



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JULY 23, 2020
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
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
TO JOIN BY VIDEO ACCESS at: <https://us02web.zoom.us/j/86066400507>
MEETING ID: 860 6640 0507

July 23, 2020
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Angel Valdes - Effective 6/19/20) and Appointment to Fill Vacancy.....Page 2
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. May 26, 2020 Special Board Meeting.....Page 3
- J. Old Business
 - 1. Update Regarding Monument Signs and Lighting
 - 2. Discussion Regarding Parking Rules and Procedures to Adopt Rules.....Page 7
- K. New Business
 - 1. Discussion Regarding Park Tract Landscape Maintenance
- L. Administrative & Operational Matters
 - 1. Staff Report, as Required
- M. Board Member & Staff Closing Comments
- N. Adjourn

**NOTICE OF SPECIAL BOARD MEETING OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Venetian Parc Community Development District (the “District”) will hold a Special Board Meeting (the “Meeting”) of its Board of Supervisors (the “Board”) on July 23, 2020, at 6:00 p.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 24, 2020, and June 23, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. The Meeting is being held for the necessary public purpose of considering District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District’s website, www.venetianparccdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

<https://us02web.zoom.us/j/86066400507>

Meeting ID: 860 6640 0507

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager’s Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 07/16/20

June 19, 2020_

Board of Supervisors
Venetian Parc Community Development District
C/o Special District Services, Inc., District Manager
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Officer on the Board of Supervisors of the **Venetian Parc Community Development District** effective **June 19, 2020.**

Sincerely,



Angel Valdes

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 26, 2020**

Note: The Venetian Parc Community Development District (the “District”) Special Board Meeting is being held via technological means as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, as provided in Section 120.54(5)(b)2, Florida Statutes.

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 26, 2020, Special Board Meeting of Venetian Parc Community Development District (the “District”) to order at approximately 12:00 p.m. via technological means pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the May 26, 2020, Special Board Meeting had been published in the *Miami Daily Business Review* on May 18, 2020, *as legally required*.

C. ESTABLISH A QUORUM

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

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

D. ELECTION OF OFFICERS

Ms. Nguyen indicated that as a result of District Manager Neil Kalin’s retirement, it would be in order to re-elect officers to the District Board of Supervisors (the “Board”). The following names were suggested for election:

- Chairperson – Sergio Valdes
- Vice Chairperson – Eugene Collings-Bonfill
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Rachel Hernandez, Aaron Hernandez, Angel Valdes, Armando Silva and Gloria Perez

A discussion ensued after which:

A **motion** was made by Mr. Valdez, seconded by Mr. Collings-Bonfill and unanimously passed to elect the officers of the District Board of Supervisors, as listed above.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. December 17, 2019, Special Board Meeting

Ms. Nguyen presented the minutes of the December 17, 2019, Special Board Meeting and asked if there were any changes. There being no comments or changes, a **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed approving the minutes of the December 17, 2019, Special Board Meeting, *as presented*.

H. OLD BUSINESS

1. Update Regarding Monument Signs and Lighting

Ms. Nguyen informed the Board that the lighting improvements added to the monument signs did not pass the inspection with Miami-Dade County (the “County”). The County requested that additional work be done to the monument sign electrical wiring. She further explained that this would require a change order to re-run the wires and have a continuous feed of electricity. The County also requested that a certified letter from an electrical engineer be provided to the County certifying the electrical work. Ms. Nguyen informed the Board that once the final approval is received from the County, Florida Power and Light will be contacted to install a meter at each monument sign.

More information on this will be provided at a future meeting.

2. Discussion Regarding Park Tract Landscape Maintenance Agreement

Ms. Nguyen advised the Board that El Conde Enterprises, Inc (Conde) had reduced their proposal amount, per the Board’s request at the December 17, 2020 meeting (reduced from \$11,950 to \$11,400). Conde, being the lowest bidding contractor for the park tract annual landscape maintenance, was engaged by the District Manager.

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Valdes and unanimously passed ratifying the District Manager’s actions and authorizing and approving the park tract Landscape Maintenance Services Agreement between El Conde Enterprises, Inc. and Venetian Parc Community Development District.

3. Discussion Regarding Additional Parking Spaces – Caltran Engineering, Inc.

Ms. Nguyen advised that Caltran Engineering Group, Inc. (Caltran) would be submitting draft plans along with an application affidavit from the District to Miami-Dade County (the “County”) for request of a public hearing. She further explained that the plans were prepared without a survey to ensure the

process gets approved before having the District incur unnecessary expenses. If approval is received from the County, Caltran will order a survey and finalize the plans for construction. An update on this matter will be provided at an upcoming meeting.

I. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Ms. Nguyen presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2020/2021 fiscal year budget would be balanced by designating a carryover of approximately \$11,340 from the projected fund balance as of September 30, 2020. Furthermore, Ms. Nguyen stated as part of Resolution No. 2020-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll.

In anticipation of the expenses the District would incur if the additional parking spaces project is approved by the County, the Board requested that assessments be increased. A discussion ensued after which:

A **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to approve and adopt Resolution No. 2020-01, *as revised* (increase assessments by \$100 per unit thus allocating a portion of the funds for the removal of the carryover and the remainder of the funds will be allocated to the Maintenance Contingency budget line item), setting the public hearing to adopt the fiscal year 2020/2021 final budget and assessments for August 27, 2020, at 7:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 S.W. 175th Street, Miami, Florida 33187; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Discussion Regarding Parking Rules and Procedures to Adopt Rules

Ms. Nguyen informed the Board that the Venetian Parc Homeowners Association (HOA) has reported concerns with illegal parking on District property. As a result, Ms. Nguyen presented the Board with the draft Rules for Parking on District Property (the “Draft Rules”) which would grant the District the authority to enforce parking rules within the District owned right-of-ways. The Board requested additional time to review the Draft Rules and add this item to the next meeting agenda for further discussion. Additionally, the Board requested that the HOA Manager be invited to attend the next meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Approval of Agreement for Certain Exempt Information Access

Ms. Wald informed the Board that the Florida public laws records were recently amended to clarify that certain information pertaining to an exempt individual home address is exempt from public records. She

further explained that the new laws exempt parcel identification numbers from public records. Because the Miami-Dade County Property Appraiser (the “Property Appraiser”) provides assessment roll information to the District, the Property Appraiser has asked the District to enter into this agreement stating that the District take full responsibility for protecting exempt information from the public.

A **motion** was made by Mr. Heinrich, seconded by Mr. Collings-Bonfill and unanimously passed to approve the Agreement for Access to Certain Exempt Information between the Miami-Dade County Property Appraiser and the Venetian Parc Community Development District.

2. Statement of Financial Interests/Disclosure – 2019 Form 1 Filing Deadline: July 1, 2020

Board members were reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2019 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2020.

3. Qualifying Period Announcement – District Election in November 2020 for Seats 3 & 4

Ms. Nguyen advised that the 4-year terms of office for Seat #3 (Angel Valdes) and Seat #4 (Aaron Heinrich) were expiring in November 2020. The qualifying period for election and/or re-election has been set for Noon on June 8, 2020 through Noon on June 12, 2020. As a result of Emergency Rule No. 1SER20-01, those candidates interested in running for election are now allowed to submit their qualifying documents in PDF format via email to qualifyingdocuments@miamidade.gov or in person or mail to the Miami-Dade County Supervisor of Elections’ Office (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2024.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member of Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and unanimously passed to adjourn the Special Board Meeting at approximately 1:03 p.m.

Secretary/Assistant Secretary

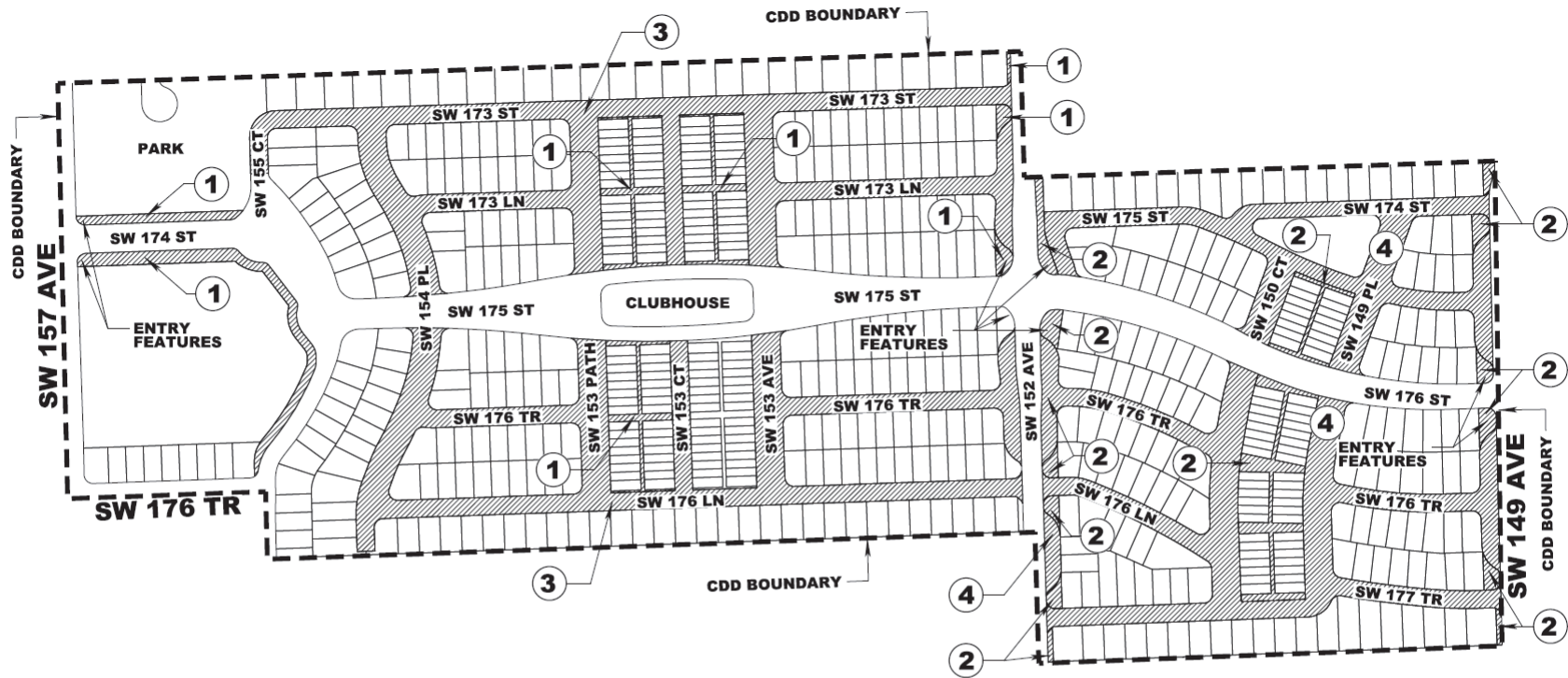
Chairperson/Vice Chairperson

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

RULES for Parking on District Property

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, alleyways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.3, unless they are performing official duties at that location.
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

Venetian Parc Community Development District Parking Rules Enforcement Areas



CDD OWNERSHIP

- 1** TRACTS "B, C, D, J, L, M, O, AND P"
(PB 170, PG 27)
FOLIOS: 30-5933-035-3940
30-5933-035-3950
30-5933-035-3960
30-5933-035-4020
30-5933-035-4070
30-5933-035-4040
30-5933-035-4050
30-5933-035-4080
ORB 30197, PG 3548
CATEGORY: LANDSCAPING AND
ENTRY FEATURES

- 2** TRACTS "C, D, E, F, G, H, J, K, L, M, N,
O, Q AND R" (PB 170, PG 33)
FOLIOS: 30-5933-064-2150
30-5933-064-2170
30-5933-064-2180
30-5933-064-2160
30-5933-064-2240
30-5933-064-2200
30-5933-064-2190
30-5933-064-2250
30-5933-064-2260
30-5933-064-2230
30-5933-064-2270
30-5933-064-2290
30-5933-064-2220
30-5933-064-2300
ORB 30296, PG 4779
CATEGORY: LANDSCAPING AND
ENTRY FEATURES

- 3** TRACTS "A AND PORTION OF H"
(PB 170, PG 27)
FOLIOS: 30-5933-035-3930
30-5933-035-4000
ORB 30197, PG 3548
CATEGORY: INTERIOR ROADS

- 4** TRACTS "A, I AND P" (PB 170, PG 33)
FOLIOS 30-5933-064-2130
30-5933-064-2210
30-5933-064-2280
ORB 30296, PG 4779
CATEGORY: INTERIOR ROADS

