

Midtown Miami CDD
Assessment Summary
FY 2025-2026

On-Roll

PER ERU											
Category	ERU	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	86.50	\$0.00	\$485.45	\$330.18	\$0.00	\$485.88	\$334.02	\$0.00	(\$0.43)	(\$3.84)	(\$4.27)
Offices (square feet)	6.68	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Other Retail or Grocery (square feet)	19.57	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Hotel	18.02	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Condominiums Over 1,750 square feet	52.50	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)
Condominiums 1,750 square feet or Less	1,105.00	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)

PER Unit											
Category	Units	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
Biscayne Partners											
Apartments (units) - Midblock	173	\$0.00	\$242.72	\$165.09	\$0.00	\$242.94	\$167.01	\$0.00	(\$0.22)	(\$1.92)	(\$2.14)
Offices (square feet)	10,019	\$0.00	\$0.16	\$0.22	\$0.00	\$0.16	\$0.22	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	24,467	\$0.00	\$0.19	\$0.26	\$0.00	\$0.19	\$0.27	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Hotel	60	\$0.00	\$70.38	\$99.16	\$0.00	\$70.44	\$100.32	\$0.00	(\$0.06)	(\$1.15)	(\$1.22)
Condominiums Over 1,750 square feet	35	\$0.00	\$351.51	\$495.27	\$0.00	\$351.83	\$501.03	\$0.00	(\$0.31)	(\$5.76)	(\$6.08)
Condominiums 1,750 square feet or Less	1,105	\$0.00	\$234.34	\$330.18	\$0.00	\$234.55	\$334.02	\$0.00	(\$0.21)	(\$3.84)	(\$4.05)

Note: The numbers of units assessed on-roll and off-roll are based on 2025 (FY 2026) information

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PER ERU											
Category	ERU	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities/Curbline											
Retail Shopping Center (square feet)	2,400.00	\$0.00	\$461.18	\$841.65	\$0.00	\$461.59	\$860.71	\$0.00	(\$0.41)	(\$19.06)	(\$19.47)
Biscayne Partners											
Offices (square feet)	48.19	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Other Retail or Grocery (square feet)	171.71	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums Over 1,750 square feet	3.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)
Condominiums 1,750 square feet or Less	2,021.00	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

PER Unit											
Category	Units	FY 2026			FY 2025			Difference			Overall Increase or Decrease
		2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	
DDR/Midtown Opportunities/Curbline											
Retail Shopping Center (square feet)	600,000	\$0.00	\$1.84	\$3.37	\$0.00	\$1.85	\$3.44	\$0.00	(\$0.00)	(\$0.08)	(\$0.08)
Biscayne Partners											
Offices (square feet)	72,281	\$0.00	\$0.15	\$0.21	\$0.00	\$0.15	\$0.21	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Other Retail or Grocery (square feet)	214,639	\$0.00	\$0.18	\$0.25	\$0.00	\$0.18	\$0.25	\$0.00	(\$0.00)	(\$0.00)	(\$0.00)
Condominiums Over 1,750 square feet	2	\$0.00	\$333.94	\$470.51	\$0.00	\$334.24	\$475.98	\$0.00	(\$0.30)	(\$5.48)	(\$5.77)
Condominiums 1,750 square feet or Less	2,021	\$0.00	\$222.63	\$313.67	\$0.00	\$222.82	\$317.32	\$0.00	(\$0.20)	(\$3.65)	(\$3.85)

Note: The numbers of units assessed on-roll and off-roll are based on 2025 (FY 2026) information