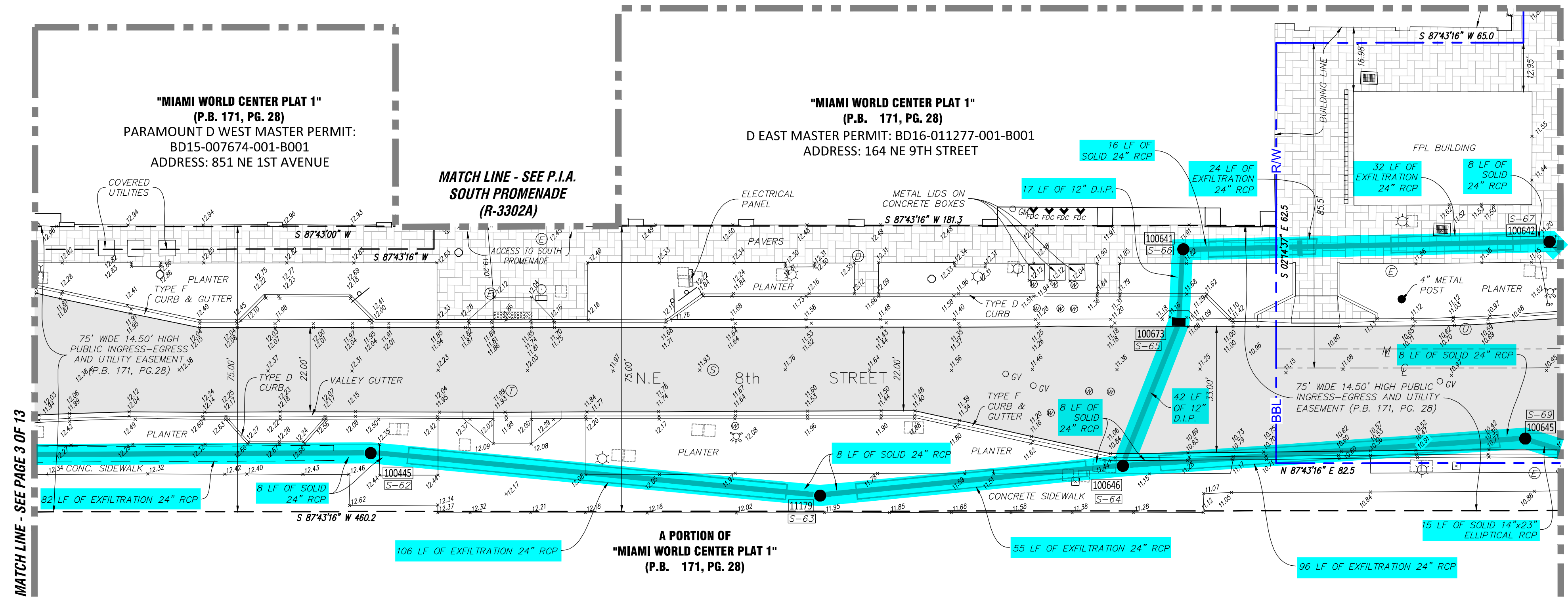
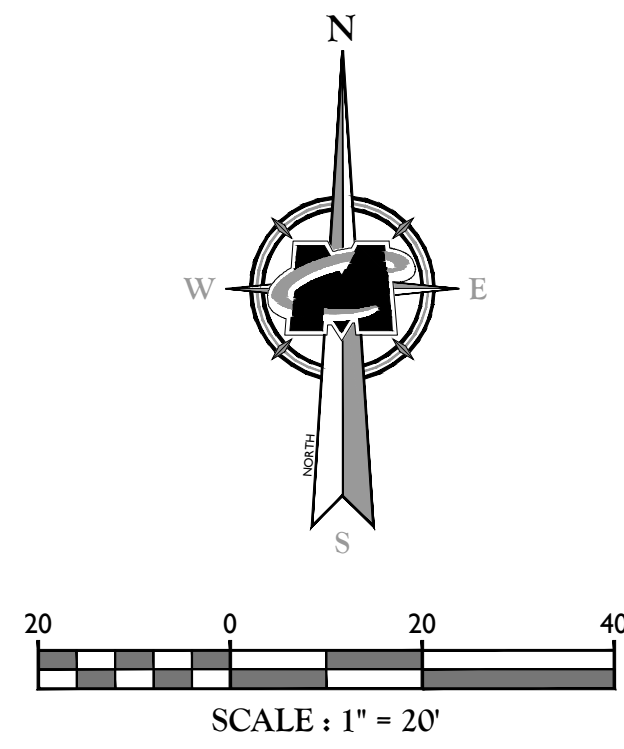
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SCALE	DATE	DRAWN BY	CHECKED BY
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PROJECT NUMBER: 15400166Q
 STREET AS BUILT SURVEY



MATCH LINE - SEE PAGE 3 OF 13

MATCH LINE - SEE PAGE 5 OF 13

LEGEND

- BACK FLOW IRRIGATION
- Ⓜ MANHOLE ELECTRIC
- Ⓜ MANHOLE TELEPHONE
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S-63	11179	NEW STORM MANHOLE	A	11.98	-	-	-	-	4.94	E 24" (RCP)	5.15	W 24" (RCP)	1.62
S-62	100445	NEW STORM MANHOLE	A	12.37	-	-	-	-	5.01	E 24" (RCP)	5.17	W 24" (RCP)	1.69
S-66	100641	NEW STORM MANHOLE	A	11.87	-	-	7.47	S 12" (D.I.P.)	6.07	E 24" (RCP)	-	-	2.66
S-65	100673	NEW INLET	D	11.04	8.59	N 12" (D.I.P.)	8.52	SW 24" (D.I.P.)	-	-	-	-	7.44
S-67	100642	NEW STORM MANHOLE	A	11.13	-	-	5.87	SE 18" (RCP)	-	-	5.91	W 24" (RCP)	2.49
S-69	100645	NEW STORM MANHOLE	A	10.43	-	-	6.71	SE 14" (RCP)	-	-	5.86	W 24" (RCP)	1.78
S-64	100646	NEW STORM MANHOLE	F-3	11.42	-	-	-	-	4.90	E 24" (RCP)	4.83	W 24" (RCP)	-1.74

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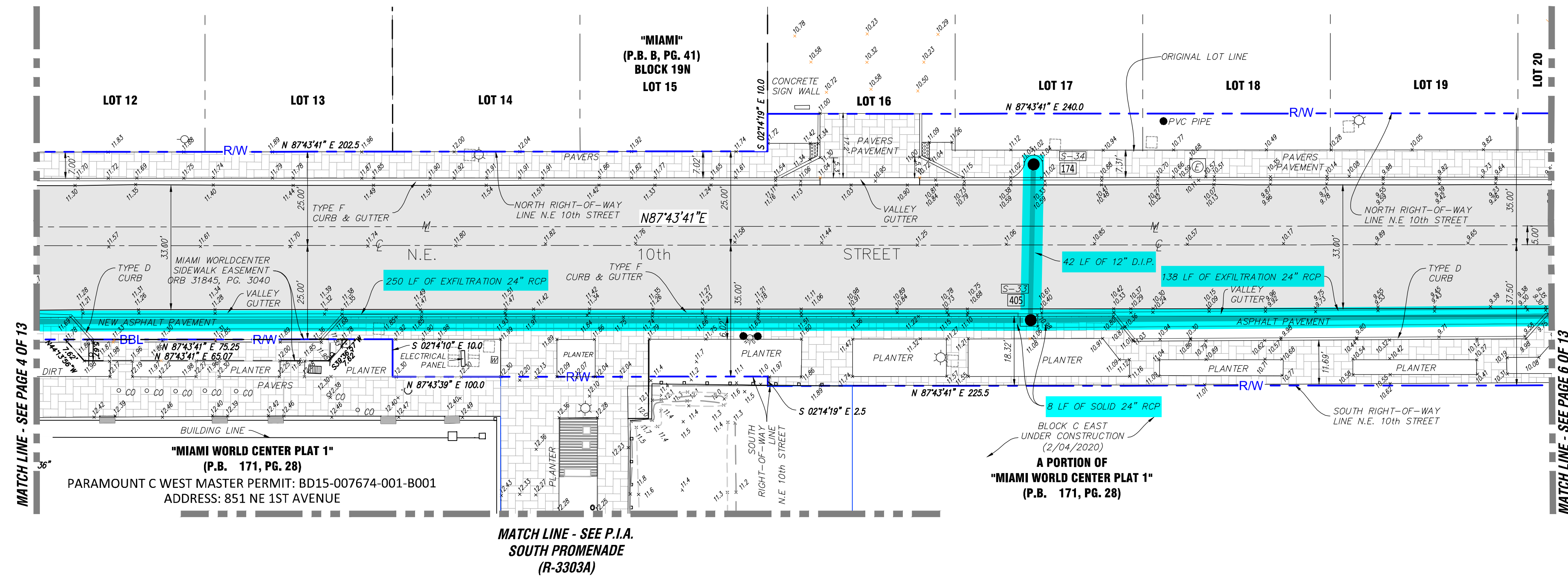
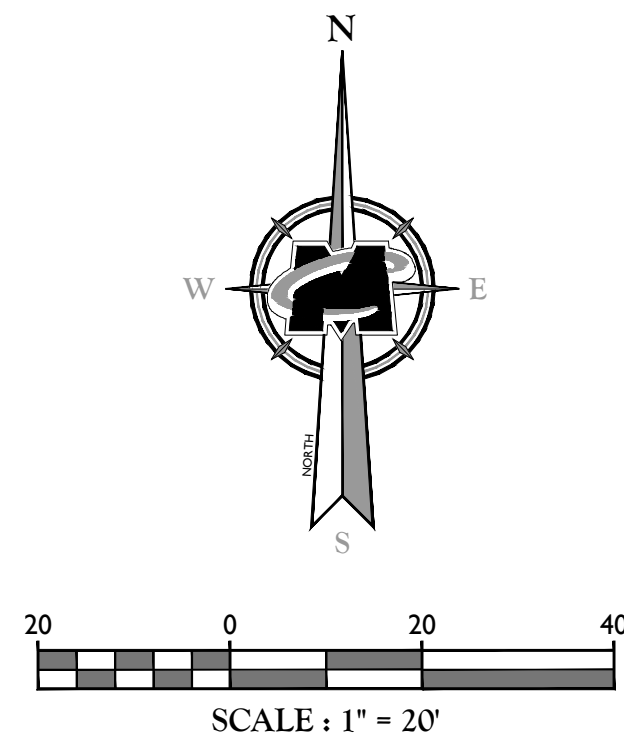
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PROJECT NUMBER:	15400166Q	PROJECT NUMBER:	15400166Q
STREET AS BUILT SURVEY		STREET AS BUILT SURVEY	

RIGHT-OF-WAY AS BUILT SURVEY

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S-33	405	NEW STORM MANHOLE	F-3	11.00	7.46	N 12" (D.I.P.)	-	-	4.26	E 24" (RCP)	4.26	W 24" (RCP)	-3.65
S-34	174	NEW STORM MANHOLE	P-3	11.00	-	-	7.58	S 12" (D.I.P.)	-	-	-	-	4.87

- ### LEGEND
- BACK FLOW IRRIGATION
 - ⊕ MANHOLE ELECTRIC
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 - BOLLARD
 - ▭ CATCH BASINS (EXISTING)
 - ▭ CATCH BASINS (NEW)
 - CATV CABLE BOX
 - CLEAN OUT
 - EPP ELECTRIC PANEL POLE
 - ▼ FPC FIRE DEPT. CONNECTION
 - ⊕ FIRE HYDRANT
 - GM GAS MAIN
 - GV GAS VALVE
 - ⊙ GREASE TRAP
 - ⊙ IRR IRRIGATION CONTROL
 - ⊕ LIGHT (FLOOR LEVEL)
 - ⊕ LT BOL-LIGHT BOLLARD
 - ⊕ LIGHT POLE
 - ⊕ PEDESTRIAN SIGNAL POLE
 - POST
 - ⊕ RAIL ROAD CROSSING POLE
 - ⊕ RAIL ROAD STRUCTURAL POST
 - ⊕ SIGNAL MASTER ARM
 - ⊕ TRAFFIC SIGN
 - TRAFFIC SIGN CABINET
 - UTILITY POLE
 - WATER METER
 - WATER VALVE
 - WELL
 - WIRE PULL BOX
 - CANOPY PILE SUPPORT
 - EXISTING CURB & GUTTER
 - NEW UNDERGROUND PIPE
 - ▭ PAVERS
 - ▭ EXISTING CONCRETE
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7	11/01/2019	EP	UPDATED GENTLEMAN AND SLOPES. STORM STRUCTURE INFORMATION AND TABLES.
8	11/13/2019	EP	STRUCTURE TABLE AND SLOPES VERIFIED UPON INSPECTION.
9	12/11/2019	EP	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/27/2020	JET	UPDATE AS PER COM COMMENTS 04/01/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
11	04/15/2020	JET	(P.A. ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
12	04/01/2020	PCH/JET	(P.A. ONLY) UPDATE DRY RETENTION AREA.
13	04/03/2020	PCH/JET	REVISE UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
14	07/13/2020	JET	UPDATE AS PER CORP CLIENT COMMENTS. INF IN FIELD UPDATED.
15	07/16/2020	JET	

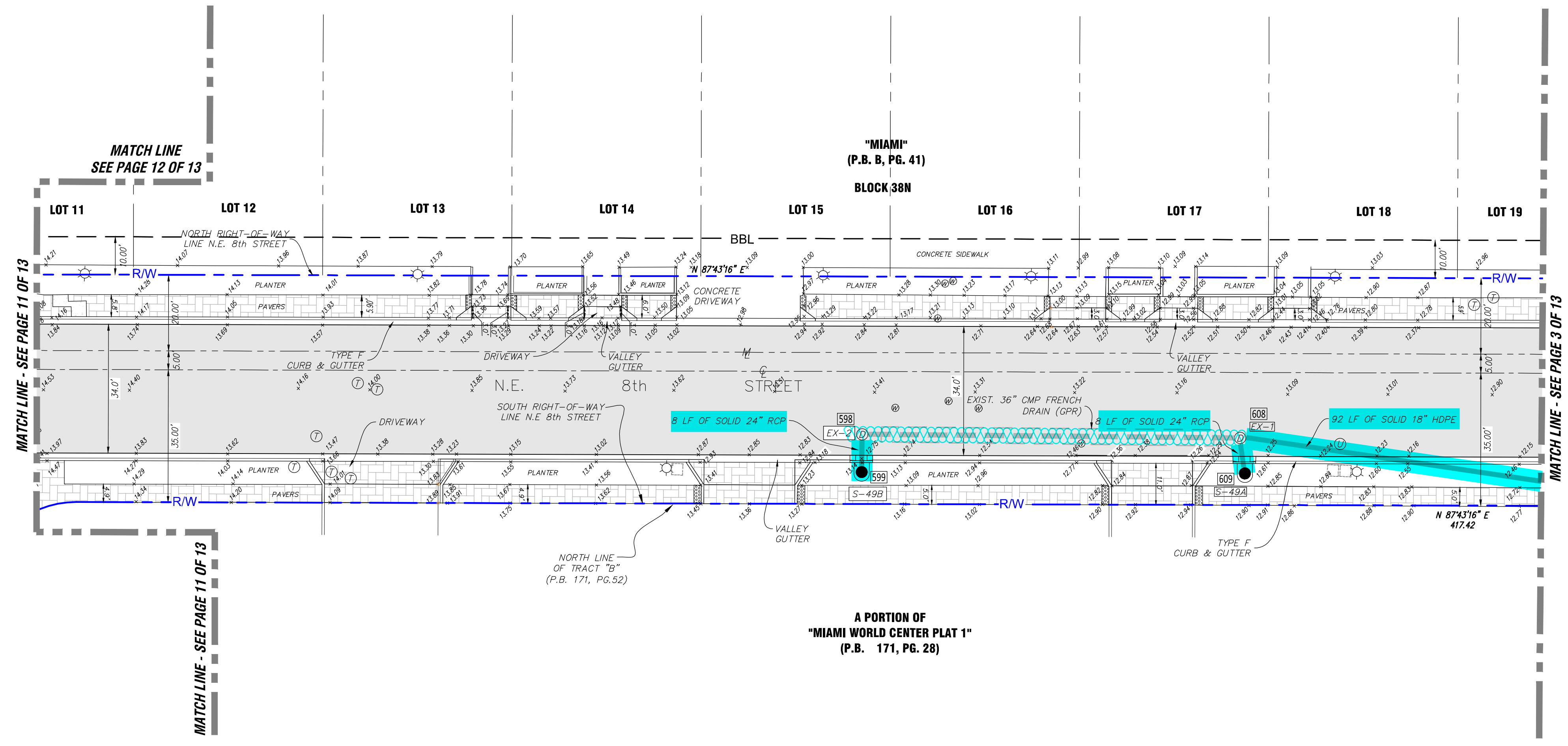
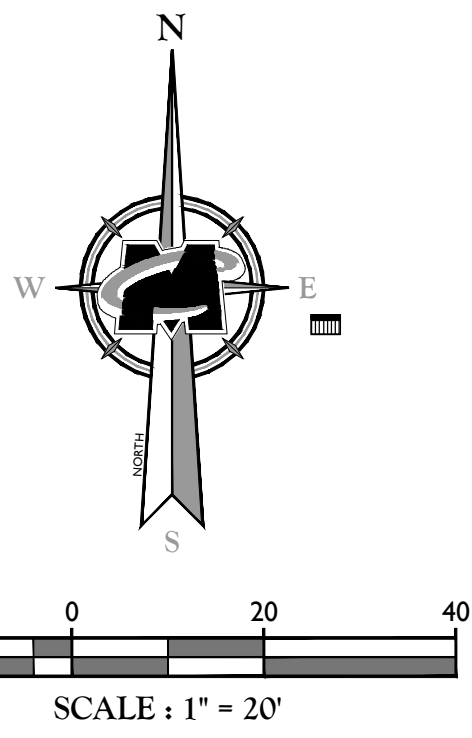
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 FOR
 COASTAL
 CONSTRUCTION

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 FLORIDA

MAMI OFFICE
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 Phone: 305.597.9701
 Fax: 305.597.9702

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/13/2019	PP/JET/EP	JET

PROJECT NUMBER: 15400166Q
 STREET AS BUILT SURVEY



Stormwater drainage system owned / operated by the City of Miami, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District

Stormwater drainage system owned, operated, and maintained by the City of Miami. Service Area falls within the geographic limits of the Miami Worldcenter Special District

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8	11/13/2019	EP	STRUCTURE TABLE AND SLOPE VERIFIED UPON INSPECTION.
9	12/11/2019	JET	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/27/2020	JET	UPDATE AS PER COM COMMENTS 04/01/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
11	04/15/2020	JET	(PK ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
12	04/23/2020	JET	(PK ONLY) UPDATE DRY RETENTION AREA.
13	04/23/2020	JET	REVISE UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
14	07/13/2020	JET	UPDATE AS PER CORP CLIENT COMMENTS. INF VFW FIELD UPDATED.
15	07/16/2020	JET	

STORM PIPES INSTALLED, EX-FILTRATION TRENCH LABELS AND BAFFLED INVERT INFORMATION SHOWN, PROVIDED BY CLIENT ON 5/09/2018, 10/04/2019, 11/13/2019, 10/15/2019 & 07/10/2020.

STRUCTURES TABLE													
PLAN ID	MASER ID	STRUCTURE DESCRIPTION	TYPE	RIM ELEVATION	INVERT NORTH	DIRECTION DIAMETER (MATERIAL)	INVERT SOUTH	Ø & (MATERIAL)	INVERT EAST	Ø & (MATERIAL)	INVERT WEST	Ø & (MATERIAL)	BOTTOM ELEV.
S-498	599	NEW STORM MANHOLE	F-3	13.14	6.24	N 24" (RCP)	-	-	-	-	-	-	4.24
EX-1	608	EXIST. STORM MANHOLE	-	12.51	-	-	5.61	S 24" (RCP)	7.46	18" (HDPE)	5.96	E 36" (C.M.P.)	5.36
S-49A	609	NEW STORM MANHOLE	F-3	12.61	5.46	N 24" (RCP)	-	-	-	-	-	-	3.71
EX-2	598	EXIST. STORM MANHOLE	-	12.98	-	-	5.58	S 24" (RCP)	6.73	E 36" (C.M.P.)	-	-	4.78

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 FLORIDA

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 MIAMI OFFICE
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 Fax: 305.597.9702

SCALE: AS SHOWN	DATE: 11/13/2019	DRAWN BY: PJJ/ETP	CHECKED BY: JET
PROJECT NUMBER: 15400166Q	SHEET NUMBER: 9 OF 13		

SHEET TITLE
RIGHT-OF-WAY AS BUILT SURVEY

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14	07/13/2020	JET	UPDATE AS PER CORRECTIVE COMMENTS. INF IN FIELD UPDATED.
15	07/16/2020	JET	

REV	DATE	DRAWN BY	DESCRIPTION
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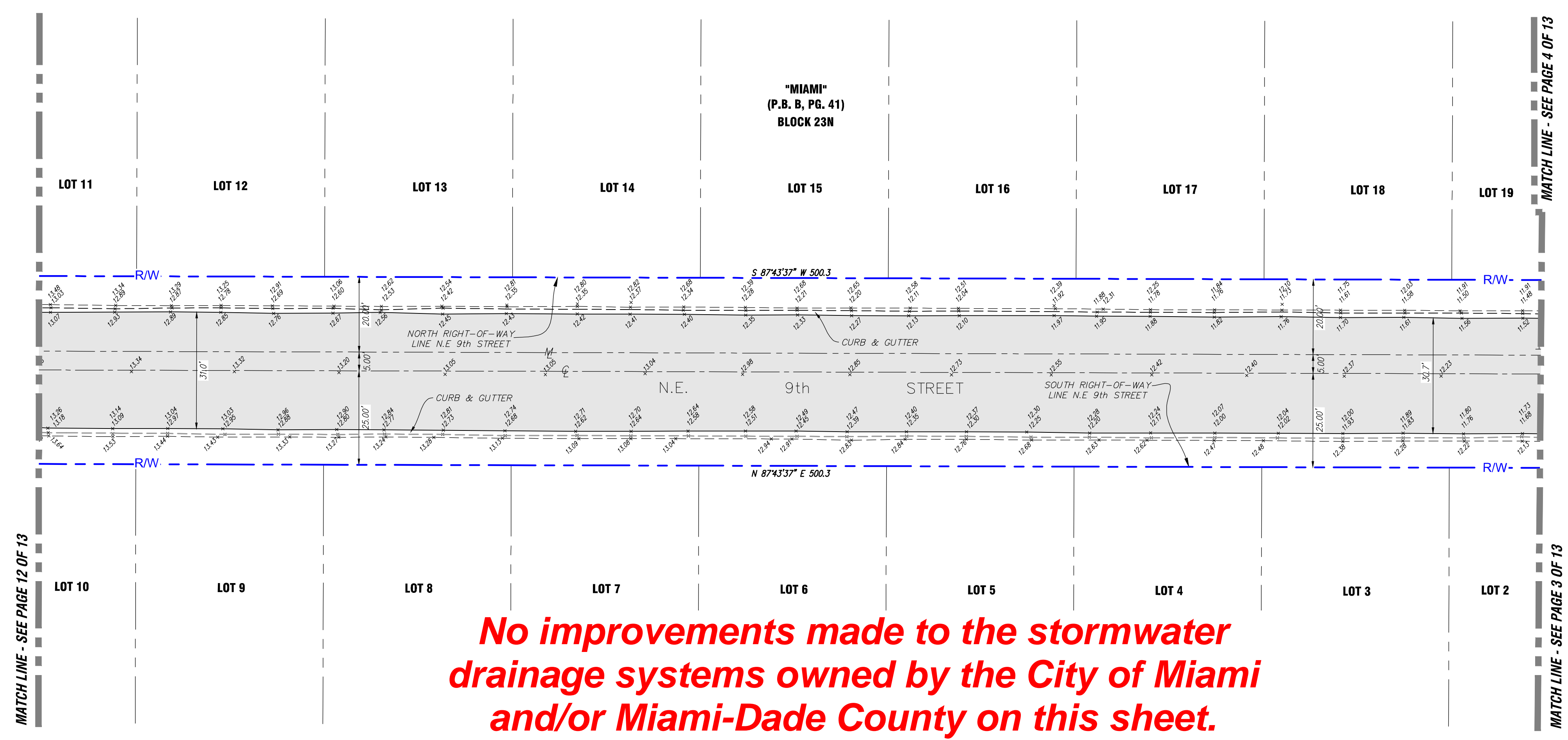
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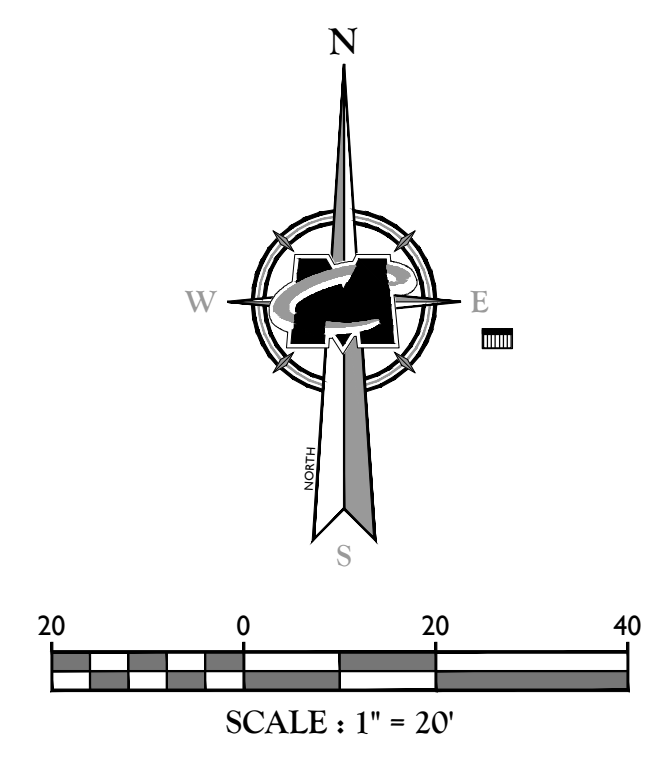
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AS SHOWN	11/13/2019	PPJ/ET/EP	JET
PROJECT NUMBER:	15400166Q	MIAMI WORLD CENTER	STREET AS BUILT SURVEY

SHEET TITLE
RIGHT-OF-WAY AS BUILT SURVEY

SHEET NUMBER
 REFERENCE
 R-2301 **10** of **13**

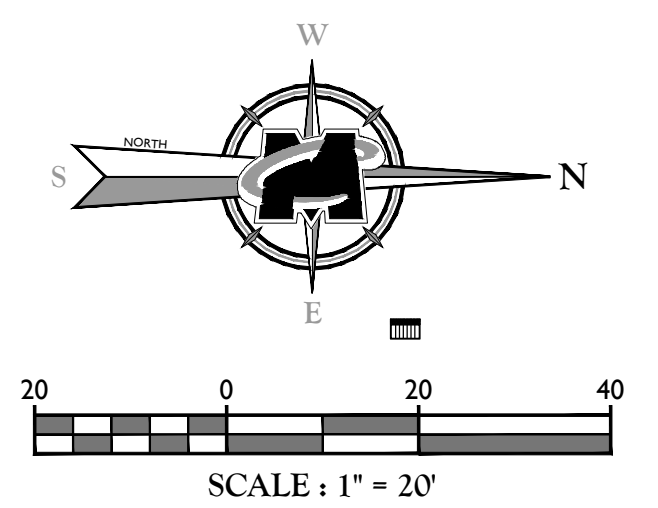


No improvements made to the stormwater drainage systems owned by the City of Miami and/or Miami-Dade County on this sheet.



- LEGEND**
- BACK FLOW IRRIGATION
 - ⊕ MANHOLE ELECTRIC
 - ⊙ MANHOLE TELEPHONE
 - ⊕ MANHOLE DRAINAGE (EXISTING)
 - MANHOLE DRAINAGE (NEW)
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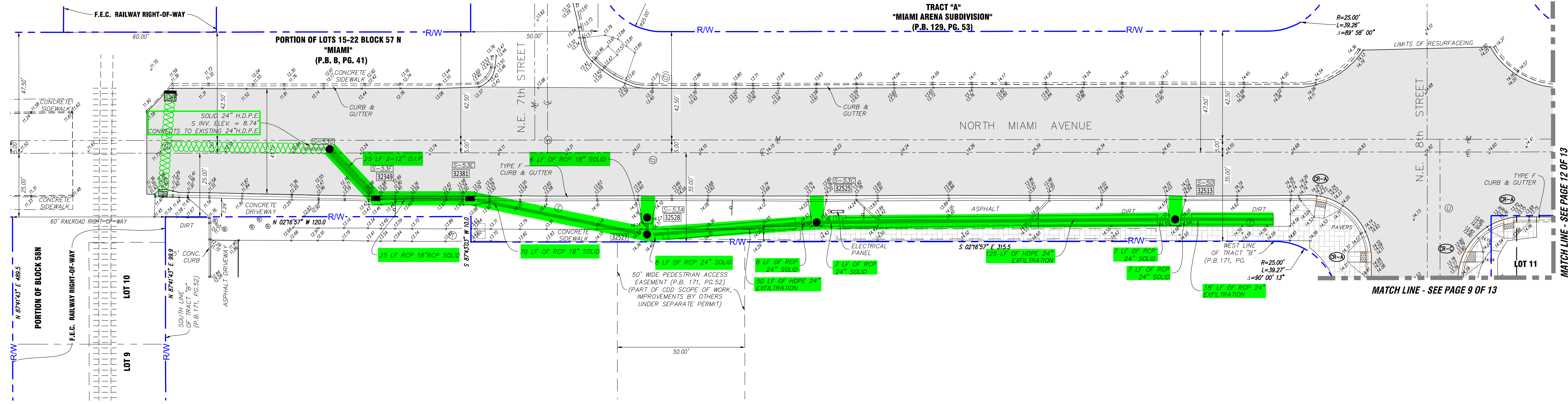
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PLAN ID	MASER ID	STRUCTURE DESCRIPTION	TYPE	RIM ELEVATION	INVERT NORTH	DIRECTION	DIAMETER (MATERIAL)	INVERT SOUTH	Ø & (MATERIAL)	INVERT EAST	Ø & (MATERIAL)	INVERT WEST	Ø & (MATERIAL)	BOTTOM ELEV.
S-55	32268	NEW INLET	P-11	11.209	-	-	-	-	-	-	-	9.619	W 12" (PVC)	6.959
S-53F	32349	NEW INLET	-	13.006	0	0	10.396	SW 12" (D.I.P.)	-	-	-	-	-	4.416
S-53F	32349	NEW INLET	-	13.006	9.316	N 18" (RCP)	8.006	SW 12" (D.I.P.)	-	-	-	-	-	4.416
S-53E	32381	NEW INLET	-	13.548	6.998	NE 18" (RCP)	9.018	S 18" (RCP)	-	-	-	-	-	4.278
N/A	32527	NEW STORM MANHOLE	-	14.319	9.809	N 24" (RCP)	6.799	S 18" (RCP)	-	-	8.179	W 18" (RCP)	-	14.319
S-53A	32528	NEW STORM MANHOLE	-	14.122	0	0	0	0	0	9.102	E 18" (RCP)	9.102	W 18" (RCP)	6.252
S-53C	32525	NEW STORM MANHOLE	-	14.291	10.431	N 24" (RCP)	10.431	S 24" (RCP)	-	-	-	-	-	6.721
S-50	32513	NEW STORM MANHOLE	-	14.546	10.426	N 24" (RCP)	10.426	S 24" (RCP)	-	-	-	-	-	6.676

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 - ⊕ ROAD RECONSTRUCTION
 - ⊕ NEW PAVING
 - ⊕ DETECTABLE WARNING

- ABBREVIATIONS**
- BBL = BUILDING BASE LINE
 - BFP = BACK FLOW PREVENTER
 - C = CENTER LINE
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.I.P. = CAST IRON PIPE
 - CLO = CLEANOUT
 - C.M.P. = CORRUGATED METAL PIPE
 - CUM = COLUMN
 - CONC. = CONCRETE
 - D.I.P. = DUCTILE IRON PIPE
 - EB = ELECTRIC BOX
 - ELEV. = ELEVATION
 - FPL = FLORIDA POWER AND LIGHT
 - REC = RECORD
 - (M) = MEASURE
 - (C) = CALCULATE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
 - H.D.P.P. = HIGH DENSITY POLYPROPYLENE PIPE
 - IP = IRON PIN
 - IRR = IRRIGATION CONTROL VALVE
 - LF = LINEAR FEET
 - ML = METAL LID
 - M = MONUMENT LINE
 - MNLW = MAG NAIL & WASHER
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - P.B. = PLAT BOOK
 - PC = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - RCP = REINFORCED CONCRETE PIPE
 - R/W = RIGHT OF WAY
 - S.B. = SERVICE BOX
 - TBD = TO BE DETERMINED
 - TEMP. = TEMPORARY
 - T.O.P. = TOP OF PIPE
 - T.S.U. = TYPE AND SIZE UNKNOWN
 - TYP. = TYPICAL
 - UNKN. = UNKNOWN
 - WV = WATER VALVE

REV.	DATE	DRAWN BY	DESCRIPTION
6	10/14/2018	EP	PRELIMINARY PLOTTED WITH REVISION COMMENTS.
7	11/01/2019	EP	UPDATED CENTERLINE AND LIFT ELEVATIONS. STORM STRUCTURE INFORMATION AND TABLES.
8	11/13/2019	EP	STRUCTURE TABLE AND SLOPS VERIFIED UPON INSPECTION.
9	12/11/2019	EP	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/17/2020	JET	UPDATE AS PER COM COMMENTS 04/10/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
11	04/15/2020	JET	UPDATE AS PER COM COMMENTS 04/10/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
12	04/01/2020	JET	(PK ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
13	04/03/2020	JET/JET	(PK ONLY) UPDATE DRY RETENTION AREA.
14	07/13/2020	JET	REVISION UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
15	07/16/2020	JET	UPDATE AS PER CORRECTIVE COMMENTS. INF. FIELD UPDATED.

MIAMI WORLD CENTER
 FOR
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CITY OF MIAMI
 MIAMI-DADE COUNTY
 FLORIDA

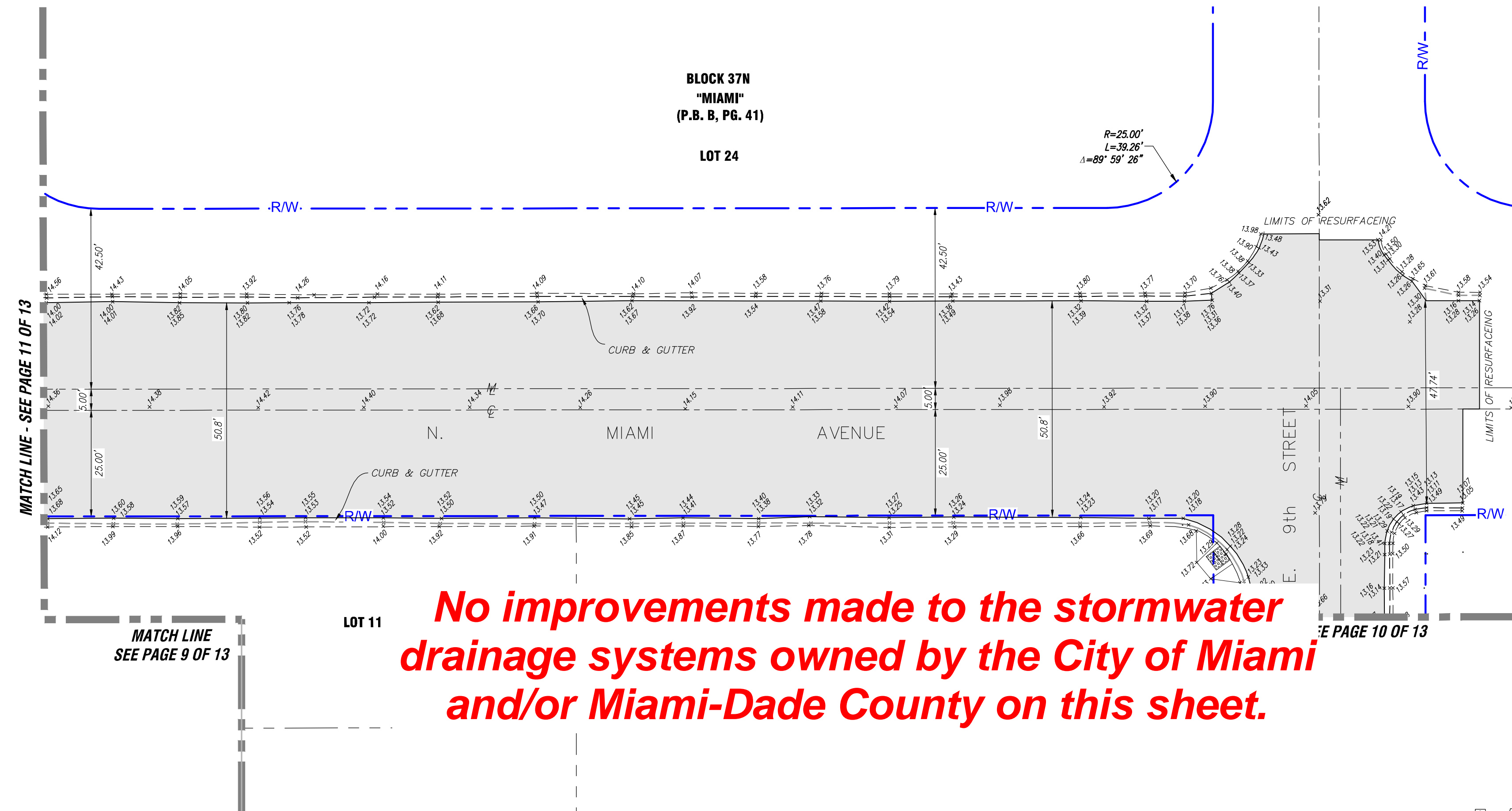
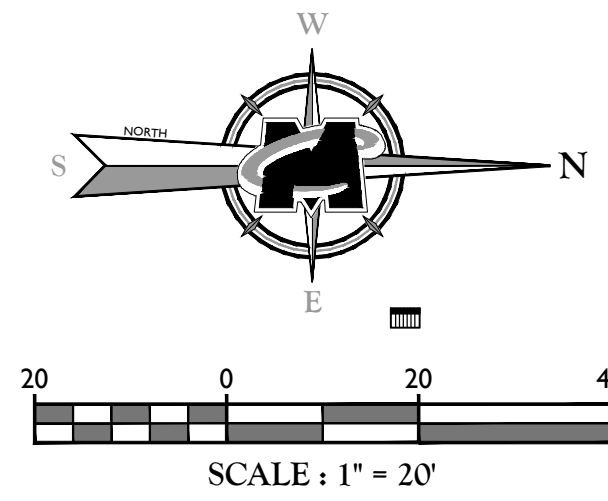
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 8290 NW 64th Street
 Miami, FL 33166
 Phone: 305.597.9701
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/13/2019	PPJ/EP	JET

PROJECT NUMBER: 15400166Q
 STREET AS BUILT SURVEY

SHEET TITLE: RIGHT-OF-WAY AS BUILT SURVEY

SHEET NUMBER: 11 of 13
 REFERENCE: R-2303



No improvements made to the stormwater drainage systems owned by the City of Miami and/or Miami-Dade County on this sheet.

- LEGEND**
- BACK FLOW IRRIGATION
 - ⊖ MANHOLE ELECTRIC
 - ⊕ MANHOLE TELEPHONE
 - ⊙ MANHOLE DRAINAGE (EXISTING)
 - MANHOLE DRAINAGE (NEW)
 - ⊙ MANHOLE UNMARKED
 - ⊙ MANHOLE SANITARY
 - BOLLARD
 - ▭ CATCH BASINS (EXISTING)
 - ▭ CATCH BASINS (NEW)
 - CATV CABLE BOX
 - CLEAN OUT
 - ⊖ EPP ELECTRIC PANEL POLE
 - ▼ FDC FIRE DEPT. CONNECTION
 - ⊕ FIRE HYDRANT
 - GAS MAIN
 - GAS VALVE
 - ⊙ GREASE TRAP
 - IRR IRRIGATION CONTROL
 - ⊕ LIGHT (FLOOR LEVEL)
 - ⊕ LT BOL-LIGHT BOLLARD
 - ⊕ LIGHT POLE
 - ⊕ PEDESTRIAN SIGNAL POLE
 - POST
 - ⊕ RAIL ROAD CROSSING POLE
 - ⊕ RAIL ROAD STRUCTURAL POST
 - SIGNAL MASTER ARM
 - ⊕ TRAFFIC SIGN
 - ⊕ TRAFFIC SIGN CABINET
 - UTILITY POLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - WELL
 - WIRE PULL BOX
 - ⊕ CANOPY PILE SUPPORT
 - ▭ EXISTING CURB & GUTTER
 - ▭ NEW UNDERGROUND PIPE
 - ▭ PAVERS
 - ▭ EXISTING CONCRETE
 - ▭ ROAD RECONSTRUCTION
 - ▭ NEW PAVING
 - ▭ DETECTABLE WARNING

- ABBREVIATIONS**
- BBL = BUILDING BASE LINE
 - BFP = BACK FLOW PREVENTER
 - C = CENTER LINE
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.I.P. = CAST IRON PIPE
 - CLO = CLEANOUT
 - C.M.P. = CORRUGATED METAL PIPE
 - CMW = CULMUM
 - CONC. = CONCRETE
 - D.I.P. = DUCTILE IRON PIPE
 - EB = ELECTRIC BOX
 - ELEV. = ELEVATION
 - FPL = FLORIDA POWER AND LIGHT
 - (R) = RECORD
 - (M) = MEASURE
 - (C) = CALCULATE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
 - H.D.P.P. = HIGH DENSITY POLYPROPYLENE PIPE
 - IP = IRON PIPE
 - IRR = IRRIGATION CONTROL VALVE
 - LF = LINEAR FEET
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 - R/W = RIGHT OF WAY
 - S.B. = SERVICE BOX
 - TBD = TO BE DETERMINED
 - TEMP. = TEMPORARY
 - T.O.P. = TOP OF PIPE
 - T.S.S.L. = TYPE AND SIZE UNKNOWN
 - TYP. = TYPICAL
 - UNKN. = UNKNOWN
 - WV = WATER VALVE

⊕ = HARD SURFACE SPOT ELEVATION
○ = SOFT SURFACE SPOT ELEVATION

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State of F.L. Certificate of Authorization: 30301 / LB7388

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6	10/14/2019	EP	PRELIMINARY PLOTTED WITH REVISION COMMENTS.
7	11/01/2019	EP	UPDATED GUTTERLINE AND LIFT ELEVATIONS. STORM STRUCTURE INFORMATION AND TABLES.
8	11/13/2019	EP	STRUCTURE TABLE AND SLOPES VERIFIED UPON INSPECTION.
9	12/11/2019	EP	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/27/2020	JET	UPDATE AS PER COM COMMENTS 04/10/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
11	04/15/2020	JET	(PK ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
12	04/23/2020	JET	(PK ONLY) UPDATE DRY RETENTION AREA.
13	07/13/2020	JET	REVISION UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
14	07/13/2020	JET	UPDATE AS PER CONCURRENT COMMENTS. INF. W/ FIELD UPDATES.
15	07/16/2020	JET	

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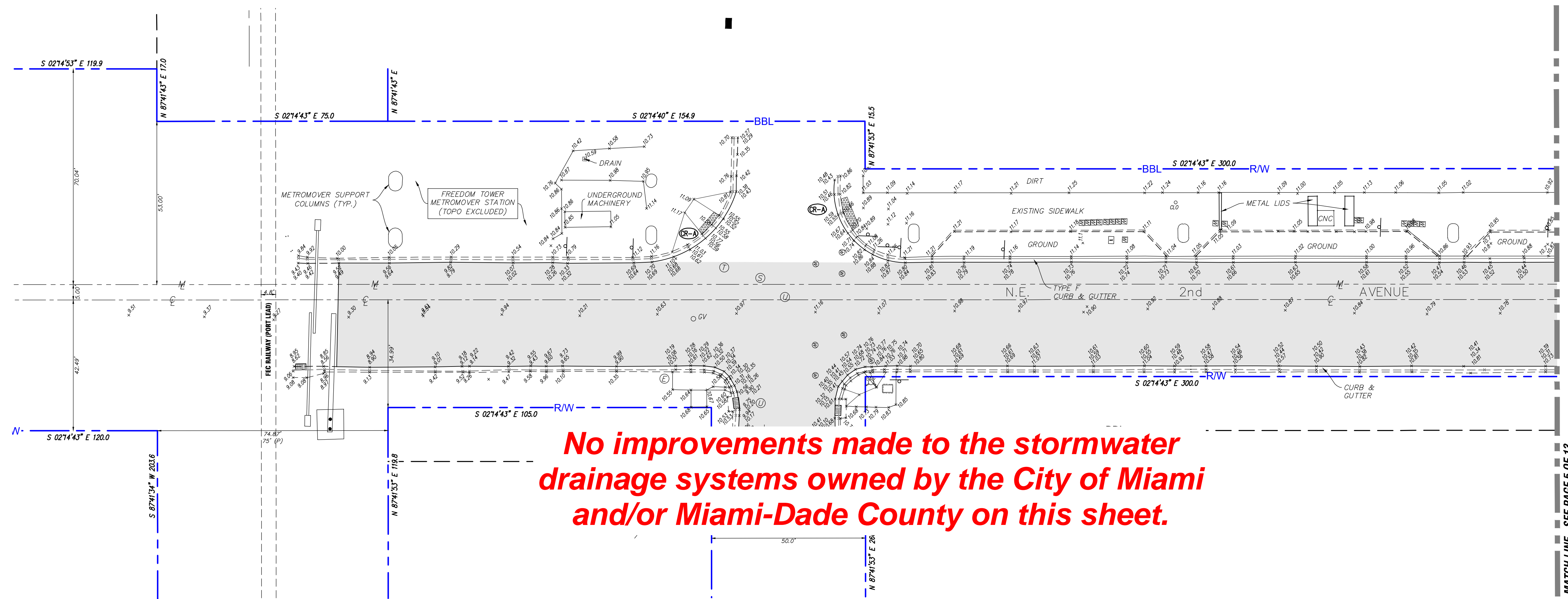
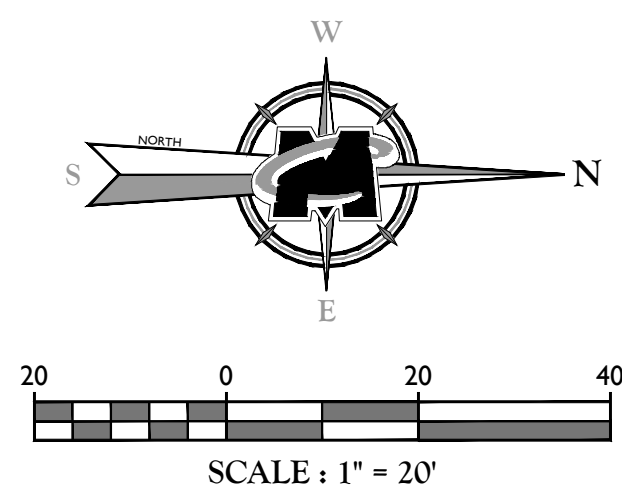
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MIAMI-DADE COUNTY
FLORIDA

MAMI OFFICE
8290 NW 64th Street
Miami, FL 33166
Phone: 305.597.9701
Fax: 305.597.9702

SCALE: AS SHOWN	DATE: 11/13/2019	DRAWN BY: PJP/ET/EP	CHECKED BY: JET
PROJECT NUMBER: 15400166Q	PROJECT TITLE: MIAMI WORLD CENTER MASTER STREET AS BUILT SURVEY		

SHEET TITLE: RIGHT-OF-WAY AS BUILT SURVEY

SHEET NUMBER: 12 of 13
REFERENCE: R-2304



No improvements made to the stormwater drainage systems owned by the City of Miami and/or Miami-Dade County on this sheet.

MATCH LINE - SEE PAGE 5 OF 13

LEGEND		ABBREVIATIONS	
	BACK FLOW IRRIGATION	BBL	BUILDING BASE LINE
	MANHOLE ELECTRIC	BFP	BACK FLOW PREVENTER
	MANHOLE TELEPHONE	C	CENTER LINE
	MANHOLE DRAINAGE (EXISTING)	C.B.S.	CONCRETE BLOCK STRUCTURE
	MANHOLE DRAINAGE (NEW)	C.I.P.	CAST IRON PIPE
	MANHOLE UNMARKED	C.O.	CLEANOUT
	MANHOLE SANITARY	C.M.P.	CORRUGATED METAL PIPE
	BOLLARD	CMN	COLUMN
	CATCH BASINS (EXISTING)	CONC.	CONCRETE
	CATCH BASINS (NEW)	D.I.P.	DUCTILE IRON PIPE
	CATV CABLE BOX	EB	ELECTRIC BOX
	CLEAN OUT	ELEV.	ELEVATION
	ELECTRIC PANEL POLE	FPL	FLORIDA POWER AND LIGHT
	FIRE DEPT. CONNECTION	(R)	RECORD
	FIRE HYDRANT	(M)	MEASURE
	GAS MAIN	(C)	CALCULATE
	GAS VALVE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
	GREASE TRAP	H.D.P.P.	HIGH DENSITY POLYPROPYLENE PIPE
	IRRIGATION CONTROL	IP	IRON PIN
	LIGHT (FLOOR LEVEL)	ICV	IRRIGATION CONTROL VALVE
	LIGHT POLE	LF	LINEAR FEET
	PEDESTRIAN SIGNAL POLE	ML	METAL LID
	POST	M	MONUMENT LINE
	RAIL ROAD CROSSING POLE	MNLW	MAG NAIL & WASHER
	RAIL ROAD STRUCTURAL POST	N.G.S.V.D.	NATIONAL GEODETIC VERTICAL DATUM
	SIGNAL MASTER ARM	P.B.	PLAT BOOK
	TRAFFIC SIGN	PC	POINT OF CURVATURE
	TRAFFIC SIGN CABINET	P.C.P.	PERMANENT CONTROL POINT
	UTILITY POLE	P.C.	PAGE
	WATER METER	P.O.B.	POINT OF BEGINNING
	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
	WELL	R/W	RIGHT OF WAY
	WIRE PULL BOX	S.B.	SERVICE BOX
	CANOPY POLE SUPPORT	TBD	TO BE DETERMINED
	EXISTING CURB & GUTTER	TEMP.	TEMPORARY
	NEW UNDERGROUND PIPE	T.O.P.	TOP OF PIPE
	PAVERS	T.S.U.	TYPE AND SIZE UNKNOWN
	EXISTING CONCRETE	TYP.	TYPICAL
	ROAD RECONSTRUCTION	UNKN.	UNKNOWN
	NEW PAVING	WV	WATER VALVE
	DETECTABLE WARNING		

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■ Mt. Laurel, NJ	■ Miami, FL
■ Albany, NY	■ Jacksonville, FL
■ New Windsor, NY	■ Springfield, VA
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8	11/13/2019	EP	STRUCTURE TABLE AND SLOPES VERIFIED UPON INSPECTION.
9	12/11/2019	EP	FINAL REVISION MASTER AS-BUILT UPDATE 1.
10	03/27/2020	JFT	UPDATE AS PER COM COMMENTS 04/1/2020 - ADDITIONAL UPDATES AS PER CLIENT REQUEST.
11	04/15/2020	JFT	(PK ONLY) UPDATE TOPOGRAPHY & ADD LEGAL BOUNDARY WITH DIMENSIONS.
12	04/23/2020	JFT	(PK ONLY) UPDATE DRY RETENTION AREA.
13	04/23/2020	JFT	REVISION UPDATE STRUCTURES BASED ON INFORMATION PROVIDED BY THE CLIENT.
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15	07/16/2020	JFT	

MIAMI WORLD CENTER
 FOR COASTAL CONSTRUCTION

CITY OF MIAMI
 MIAMI-DADE COUNTY
 FLORIDA

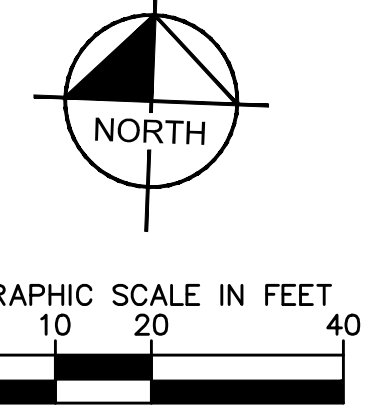
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 MIAMI OFFICE
 8290 NW 64th Street
 Miami, FL 33166
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SCALE: AS SHOWN	DATE: 11/13/2019	DRAWN BY: PJP/ETP	CHECKED BY: JET
PROJECT NUMBER: 15400166Q	STREET AS BUILT MASTER		

SHEET TITLE: RIGHT-OF-WAY AS BUILT SURVEY

Plotted By: Pierre, Jamil | Sheet Set: Miami Worldcenter | Layout: R-4301A, NE 9TH STREET PASEO (CDD) | April 12, 2019 12:12:18pm | K:\MIB\CIVIL\04-588000 Miami World Center\CADD\CADD\PlanSheets\04-58801A NE 9TH STREET PASEO (CDD).dwg
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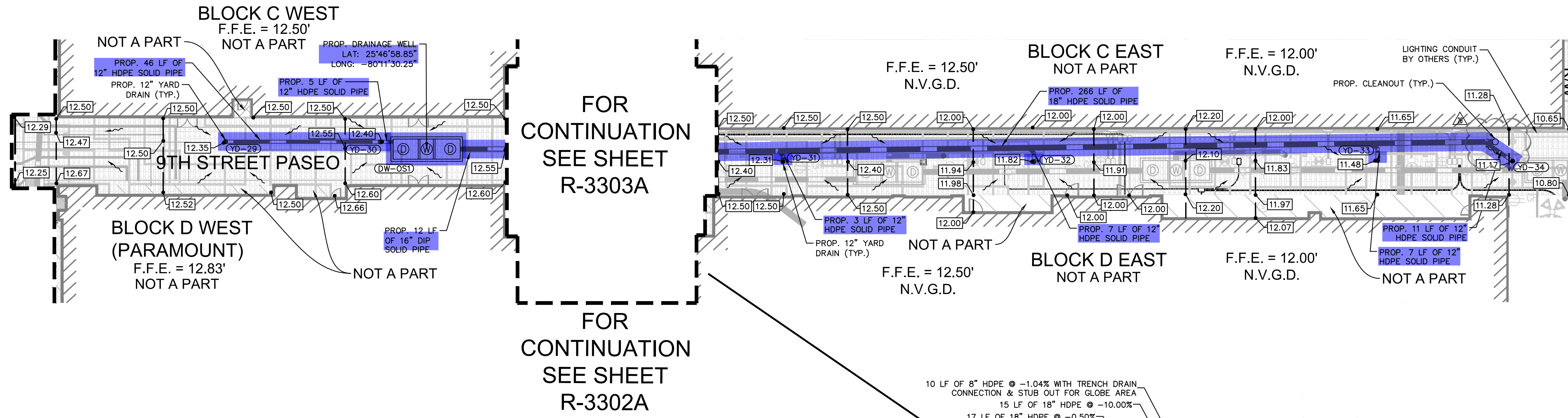
Stormwater drainage system owned, operated, and maintained by the Community Development District. Service Area falls within the geographic limits of the Miami Worldcenter Special District



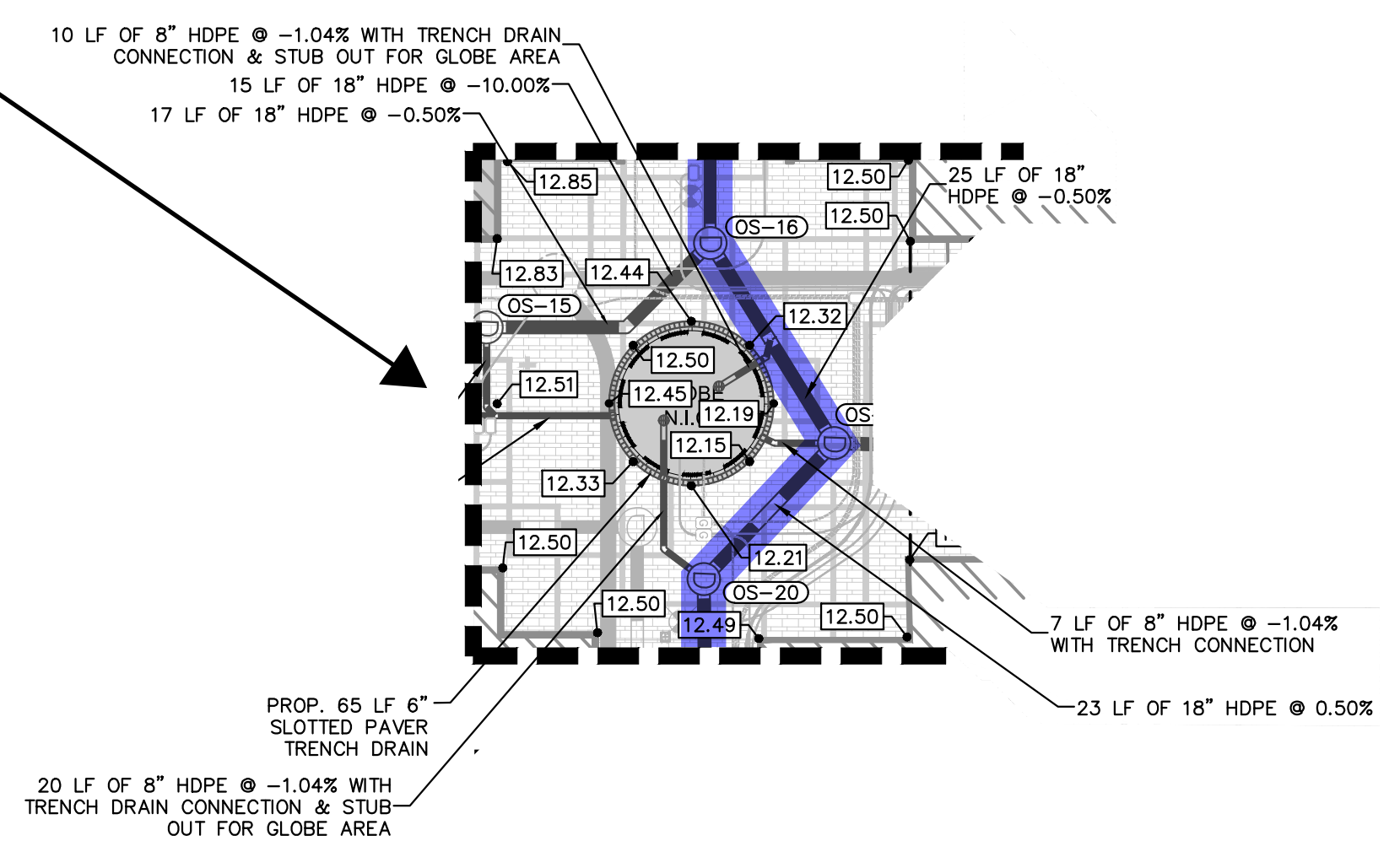
LEGEND:

- RAW** --- **R** --- EXIST. AND PROP. RIGHT-OF-WAY LINE OR PROPERTY LINE
- C** --- CENTER LINE OF ROADWAY
- EXIST. BUILDING OUTLINE
- PROP. BUILDING OUTLINE
- [14.00]** --- PROP. ELEVATION
- SLOPE DIRECTION
- PROP. TRENCH DRAIN
- PROP. EXFILTRATION TRENCH
- (D)** --- PROP. DRAINAGE MANHOLE
- PROP. SOLID DRAINAGE PIPE
- PROP. YARD DRAIN
- PROP. CATCH BASIN
- (O)** --- PROP. CLEANOUT
- PROP. SIDEWALK
- DEVELOPER SCOPE AREA (NOT A PART)

FOR CONTINUATION SEE ROADWAY PLAT 1 PLAN SET



FOR CONTINUATION
 SEE SHEET
R-3303A
 FOR CONTINUATION
 SEE SHEET
R-3302A



DRAINAGE STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
DW-0S1	PROP. DRAINAGE WELL	12.13	(16") 2.50 (E) (12") 9.05 (W)
YD-29	YARD DRAIN	12.35	(12") 9.33 (E)
YD-30	YARD DRAIN	12.40	(12") 9.08 (E) (12") 9.08 (W)

DRAINAGE STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
YD-31	YARD DRAIN	12.31	(12") 7.31 (N)
YD-32	YARD DRAIN	11.82	(12") 7.69 (N)
YD-33	YARD DRAIN	11.48	(12") 8.21 (N)
YD-34	YARD DRAIN	11.17	(12") 8.42 (NW)

NOTES:

- ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
- THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR SITE ENGINEER REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
- CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED HDPE.
- IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- DRAINAGE WELL AND MANHOLE RIM ELEV. TO BE 4" BELOW FINISHED GRADE TO ACCOMMODATE PAVER ACCESS COVERS.

BULLETIN #	DATE	BY
BULLETIN #20	01/31/2018	A.B.
BULLETIN #24	06/15/2018	A.B.
BULLETIN #25	11/09/2018	A.B.
BULLETIN #26	04/12/2019	A.B.

Kimley Horn

355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
 PHONE: 305-673-2025 FAX: 305-635-7760
 WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL	AARON E. BUCHLER
FLORIDA LICENSE NUMBER	54606
DATE:	---

NE 9TH STREET
 PASEO (CDD)

MIAMI WORLDCENTER
 129 NE 8TH STREET
 PREPARED FOR
MWC ASSOCIATES, LLC
 CITY OF MIAMI FLORIDA

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 3,395,575	\$ -	\$ -	\$ 3,395,575
Investments				
Revenue	-	3,439,844	-	3,439,844
Reserve	-	4,923,857	-	4,923,857
Interest	-	86	-	86
Sinking	-	2	-	2
Construction	-	-	10,087,484	10,087,484
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	-	1,007	1,007
Due from other funds				
General	-	1,238	-	1,238
Interest receivable	-	9,600	13,926	23,526
Prepaid expenses	6,233	-	-	6,233
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 3,403,038</u>	<u>\$ 8,374,627</u>	<u>\$ 12,102,417</u>	<u>\$ 23,880,082</u>
LIABILITIES				
Liabilities				
Accounts payable on-site	\$ 10,382	\$ -	\$ -	\$ 10,382
Accounts payable off-site	7	-	-	7
Due to other funds				
Debt service	1,238	-	-	1,238
Total liabilities	<u>11,627</u>	<u>-</u>	<u>-</u>	<u>11,627</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	9,600	13,926	23,526
Total deferred inflows of resources	<u>-</u>	<u>9,600</u>	<u>13,926</u>	<u>23,526</u>
FUND BALANCES				
Restricted for:				
Debt service	-	8,365,027	-	8,365,027
Capital projects	-	-	10,088,491	10,088,491
Metro Mover ¹	-	-	2,000,000	2,000,000
Assigned:				
3 months working capital	545,730	-	-	545,730
Unassigned	2,845,681	-	-	2,845,681
Total fund balances	<u>3,391,411</u>	<u>8,365,027</u>	<u>12,088,491</u>	<u>23,844,929</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,403,038</u>	<u>\$ 8,374,627</u>	<u>\$ 12,102,417</u>	<u>\$ 23,880,082</u>

¹Reserve for Metro Mover.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 2,198,002	\$ 2,182,921	101%
Total revenues	-	2,198,002	2,182,921	101%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,000	8,000	25%
FICA	-	153	612	25%
District engineer	6,325	21,738	30,000	72%
General counsel	1,479	13,117	40,000	33%
Legal bond counsel	-	500	-	N/A
Legal - other	1,834	1,834	-	N/A
District manager	4,167	41,667	50,000	83%
Accounting O&M	458	4,583	5,500	83%
Debt service fund accounting	1,250	12,500	15,000	83%
Assessment roll services	1,667	16,667	20,000	83%
Arbitrage rebate calculation	-	500	750	67%
Audit	-	9,000	9,200	98%
Postage	33	104	1,000	10%
Insurance - GL, POL	-	14,197	15,938	89%
Legal advertising	-	322	1,500	21%
Miscellaneous- bank charges	-	-	750	0%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Dissemination agent	250	2,500	3,000	83%
Annual district filing fee	-	175	175	100%
Trustee	-	3,500	5,500	64%
Total professional & administrative	17,463	145,762	207,840	70%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	5,332	58,650	72,000	81%
Electrical repairs and relamping	-	4,311	8,000	54%
Insurance				
Insurance: property	-	12,471	14,000	89%
Landscaping				
Landscape services	5,984	54,937	80,000	69%
Irrigation - maintenance	1,356	6,527	5,000	131%
Plant tree replacement	-	11,433	32,000	36%
Architect site visit	-	1,121	3,500	32%
Landscape assessment	-	960	5,000	19%
Arborist report	-	2,330	3,500	67%

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	-	15,000	0%
Air conditioning	-	-	10,000	0%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	11,775	10,000	118%
Janitorial and pressure washing	15,602	125,405	165,000	76%
Janitorial - resealing wood decking	-	800	10,000	8%
Pest control	586	5,860	8,050	73%
Maintenance storage	-	-	1,000	0%
Waste removal	584	3,706	4,000	93%
Paver sealing and repairs	-	10,000	50,000	20%
Painting	-	1,035	2,000	52%
Civil engineering and maintenance	-	-	6,000	0%
Coordination of third party damage	-	2,040	7,000	29%
Management office				
On-site field management	15,148	125,602	109,725	114%
Telephone/internet	100	1,000	1,200	83%
Office lease	700	7,000	8,400	83%
Office supplies	400	4,000	4,800	83%
Marketing				
Holiday lighting	-	23,351	67,000	35%
Security				
Security services	62,973	457,888	870,000	53%
Security operations internet	569	5,706	6,960	82%
Camera repairs and replacement	-	2,284	10,000	23%
Camera maintenance program	2,933	29,159	43,000	68%
Leased spaces rent	3,041	30,408	52,468	58%
Utilities				
Electricity - site	600	7,195	25,000	29%
Irrigation	6,547	79,282	105,000	76%
Contingency	-	90	75,000	0%
Total field operations	<u>122,455</u>	<u>1,086,326</u>	<u>1,929,603</u>	56%
Other fees and charges				
Property appraiser	-	-	22,739	0%
Tax collector	-	21,979	22,739	97%
Total other fees and charges	<u>-</u>	<u>21,979</u>	<u>45,478</u>	48%
Total expenditures	<u>139,918</u>	<u>1,254,067</u>	<u>2,182,921</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(139,918)	943,935	-	
Fund balance - beginning	<u>3,531,329</u>	<u>2,447,476</u>	<u>1,670,518</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	545,730	545,730	545,730	
Unassigned	2,845,681	2,845,681	1,124,788	
Fund balance - ending	<u>\$3,391,411</u>	<u>\$3,391,411</u>	<u>\$1,670,518</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 5,056,129	\$ 5,021,758	101%
Interest	6,321	11,971	-	N/A
Total revenues	<u>6,321</u>	<u>5,068,100</u>	<u>5,021,758</u>	101%
EXPENDITURES				
Principal	-	1,195,000	1,195,000	100%
Interest	-	3,696,313	3,696,313	100%
Total expenditures	<u>-</u>	<u>4,891,313</u>	<u>4,891,313</u>	100%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	-	50,559	52,310	97%
Total other fees and charges	<u>-</u>	<u>50,559</u>	<u>104,620</u>	48%
Total expenditures	<u>-</u>	<u>4,941,872</u>	<u>4,995,933</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	6,321	126,228	25,825	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(541)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(541)</u>	<u>-</u>	N/A
Net change in fund balance	6,321	125,687	25,825	
Fund balance - beginning	8,358,706	8,239,340	8,172,902	
Fund balance - ending	<u>\$ 8,365,027</u>	<u>\$ 8,365,027</u>	<u>\$ 8,198,727</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 9,207	\$ 17,233
Total revenues	<u>9,207</u>	<u>17,233</u>
 EXPENDITURES		
Capital outlay	<u>-</u>	<u>589,220</u>
Total expenditures	<u>-</u>	<u>589,220</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 9,207	 (571,987)
 OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>541</u>
Total other financing sources/(uses)	<u>-</u>	<u>541</u>
 Net change in fund balance	 9,207	 (571,446)
Fund balance - beginning	12,079,284	12,659,937
Fund balance - ending	<u>\$ 12,088,491</u>	<u>\$ 12,088,491</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on May 17, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present at the meeting were:

John Chiste (via telephone)	Chair
Cora DiFiore (via telephone)	Vice Chair
Joseph DiCristina	Assistant Secretary
Peter Brown	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Ginger Wald (via telephone)	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Aaron Buchler (via telephone)	District Engineer
Stacy Diamond	Operations Manager (JLLA)
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Shaquira Alexander (via telephone)	SEI
Florian HuttI	SEI
ELiane Prieto	SEI

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

40 **THIRD ORDER OF BUSINESS**

Ratification of Amendment Number 8 to the Agreement Between the Client and Kimley-Horn and Associates, Inc.

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44 Mr. Rom presented Amendment Number 8 to the Agreement between the Miami World
45 Center Associates, LLC, and Kimley-Horn and Associates, Inc., dated January 27, 2022, in a not
46 to exceed amount of \$63,000, executed by the Chair on February 23, 2022.

47

48 **On MOTION by Mr. Brown and seconded by Mr. Chiste, with all in favor, the**
49 **Amendment Number 8 to the Agreement between the Client and Kimley-Horn**
50 **and Associates, Inc., dated January 27, 2022, in a not to exceed amount of**
51 **\$63,000, was ratified.**

52

53

54 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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63 Mr. Rom presented Resolution 2022-03. He reviewed the proposed Fiscal Year 2023
64 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
65 Year 2022 budget, and explained the reasons for any changes.

66 Ms. Diamond reviewed the "Field operations" line items and responded to questions
67 regarding landscaping and security. The following change was made:

68 Section 2, DATE: Change: "August 16" to "September 13"

69

70 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor,**
71 **Resolution 2022-03, as amended, Approving a Proposed Budget for Fiscal Year**
72 **2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for**
73 **September 13, 2022 at 11:00 a.m., at the Caoba Sales Center Management**
74 **Office, 698 NE 1st Avenue, G188, Miami, Florida 33132; Addressing Transmittal,**
75 **Posting and Publication Requirements; Addressing Severability; and Providing**
76 **an Effective Date, was adopted.**

77

78 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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Mr. Rom presented Resolution 2022-04.

On MOTION by Mr. DiCristina and seconded by Mr. Brown, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

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93 **SIXTH ORDER OF BUSINESS**

Discussion: Temporary Construction Easement and Property Restoration Agreement with Miami World Towers

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Mr. Buchler explained that he and Ms. Diamond have been contacting Developers that are coming online next with CDD improvements to execute a Temporary Construction Easement and Property Restoration Agreements, which require them to protect the CDD improvements and to replace the improvements in kind or coordinate the protection of landscaping and other items that are in the public right-of-way (ROW), through the design and eventual construction process for turnover. Staff obtained support from the City of Miami Public Works Director to help towards the replacement and protection of the improvements. He summarized that Staff is employing a two-pronged approach of asking Developers to execute the Agreement on the front end and obtaining the City’s support on the back end.

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Ms. Diamond stated that, although the executed Agreements have yet to be returned, Staff is hopeful that they will be. Ms. Diamond and Mr. Buchler responded to questions regarding the agreement, Developer-responsiveness, incorporating edits from Developers, Miami-Dade County and enforcement and responsibility of repairs to CDD improvements.

Mr. DiCristina would coordinate with Staff to enhance CDD improvement protection.

This item was deferred to a future meeting.

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113 SEVENTH ORDER OF BUSINESS

Discussion: Potential Towing in New CDD Area(s)

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115

116 Ms. Diamond stated that the CDD has a new drop-off area for retail and, in order to
117 have vehicles that are parked in these areas towed, Staff must execute an agreement with the
118 towing company. Ms. Cerbone stated the Board can direct Staff to proceed with drafting and
119 putting towing rules in place if it is interested in enforcing towing in the new drop-off areas.
120 The consensus was for Staff to present a formal agreement at the next meeting, amend the JLL
121 Agreement, specify JLL as towing administrators and schedule a public hearing on the matter.

122

123 EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

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125

126 Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

127 Ms. Lamprea responded to questions regarding construction projects and timing and
128 fund allocation. Mr. Rom responded to questions about the interest payments.

129 Asked if the 2021 audit report was completed, Mr. Rom stated that the audit was
130 pending but he anticipated distribution at the next meeting. Mr. Rom will email the audit to Mr.
131 Bouskila upon receipt from the Auditor.

132

133 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the**
134 **Unaudited Financial Statements as of March 31, 2022, were accepted.**

135
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137 NINTH ORDER OF BUSINESS

Approval of January 18, 2022 Regular Meeting Minutes

138
139

140 Mr. Rom presented the January 18, 2022 Regular Meeting.

141

142 **On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the**
143 **January 18, 2022 Regular Meeting Minutes, as presented, were approved.**

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146 TENTH ORDER OF BUSINESS

Staff Reports

147

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

149 There was no report.

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

151 Mr. Buchler stated that the Stormwater Management Needs Analysis Report was
152 completed and it will be emailed to Management today for distribution to the Board.

153 Mr. Rom stated the estimated cost of the Report was \$5,000, which was included in the
154 existing "Engineering" line item.

155 C. Operations Manager: *Jones Lang Lasalle Americas, Inc.*

156 There was nothing further to report.

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

- 158 • NEXT MEETING DATE: June 21, 2022 at 11:00 A.M.

- 159 ○ QUORUM CHECK

160 The next meeting will be held on June 21, 2022, unless cancelled.

161

162 **ELEVENTH ORDER OF BUSINESS**

Public Comments

163

164 There were no public comments.

165

166 **TWELFTH ORDER OF BUSINESS**

Adjournment

167

168 There being nothing further to discuss, the meeting adjourned.

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170 **On MOTION by Mr. Bouskila and seconded by Mr. Brown, with all in favor, the**
171 **meeting adjourned at 11:40 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
DI**

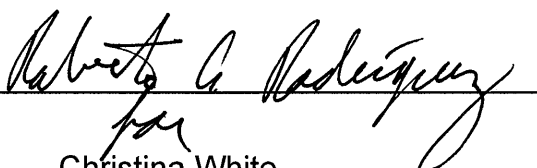


CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Miami World Center Community Development District, as described in the attached EXHIBIT A, has 452 voters.



Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 24th DAY OF
MAY, 2022

PERIMETER

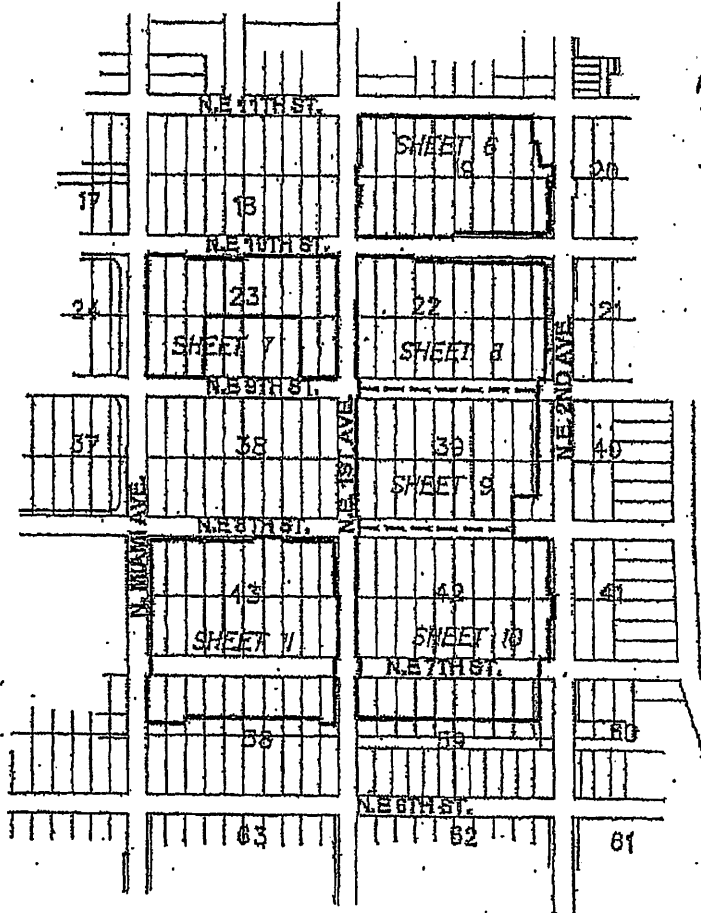
647. Christie Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LS7284

Tel: (561) 941-0900
Fax: (561) 941-5782

EXHIBIT A SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

MIAMI WORLD CENTER



CERTIFICATION

HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-37.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

(Signature)
JEFF S. HODGFF
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name: MIAMI WORLD CENTER	DATE: 03/10/2014	
JOB No. 07138	DES BY: JHH	REV. 1-05-2018
CHK'D BY: JER		SHEET 1 OF 1

PERIMETER

347 Old Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7284

Tel: (561) 241-5988
Fax: (561) 241-5102

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

MIAMI WORLD CENTER

LEGAL DESCRIPTION

(1) All of Lots 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14 and 15 Block 19 North, together with a portion of Lots 1, 10, 11, 16, 17, 18, 19 and 20 Block 19 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11 Block 19 North; thence North $02^{\circ}13'55''$ West, along the West line of said Lot 11, a distance of 85.12 feet; thence North $87^{\circ}43'42''$ East, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along a line 10.00 feet East of and parallel with the West line of said Lot 11, a distance of 40.00 feet; thence South $87^{\circ}43'42''$ West, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10, a distance of 50.00 feet; thence North $87^{\circ}43'42''$ East, along a line 25 feet North of and parallel with the South line of said Lot 10, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along a line 10 feet East of and parallel with the West line of said Lot 10, a distance of 125.12 feet; thence North $87^{\circ}43'42''$ East, along the North line of said Lots 2 through 10, a distance of 439.95 feet; thence South $02^{\circ}14'38''$ East, along the East line of said Lot 2, a distance of 65.00 feet; thence North $87^{\circ}43'42''$ East, a distance of 11.88 feet; thence South $12^{\circ}43'54''$ East, a distance of 57.09 feet; thence North $87^{\circ}43'42''$ East, along a line 28 feet North of and parallel with the South line of said Lot 1, a distance of 27.65 feet; thence South $02^{\circ}15'27''$ East, along the east line of said Lots 1 and 20, a distance of 54.00 feet; thence South $87^{\circ}43'42''$ West, along a line 25 feet South of and parallel with the North line of said Lot 20, a distance of 10.01 feet; thence North $02^{\circ}14'43''$ West, along a line 10 feet West of and parallel with the East line of said Lot 20, a distance of 22.50 feet; thence South $87^{\circ}43'42''$ West, along a line 2.50 feet South of and parallel with the North line of said Lot 20, a distance of 2.72 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $81^{\circ}16'36''$ West; thence Southerly along the arc of said curve, having a radius of 425.88 feet and a central angle of $06^{\circ}28'41''$, a distance of 48.15 feet to the point of tangency; thence South $02^{\circ}14'43''$ East, along a line 18 feet West of and parallel with the East line of said Lot 20 a distance of 89.57 feet; thence South $87^{\circ}43'41''$ West, along a line 10 feet North of and parallel with the South line of said Lots 16 through 20, a distance of 240.01 feet; thence South $02^{\circ}14'19''$ East, along the East line of said Lot 15, a distance of 10.00 feet; thence South $87^{\circ}43'41''$ West, along the South line of said Lots 11, 12, 13, 14 and 15, a distance of 250.01 feet to the Point of Beginning.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1983 ADJUSTMENT.
3. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
4. OF THE 23.085 ACRES SHOWN ON THIS SKETCH AND DESCRIPTION, 2.035 ACRES ARE ROAD RIGHT-OF-WAY FOR NE 7th STREET, NE 8th STREET AND NE 9th STREET.

ABBREVIATIONS

- 1. ARC LENGTH
- CONC. CONCRETE
- COR. CORNER
- Δ DELTA (CENTRAL ANGLE)
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- D.B.B. DIGITAL BUSINESS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- P.G. PAGE
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY

JOB NO.	07139	PROJECT NAME	MIAMI WORLD CENTER	JOB NO.	354	SCALE	N/A
				DR'G BY	JEK	DATE	03/17/2014
							SHEET 2 OF 11

PERIMETER

947 Cliff Woods Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7294

Tel: (561) 244-9988
Fax: (561) 244-6182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) MIAMI WORLDCENTER

LEGAL DESCRIPTION

Together with:

(2) All of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 19 and 20 Block 23 North, together with a portion of Lots 6, 7 and 8 Block 23 North, City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 Block 23 North; thence South $02^{\circ}13'55''$ East, along the East line of said Lots 1 and 20, a distance of 299.97 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lots 19 and 20, a distance of 100.06 feet; thence North $02^{\circ}14'32''$ West, along the West line of said Lot 19, a distance of 149.99 feet; thence South $87^{\circ}43'39''$ West, along the South line of said Lots 3 through 7, a distance of 250.22 feet; thence South $02^{\circ}16'03''$ East, along the East line of said Lot 13, a distance of 149.99 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lots 13, 12 and 11, a distance of 150.09 feet; thence North $02^{\circ}16'57''$ West, along the West line of said Lots 11 and 10, a distance of 299.98 feet; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10 and 9, a distance of 100.11 feet; thence South $02^{\circ}16'21''$ East, along the East line of said Lot 9, a distance of 8.00 feet; thence North $87^{\circ}43'41''$ East, along a line 8 feet South of and parallel with the North line of said Lots 8 and 7, a distance of 100.11 feet; thence South $02^{\circ}15'45''$ East, along the East line of said Lot 7, a distance of 2.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lot 6, a distance of 50.06 feet; thence North $02^{\circ}15'26''$ West, along the East line of said Lot 6, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 1 through 5, a distance of 250.28 feet to the Point of Beginning.

Together with:

(3) All of Lots 8 through 19 Block 22 North, together with a portion of Lots 1 through 7 and 20 Block 22 North, and all of Lots 2 through 18 Block 39 North, together with a portion of Lots 1, 19 and 20 Block 39 North, and all of Lots 2 through 19, Block 42 North, together with a portion of Lots 1 and 20 Block 42 North, and a portion of Lots 1 through 10 Block 59 North, and a portion of the 50 foot platted roadway lying between said Blocks 22 and 39, and a portion of the 50 foot platted roadway lying between said Blocks 39 and 42, and a portion of the 50 foot platted roadway lying between said Blocks 42 and 59, all of City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10 Block 22 North; thence North $87^{\circ}43'41''$ East, along the North line of said Lots 10, 9 and 8 Block 22, a distance of 150.01 feet; thence South $02^{\circ}14'10''$ East, along the East line of said Lot 8 Block 22, a distance of 10.00 feet; thence North $87^{\circ}43'41''$ East, along a line 10 feet South of and parallel with the North line of said Lots 8

Job No.	07159	Project Name	MIAMI WORLDCENTER	DWG BY	JSH	SCALE	N/A
				DATE	05/11/2014		SHEET 3 OF 11

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PERIMETER

947 Cala Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7284

Tel: (561) 241-8888
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

MIAMI WORLDCENTER

LEGAL DESCRIPTION

and 7, a distance of 100.01 feet; thence South $02^{\circ}14'19''$ East, along the West line of said Lot 5, a distance of 2.50 feet; thence North $87^{\circ}43'41''$ East, along a line 12.5 feet South of and parallel with the North line of said Lots 1 through 5, a distance of 225.51 feet to the point of curvature of a circular curve to the right; thence Easterly and Southerly along the arc of said curve, having a radius of 7.00 feet and a central angle of $90^{\circ}00'00''$, a distance of 11.00 feet; thence North $87^{\circ}45'16''$ East, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 15 feet West of and parallel with the East line of said Lots 1 and 20 Block 22, a distance of 202.47 feet; thence South $87^{\circ}43'39''$ West, a distance of 2.50 feet; thence South $02^{\circ}14'43''$ East, along a line 17.5 feet West of and parallel with the East line of said Lot 20 Block 22, a distance of 77.98 feet; thence South $87^{\circ}43'37''$ West, along the South line of said Lot 20 Block 22, a distance of 17.50 feet; thence South $02^{\circ}14'43''$ East, along a line 35 feet West of and parallel with the East line of said Lots 1 and 20 Block 39 and the Northerly extension thereof, a distance of 289.59 feet; thence South $87^{\circ}43'16''$ West, along a line 60.5 feet North of and parallel with the South line of said Lots 20 and 19 Block 39, a distance of 65.03 feet; thence South $02^{\circ}14'34''$ East, along the West line of said Lot 19 Block 39 and the Southerly extension thereof, a distance of 110.50 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 2 and 1 Block 42, a distance of 90.04 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the east line of said Lot 1 Block 42, a distance of 140.00 feet; thence North $87^{\circ}43'16''$ East, along a line 140 feet South of and parallel with the North line of said Lot 1 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along the east line of said Lots 1 and 20 Block 42, a distance of 60.03 feet; thence South $87^{\circ}41'53''$ West, along a line 100 feet North of and parallel with the South line of said Lot 20 Block 42, a distance of 10.00 feet; thence South $02^{\circ}14'43''$ East, along a line 10 feet West of and parallel with the East line of said Lot 20 Block 42, a distance of 100.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 42, a distance of 23.00 feet; thence South $02^{\circ}14'43''$ East, along a line 33 feet West of and parallel with the East line of said Lot 1 Block 59 and the Northerly extension thereof, a distance of 154.94 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 1 through 10 Block 59, a distance of 457.30 feet; thence North $02^{\circ}13'55''$ West, along a line 10.00 feet East of the West line of said Lot 10 Block 59, a distance of 104.88 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 10 Block 59, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 80.00 feet; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 11 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10, Block 42, a distance of 300.22 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lot 10 Block 42, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'16''$ West, along the centerline of said platted roadway between Blocks 39 and 42, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'16''$ West, along the South line of said Lot 11 Block 39, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10 Block 39, a distance of 300.13 feet; thence North $87^{\circ}43'37''$ East, along the North line of said Lot 10 Block 39, a distance of 10.00 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence North $87^{\circ}43'37''$ East, along the centerline of said platted roadway between Blocks 22 and 39, a distance of 12.50 feet; thence North $02^{\circ}13'55''$ West, a distance of 25.00 feet; thence South $87^{\circ}43'37''$ West,

JOB NO.	07198	Project Name	MIAMI WORLDCENTER	DRA BY:	JSA	SCALE:	N/A
				DR'D BY:	JEK	DATE:	03/07/2014
							SHEET 4 OF 11

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PERIMETER

847 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7284

Tel: (561) 241-9988
Fax: (561) 241-8182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

MIAMI WORLD CENTER

LEGAL DESCRIPTION

along the South line of said Lot 11 Block 22, a distance of 22.50 feet; thence North $02^{\circ}13'55''$ West, along the West line of said Lots 11 and 10 Block 22, a distance of 299.97 feet to the Point of Beginning. (Said lands now replatted as "Miami Worldcenter Plat #1", according to the plat thereof as recorded in Plat Book 171 at page 28 of said Public Records).

Together with:

(4) All of Lots 4, and 12 through 20 Block 43 North, together with a portion of Lots 1, 2 and 3 and Lots 5 through 11 Block 43 North, and a portion of Lots 1 through 10 Block 58 North, and a portion of the 50 foot platted roadway lying between said Blocks 43 and 58, all of the City of Miami, according to the plat thereof, as recorded in Plat Book B, at Page 41, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20 Block 43 North; thence South $87^{\circ}41'53''$ West, along the South line of said Lot 20 Block 43, a distance of 22.50 feet; thence South $02^{\circ}13'55''$ East, a distance of 50.00 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 1 Block 58, a distance of 12.50 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 58, a distance of 119.96 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lot 1 Block 58, a distance of 39.95 feet; thence North $02^{\circ}14'14''$ West, along the West line of said Lot 1, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 45 feet North of and parallel with the South line of said Lots 2 through 8 Block 58, a distance of 349.68 feet; thence South $02^{\circ}16'21''$ East, along the East line of said Lot 9 Block 58, a distance of 15.00 feet; thence South $87^{\circ}41'43''$ West, along a line 30 feet North of and parallel with the South line of said Lots 9 and 10 Block 58, a distance of 99.91 feet; thence North $02^{\circ}16'57''$ West, along the West line of said Lot 10 Block 58, a distance of 119.98 feet; thence North $87^{\circ}41'53''$ East, along the North line of said Lot 10 Block 58, a distance of 10.00 feet; thence North $02^{\circ}18'37''$ West, along a line 10 feet East of and parallel with the West line of said Lots 10 and 11 Block 43 and the Southerly extension thereof, a distance of 339.84 feet to a point on the arc of a circular curve to the right, at which the radius point bears South $48^{\circ}26'57''$ East; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet and a central angle of $04^{\circ}20'13''$, a distance of 1.14 feet; thence North $87^{\circ}43'16''$ East, along a line 10 feet South of and parallel with the North line of said Lots 5 through 10 Block 43, a distance of 284.18 feet; thence North $02^{\circ}15'17''$ West, along the West line of the East one-half of said Lot 5 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'16''$ East, along the North line of said Lots 4 and 5 Block 43, a distance of 74.99 feet; thence South $02^{\circ}14'50''$ East, along the east line of said Lot 4 Block 43, a distance of 10.00 feet; thence North $87^{\circ}43'18''$ East, along a line 10 feet South of and parallel with the North line of said Lots 3, 2, and 1 Block 43, a distance of 139.98 feet; thence South $02^{\circ}13'55''$ East, along a line 10 feet West of and parallel with the East line of said Lot 1 Block 43, a distance of 140.12 feet; thence North $87^{\circ}42'34''$ East, along the South line of said Lot 1 Block 43, a distance of 10.00 feet; thence South $02^{\circ}13'55''$ East, along the east line of said Lot 20 Block 43, a distance of 150.12 feet to the Point of Beginning.

Said lands all situate in the City of Miami, Miami-Dade County, Florida and contain 23.095 acres, more or less.

JOB NO.	0759	Project Name	MIAMI WORLDCENTER	DRO BY:	JSH	SCALE:	N/A
				RE'D BY:	JKK	DATE:	03/10/2014
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**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2022	Regular Meeting	11:00 AM
November 15, 2022	Regular Meeting	11:00 AM
December 20, 2022	Regular Meeting	11:00 AM
January 17, 2023	Regular Meeting	11:00 AM
February 21, 2023	Regular Meeting	11:00 AM
March 21, 2023	Regular Meeting	11:00 AM
April 18, 2023	Regular Meeting	11:00 AM
May 16, 2023	Regular Meeting	11:00 AM
June 20, 2023	Regular Meeting	11:00 AM
July 18, 2023	Regular Meeting	11:00 AM
August 15, 2023	Public Hearing & Regular Meeting	11:00 AM
September 19, 2023	Regular Meeting	11:00 AM