

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

1. Full Legal Name: **Beacon Tradeport 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:

**Pete A. Marrero, Chairman**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 3, 2016  
Term Expires: 11-2020  
Seat #2  
[pmarrero@beacontradeportcdd.com](mailto:pmarrero@beacontradeportcdd.com)

**Philip Procacci, Vice Chairman**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 26, 2014  
Term Expires: 11-2018  
Seat #5  
[pprocacci@beacontradeportcdd.com](mailto:pprocacci@beacontradeportcdd.com)

**Madelyn Bello, Assistant Secretary**  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 26, 2014  
Term Expires: 11-2018  
Seat #3  
[mbello@beacontradeportcdd.com](mailto:mbello@beacontradeportcdd.com)

Al Lara, Assistant Secretary  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 3, 2016  
Term Expires: 11-2018  
Seat #4  
[alara@beacontradeportcdd.com](mailto:alara@beacontradeportcdd.com)

Brett Houston, Assistant Secretary  
c/o GMS-SF  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Elected: November 3, 2016  
Term Expires: 11-2020  
Seat #1  
[bhouston@beacontradeportcdd.com](mailto:bhouston@beacontradeportcdd.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 March 27, 1998 by Ordinance No. 98-35 granting those special powers to the CDD as set forth in Section 190.012(1) and Sections (2)(d) and (f), (except for powers regarding waste disposal or regarding collection of any waste other than commercial or industrial) F.S. and Section 190.012(3).**

**Click link below for Ordinance:**

**<http://www.beacontradeportcdd.com/documents/Ordinance - Beacon Tradeport.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.beacontradeport.com>

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

The District is located in Section 31, Township 53S, Range 40E, in Miami-Dade County. It is generally bounded by State Road 821/Homestead Extension of Florida’s Turnpike (HEFT) on the west, NW 25 Street on the north, Theoretical 111 Avenue on the east and NW 12 Street on the south.

Drainage system, sanitary sewer system, water system, public parking garage, ring roads and roadway improvements.

- 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.

Product Type	Maintenance Assessment*		Debt Assessment*	Debt Assessment*
			Refinanced Series	Series 2017
Commercial Area - Series 2014	\$0.07 <sup>(1)</sup>		\$2.95 <sup>(1)</sup>	\$0.03 <sup>(1)</sup>
Industrial Area - Series 2012	\$0.05 <sup>(1)</sup>		\$0.68 <sup>(1)</sup>	\$0.03 <sup>(1)</sup>
<sup>(1)</sup> Assessment per sq.ft of assigned development rights as per District's records				
* Includes 4% for early payment discount and 1% Collection Cost				

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.beacontradeportcdd.com/documents/BeaconTradeport-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/beacon%20tradeport%20community%20development%20district.htm](https://flauditor.gov/pages/specialdistricts_efile%20pages/beacon%20tradeport%20community%20development%20district.htm)