



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 26, 2019
6:00 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.venetianparccdd.org

305.777.0761 Telephone

877.SDS.4922 Toll Free

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AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING
September 26, 2019
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 25, 2019 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Discussion Regarding Additional Parking Spaces – Caltran Engineering Group, Inc.
 - 2. Update Regarding Pedestrian Crosswalk Adjacent to Public Park
 - 3. Staff Report as Required
- H. New Business
 - 1. Discussion Regarding Invoice/Expenditure Approval Process – Chair/District Manager
 - 2. Staff Report as Required
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Monument Signs and Lighting
 - 2. Discussion Regarding Fall Meeting Schedule
 - 3. Staff Report as Required
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

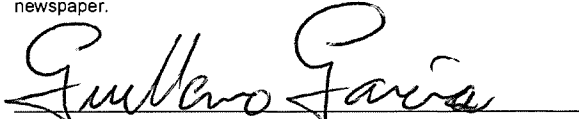
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT -
REVISED FISCAL YEAR 2018/2019 REGULAR MEETING
SCHEDULE

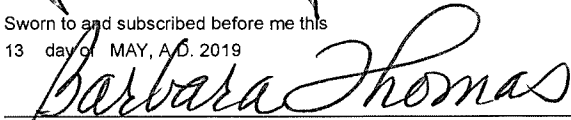
in the XXXX Court,
was published in said newspaper in the issues of

05/13/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

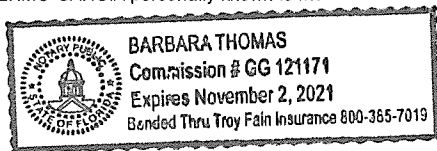


Sworn to and subscribed before me this
13 day of MAY, A.D. 2019



(SEAL)

GUILLERMO GARCIA personally known to me



VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at 6:00 p.m. on the following dates:

May 23, 2019
May 30, 2019
June 6, 2019
June 27, 2019
July 11, 2019
July 25, 2019
August 8, 2019
August 29, 2019
September 10, 2019
September 26, 2019

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org
5/13

19-62/0000400102M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 25, 2019**

A. CALL TO ORDER

District Manager Nancy Nguyen called the July 25, 2019, Regular Board Meeting of the Venetian Parc Community Development District to order at 6:02 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on May 13, 2019, as part of the *revised* fiscal year 2018/2019 regular meeting schedule.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Chairman Sergio Valdes, Vice Chairman Eugene Collings-Bonfill, and Supervisors Aron Heinrich and Rachel Hernandez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Nancy Nguyen and Neil Kalin of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance: Alexander Hernandez, Miami, Florida

D. DISCUSSION REGARDING RESIGNATION (DEVELOPER REP) AND APPOINTMENT (DEVELOPER REP)

This item was deferred.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was deferred.

F. RE-ELECTION OF OFFICERS (AS REQUIRED)

This item was not required at this time.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 25, 2019**

1. May 9, 2019, Regular Board Meeting

Ms. Nguyen presented the minutes of the May 9, 2019, Regular Board Meeting and asked if there were any changes. There being no comments or changes, a **motion** was made by Mr. S. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to approve the minutes of the May 9, 2019, Regular Board Meeting, *as presented*.

At this time, it was brought to the attention of District Staff that there were streets within the community that did not have the second lift of asphalt; monument signs that are not illuminated and need maintenance; missing crosswalk markings; and damaged storm drain inlet covers in surrounding areas. Ms. Nguyen stated that she would have District Staff look into these matters and report the findings at an upcoming meeting.

Note: At approximately 6:26 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 5, 2019, and July 12, 2019, as legally required.

2. Receive Public Comment on the Fiscal Year 2019/2020 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the fiscal year 2019/2020 final budget and non-ad valorem special assessments. There being no comments from the public on the fiscal year 2019/2020 final budget and assessments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget

Ms. Nguyen presented Resolution No. 2019-02, entitled:

RESOLUTION NO. 2019-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A
FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM
SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen read the title of the resolution into the record and indicated that it provided for approving and adopting the fiscal year 2019/2020 final budget and non-ad valorem special assessment tax roll. Ms. Nguyen stated that as a result of the Venetian Parc Homeowners' Association (the "Association") informing the District that the Association would seek private financing to purchase the Venetian Parc Community Clubhouse (the "Clubhouse") and therefore would no longer require assistance from the District, the administrative/maintenance assessments and the bond debt assessments were removed from

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 25, 2019**

the 2019/2020 budget. In addition, Ms. Nguyen noted that copies of the assessment roll were printed and made available at this meeting. A discussion ensued after which:

A **motion** was made by Mr. S. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to approve and adopt Resolution No. 2019-02, thereby setting the fiscal year 2019/2020 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 6:41 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

K. OLD BUSINESS
1. Staff Report, as Required

There was no Staff Report at this time.

L. NEW BUSINESS
1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule

Ms. Nguyen presented Resolution No. 2019-03, entitled:

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. S. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to approve and adopt Resolution No. 2019-03, *as amended*, changing the following meeting dates: *October 24, 2019 to October 21, 2019, March 26, 2020 to March 23, 2020, and May 28, 2020 to May 26, 2020*; thereby setting the fiscal year 2019/2020 regular meeting schedule and authorizing the publication of same, as required by law.

M. ADMINISTRATIVE & OPERATIONAL MATTERS
1. Statement of Financial Interests 2018 Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections' Office within the County of residency their individual Statement of Financial Interests - 2018 Form 1. The deadline for submittal was July 1, 2019.

2. Staff Report as Required

There was no Staff Report at this time.

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N. BOARD MEMBER & STAFF CLOSING COMMENTS

The Board expressed their concerns with the lack of guest parking spaces within the District. A discussion ensued after which the Board consensus was to have a traffic engineer conduct a walkthrough to suggest possibilities of having additional guest parking spaces throughout the District. More information regarding this topic will be provided at an upcoming meeting.

Ms. Nguyen advised that unless an emergency were to arise the Board would not need to meet until September 26, 2019.

O. ADJOURNMENT

There being no further business to come before the Board, the July 25, 2019, Regular Board Meeting was adjourned at 7:12 p.m. on a **motion** made by Mr. Collings-Bonfill, seconded by Mr. S. Valdez and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson