

In accordance with F.S. 189.069(2)(a)

1. Full Legal Name: **Bellagio Community Development District**
2. Public Purpose: **To plan, finance, construct, operate and maintain community-wide infrastructure**
3. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district:

**Eduardo Lavin, Chairman**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 6, 2017  
Term Expires: 11-2021  
Seat #1  
[elavin@supvcdd.com](mailto:elavin@supvcdd.com)

**Elizabeth Alamo, Vice Chair**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Appointed: May 15, 2017  
Term Expires: 11-2019  
Seat #3  
[ealamo@supvcdd.com](mailto:ealamo@supvcdd.com)

**Carlos Barragan, Assistant Secretary**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 6, 2017  
Term Expires: 11-2021  
Seat #2  
[cbarragan@supvcdd.com](mailto:cbarragan@supvcdd.com)

Teresa Baluja, Assistant Secretary  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 3, 2015  
Term Expires: 11-2019  
Seat #5  
[tbaluja@supvcdd.com](mailto:tbaluja@supvcdd.com)

David Roque, Assistant Secretary  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 6, 2017  
Term Expires: 11-2019  
Seat #4  
[droque@supvcdd.com](mailto:droque@supvcdd.com)

4. Fiscal year: **October 1 through September 30**
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter, but must include information relating to any grant of special powers.

Date of Establishment: **Established June 28, 2013 by Ordinance No. 13-59 granting those special powers to the CDD as set forth in Section 190.012(1) and Sections (2)(a) and (d) F.S. and Section 190.012(3).**

**Click link below for Ordinance:**

<http://www.cddsites.com/documents/Ordinances/Ordinance - Bellagio.pdf>

Establishing Entity: **Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida**

F.S. Chapter 190

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0190/0190.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html)

F.S. Chapter 189

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0189/0189.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/0189.html)

6. The mailing address, e-mail address, telephone number, and Internet website uniform resource locator of the special district:

**5385 N. Nob Hill Road  
Sunrise, FL 33351  
954-721-8681  
<http://www.bellagiocdd.com>**

7. A description of the boundaries or service area of, and the services provided by, the special district.

**The district is located in the western portion of Miami-Dade County in the State of Florida. More specifically, it is located in Section 21 of Township 52 South, Range 40 East within the City of Hialeah. The District is bounded on the west by NW 97<sup>th</sup> Avenue and on the south by a future school development and on the east by the I-75 right-of-way. The eastern half of the district is bounded on the north by NW 146<sup>th</sup> Street and the western half is bounded on the north by vacant land.**

**Stormwater management system, sanitary sewer system, water distribution system, public right-of-way improvements, roadway improvements and open space.**

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

<b>Land Use</b>	<b>Debt</b>	<b>Maintenance (O&amp;M)*</b>	<b>Total Assessment</b>
Single Family	\$1,990.85	\$774.15	\$2,765.00

Townhomes	\$1,903.67	\$774.15	\$2,677.82
Villas	\$1,852.28	\$774.15	\$2,626.43

**Statutory Authority:** Florida Statutes, Ch. 170.01, 190.021 and 197.3631

**\*Represents Fiscal Year 2017-2018**

**(October 1, 2017 through September 30, 2018)**

9. The primary contact information for the special district for purposes of communication from the department:

**Governmental Management Services – SF, LLC**  
**5385 N. Nob Hill Road**  
**Sunrise, FL 33351**  
**954-721-8681**

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

**F.S. Chapter 112**

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0112/0112.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0112/0112.html)

**F.S. Chapter 190**

[http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0190/0190.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html)

**Florida Commission on Ethics:** <http://www.ethics.state.fl.us/>

11. The budget of each special district, in addition to amendments in accordance with s. 189.016.

<http://www.cddsites.com/documents/FY18%20Adopted/Bellagio-FY18AdoptedBudget.pdf>

12. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

[https://flauditor.gov/pages/specialdistricts\\_efile%20pages/bellagio%20community%20development%20district.htm](https://flauditor.gov/pages/specialdistricts_efile%20pages/bellagio%20community%20development%20district.htm)