

Westview North Community Development District

**Engineer's Report
For the
Acquisition of the Clubhouse Property**

Prepared for
Westview North Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
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August 14, 2025**

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I. Introduction

The Westview North Community Development District (the “District” or “CDD”) intends to purchase from Westview Club, LLC (the “Club Owner”) the club real property and facilities located within the North Parcel of the District. The club real property and facilities, which encompass the site, the building and related fixtures and personal property, are referred collectively hereinafter as the “Clubhouse Property.”

The District is generally located on NW 119 Avenue and just east of NW 27 Avenue in Miami-Dade County, Florida, and consists of two parcels: the North Parcel and the South Parcel (Refer to Exhibit 1). The North Parcel contains 102 Single-Family lots, 346 Villas, and 285 Townhomes, for a total of 733 residential units. The South Parcel encompasses 75 Villas (Refer to Exhibit 2).

The Clubhouse Property is in the District’s North Parcel within a 1.42-acre lot legally described as Tract “F” of Westview North, as recorded in Plat Book 176, Page 64 of the public records of Miami-Dade County (the “Property Parcel”). The Property Parcel has been identified as Folio Number 30-2127-034-7390 by the Miami-Dade County Property Appraiser. (Refer to Exhibit 2).

The Clubhouse Property is subject to the restrictions, covenants, terms and conditions set forth in the Westview Club Club plan recorded at ORB 33253, PG 1463, and to the first and second amendments recorded at ORB 33325, PG 246 and ORB 33613, PG 3412, respectively (together, the “Club Plan”).

The Club Plan states that the residents of the District’s North Parcel (defined therein as “Westview”) shall have access and the use of the club. The Club Plan further defines every owner or lessee of a home or lot within the District’s North Parcel, as a member of the club. Therefore, as indicated in Section III below, the determination of the purchase price the CDD will pay for the Clubhouse Property in 2025, is based on a total membership of 733 members, which is equal to the number of residential units in the North Parcel.

The District intends to issue one or more series of special assessment bonds to finance the purchase of the Clubhouse Property.

II. Description of the Clubhouse Property.

The Clubhouse Property includes, but is not limited to, the property parcel, the clubhouse building, and all related indoor and outdoor facilities, fixtures, improvements, and personal property constructed and completed within the 1.42-acre Property Parcel. The Clubhouse Property, not including the personal property, is described in the table below and in the site and floor plans referenced in Exhibits 3 and 4 attached to this Engineer’s Report.

For a complete description of the improvements constituting the Clubhouse Property, refer to the 2022 County-approved set of plans prepared by Pascual Perez Kiliddjian & Associates and to the list of personal property in the files of the District.

Table 1			
Category	Description	Area (SF)	Occupancy Capacity
Property Parcel Information			
Clubhouse Address	12500 NW 24 Avenue, Miami, FL 33167		
Folio #	30-2127-034-7390		
Property Legal Description	Tract "F" of Westview North (PB 176, PG 64)		
Property Area (Square Feet)	Property Area per the Recorded Plat (Square Feet)	61,850	
Property Area (Acres)	Property Area per the Recorded Plat (Acres)	1.42	

Table 1			
Category	Description	Area (SF)	Occupancy Capacity
Property Site Area Breakdown			
	Clubhouse Building Footprint Area	3,392	
	Pool Deck	7,203	481
	Pool Water	3,346	67
	Kid's Playground and Landscaped Open Areas	47,909	
	Total Property Site Area (Square Feet)	61,850	
	Total Property Site Acreage	1.42	
	Sub-Total Site Occupancy Capacity		548
Clubhouse Bldg. Area Breakdown			
Air-Conditioned Areas	Foyer	59	4
	Reception/Office	120	1
	Social Room	689	99
	Exercise Room	534	11
	Serving Area	190	2
	Halls, Restrooms, Storage, Mechanical, Electrical Areas	875	
	Sub-Total Air Conditioned Areas	2,467	
Non-Air-Conditioned Areas	Covered Entry	188	
	Secondary Entrance	38	
	Storage Area	70	
	Covered Terrace Area	629	42
	Sub-Total Non-Air Conditioned Areas	925	
	Total Clubhouse Building Area	3,392	
	Sub-Total Clubhouse Building Occupancy Capacity		159
	Total Site and Clubhouse Building Occupancy Capacity		707

III. Determination of the Purchase Price and Additional Improvements.

Section 5.5 of the Club Plan provides the Westview Community Association, Inc. (the "Association") the option to purchase the Clubhouse Property from the Club Owner after two years from its completion date in 2024 for an amount resulting from the application of the capitalization rate of six percent (6%) applied to the total annual club membership fees that would be payable by all owners of homes or lots within the District's North Parcel to Club Owner (the "Purchase Price") (Computation of the Purchase Price in 2025 is shown below). Notwithstanding any of the foregoing, Section 5.5 further states that Club Owner shall be entitled to sell the Club Property to the District or any other quasi-governmental entity at any time. It is the understanding of this District Engineer that Club Owner intends to sell the Clubhouse Property to the District for the Purchase Price corresponding to year 2025.

Calculation of the Purchase Price:

Formula: 2025 Monthly Membership Fee x 12 Months per Year x Total Number of Homes in CDD's North Parcel / 6% Capitalization Rate. (From Section 5.5 of the Club Plan).

Where: 2025 Monthly Membership Fee = \$60.00 (From Club Plan, Exhibit D).

Number of Homes or Lots = 733.

Capital Rate = 6% (From Section 5.5 of the Club Plan).

Therefore: Purchase Price in Year 2025 = $\$60 \times 12 \times 733 / 0.06 = \underline{\underline{\$8,796,000}}$

Additional Improvements:

The CDD Board of Supervisors decided at their meeting on July 29, 2025 to issue sufficient bonds to produce, in addition to the purchase price, additional funds in the amount of \$400,000 for financing all or some of following improvements:

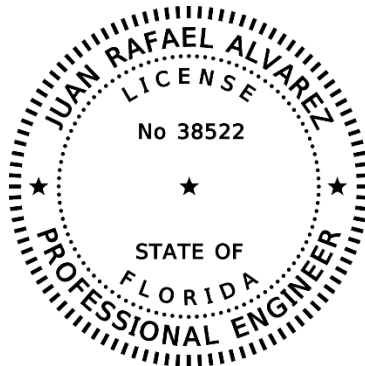
- Shade for the clubhouse kid's playground.
- Lighting for the clubhouse swimming pool and pool deck to allow nighttime use.
- Fountains and aerators for the stormwater management lakes in Tracts "E" and "I" of the North Parcel.
- Landscaping at the North Parcel entrance area owned by the CDD.
- Landscaping for the clubhouse parcel.
- A Geographical Information System ("GIS") for the North Parcel of the CDD.
- Interior improvements to the clubhouse and/or additional equipment.
- Clubhouse Property repairs as identified in a future property inspection by a professional building inspector.

IV. Engineer's Certification.

It is our opinion that the benefits to the residents of the CDD derived from the District's purchase and ownership of the Clubhouse Property are equal to or greater than the Purchase Price indicated in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the acquisition of the Clubhouse Property prepared for the District's Board of Supervisors.

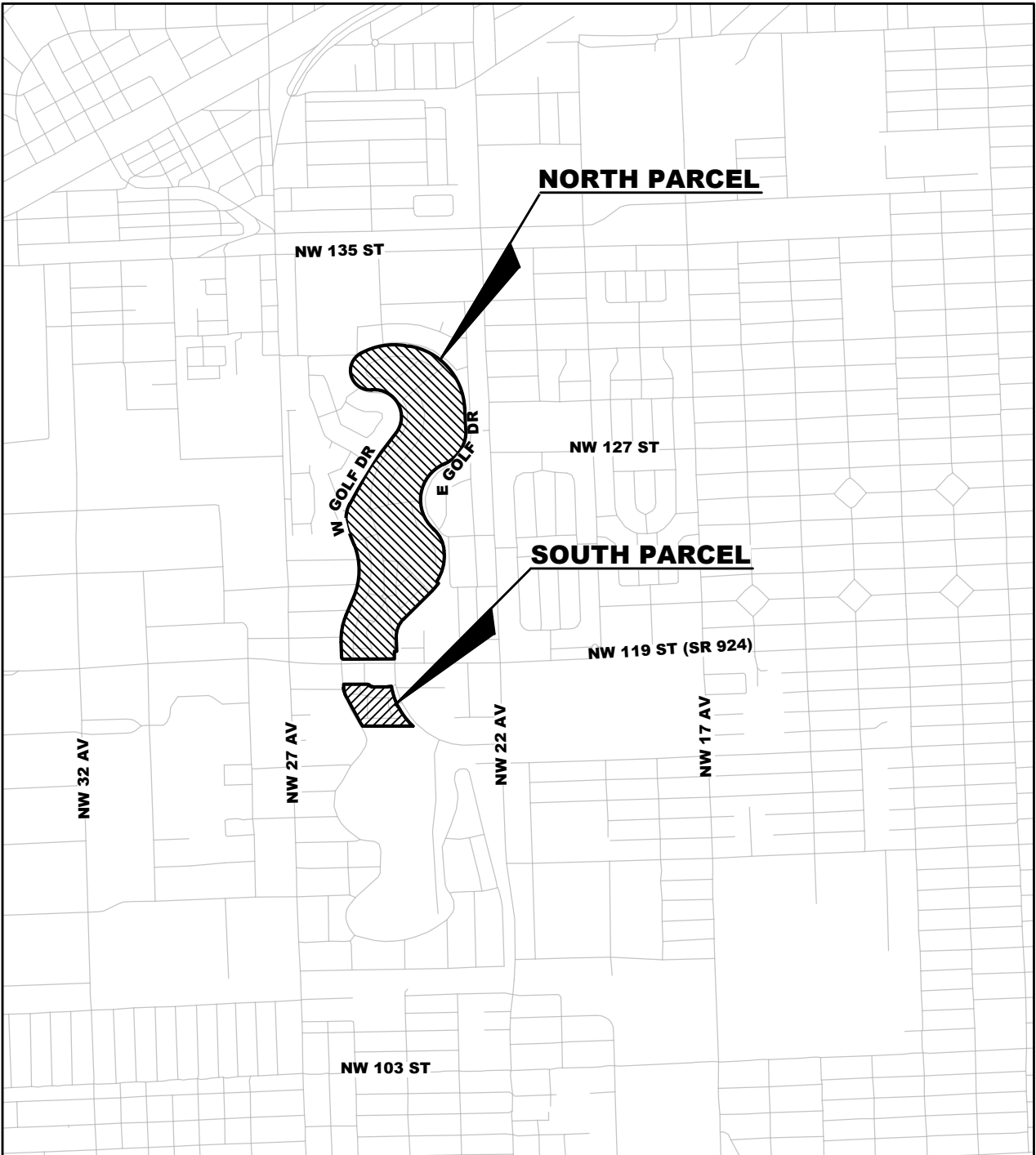
Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
August 14, 2025.



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on August 14, 2025

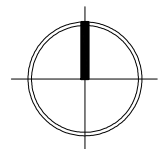
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APPENDIX



ALVAREZ ENGINEERS, INC.

**WESTVIEW NORTH CDD
LOCATION MAP**



0 1000' 2000'

PROPERTY PARCEL

NW 125 ST & NW 24 AVE
TRACT "F" (PB 176, PG 64)
FOLIO No: 30-2127-034-7390

NORTH PARCEL

RESIDENTIAL UNIT MIX
SINGLE-FAMILY HOMES: 102
VILLAS: 346
TOWNHOMES: 285
TOTAL UNITS: 733

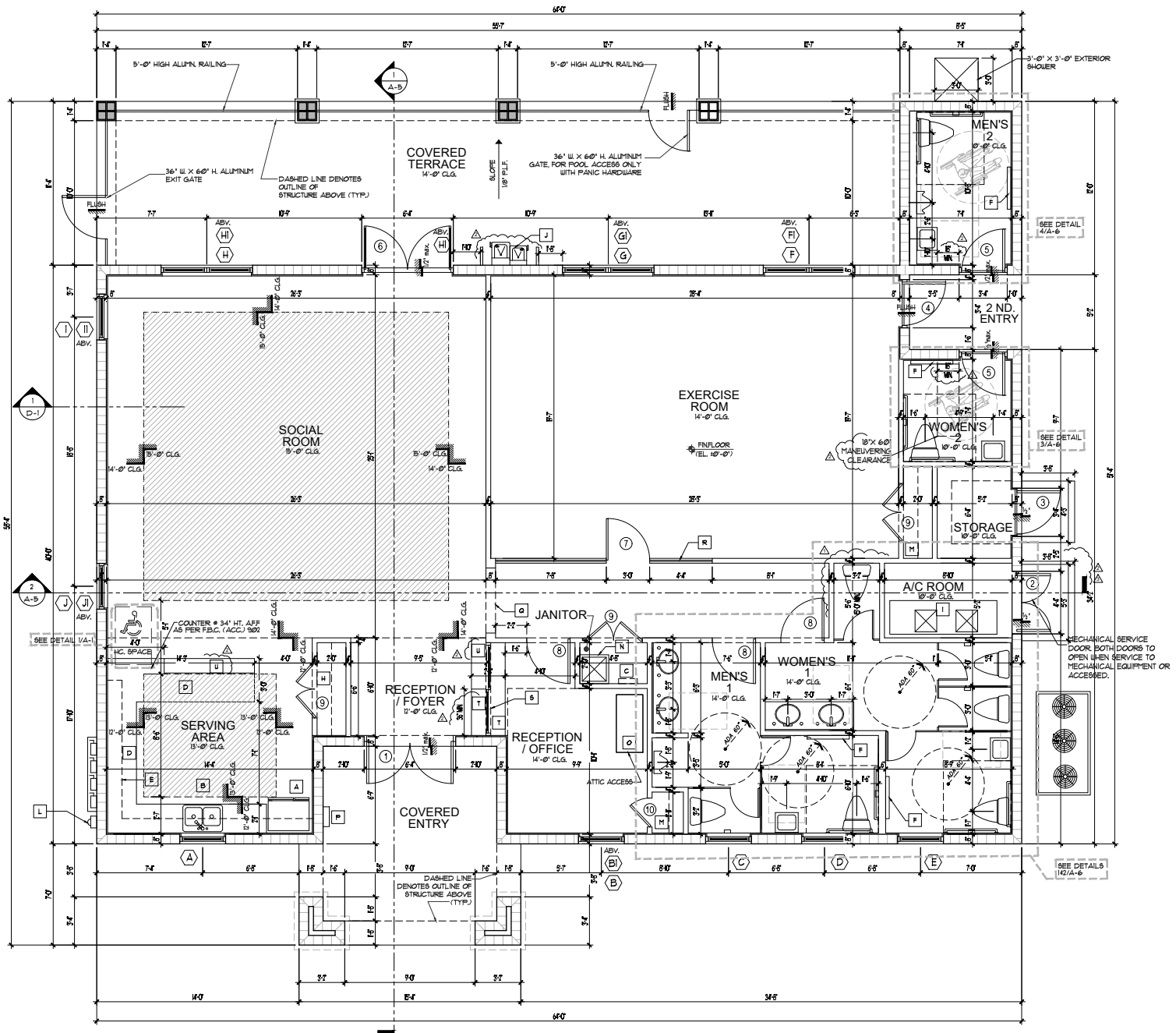
SOUTH PARCEL

VILLAS: 75

ALVAREZ ENGINEERS, INC.

WESTVIEW NORTH CDD
LOCATION OF THE PROPERTY PARCEL

EXHIBIT 2



SOURCE: WESTVIEW CLUBHOUSE BY PASCUAL PEREZ KILIDDJIAN & ASSOCIATES

ALVAREZ ENGINEERS, INC.

WESTVIEW NORTH CDD
CLUBHOUSE FLOOR PLAN