



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 24, 2020
6:00 P.M.**

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

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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 & PUBLIC HEARING
 September 24, 2020
 6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Vacancy
- 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. August 27, 2020 Regular Board Meeting & Public Hearing.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments Regarding District Parking Rules
 - 3. Consider Resolution No. 2020-04 – Adoption of Parking Rules.....Page 8
- K. Old Business
 - 1. Update Regarding Monument Signs and Lighting
 - 2. Update Regarding Additional Parking Spaces – Caltran Engineering, Inc.
 - 3. Update Regarding Park Tract Landscape Maintenance Contract – Conde Landscaping & Trimscape Corp.
 - 4. Update Regarding Fertilization of Royal Palms
- L. New Business
 - 1. Staff Report, as Required
- M. Administrative & Operational Matters
 - 1. Staff Report, as Required
- N. Board Member & Staff Closing Comments
- O. Adjourn

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING FOR THE ESTABLISHMENT OF PARKING RULES
ON DISTRICT LANDS WITHIN THE BOUNDARIES OF THE DISTRICT**

A public hearing of the Board of Supervisors of the Venetian Parc Community Development District (the "District") to consider proposed rulemaking for the establishment of parking rules on District lands and other related matters, within the boundaries of the District (the "Rule"), will be conducted and held on September 24, 2020, at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives public notice of its intent to adopt its proposed Rule relating to parking rules on District lands within the boundaries of the District.

The Board of Supervisors and public comment received may result in an adjustment to the proposed Rule during the public hearing, pursuant to discussion and after receiving public comment. The purpose and effect of the proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (irrigation systems, sod, signage, etc.) and reduce the need to increase maintenance assessments. Prior notice of rule development was published in the Miami Daily Business Review newspaper on August 24, 2020.

Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing on the proposed Rule may be continued to a date, time, and place to be specified on the record at the hearing. One or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at (305)-777-0761 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

A person who decides to appeal any decision of the Board with respect to any matter considered at the public hearing is advised that this same person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed Rule may be obtained by contacting the District Manager at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, and/or by calling 305-777-0761 Ext. 1216.

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 27, 2020**

Note: The Venetian Parc Community Development District (the “District”) Regular Board Meeting was 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 August 27, 2020, Regular Board Meeting of Venetian Parc Community Development District (the “District”) to order at approximately 7:00 p.m. via technological means.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the August 27, 2020, Regular Board Meeting had been published in the *Miami Daily Business Review* on August 14, 2020, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the virtual 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 virtual attendance: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER APPOINTMENT TO FILL VACANCY

This item was not needed at this time.

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

This item was not needed at this time

F. ELECTION OF OFFICERS

This item was no needed 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

1. July 23, 2020, Special Board Meeting

Ms. Nguyen presented the minutes of the July 23, 2020, 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. Heinrich and unanimously passed approving the minutes of the July 23, 2020, Special Board Meeting, *as presented*.

NOTE: At approximately 7:02 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 August 7, 2020, and August 14, 2020, as legally required.

2. Receive Comments on Fiscal Year 2020/2021 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the 2020/2021 fiscal year final budget and non-ad valorem special assessments. Ms. Nguyen informed the Board of Supervisors (the “Board”) that she was in receipt of an email from Ariel Ogen objecting to the fiscal year 2020/2021 budget. Mr. Ogen’s concern is that if assessments increase to allow for future projects such as additional parking spaces, there will still be violators within the District that will complain. The Board acknowledged Mr. Ogen’s submission. There being no additional comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget

Ms. Nguyen presented Resolution No. 2020-02, entitled:

RESOLUTION NO. 2020-02

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

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2020/2021 final budget and the non-ad valorem special assessment tax roll. 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. 2020-02, *as presented*; thereby setting the 2020/2021 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 7:04 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

K. OLD BUSINESS

1. Update Regarding Monument Signs and Lighting

Ms. Nguyen advised that Advanced Power Technologies, LLC (APT), the electrical contractor engaged by the District to re-run the monument signs' electrical cables to the correct handholes, would be on site on Friday, August 28, 2020, to meet with 811. After 811 marks the locations of buried utilities, APT will commence the monument signs' electrical work. More information on this topic will be provided at a future meeting.

2. Discussion Regarding Additional Parking Space – Caltran Engineering, Inc.

Ms. Nguyen advised that Miami-Dade County (the "County") had reviewed the draft additional parking plans submitted on behalf of the District by Caltran Engineering Group, Inc. (Caltran). She further explained that the County requested that a site plan survey be provided and submitted to the County for further review of the additional parking spaces request. Ms. Nguyen explained that if approval is received from the County, Caltran would need to provide a detailed survey for the locations that are being impacted by the additional parking project. Ms. Nguyen further explained that Caltran received a proposal for the site plan survey in the amount of \$8,000. A discussion ensued, after which, it was the Board's consensus to have Mr. Collings-Bonfill provide surveyor contacts to Ms. Nguyen to request additional proposals. Ms. Nguyen acknowledged the Board's request. More information on this matter will be provided at a future meeting.

L. NEW BUSINESS

1. Discussion Regarding Park Tract Landscape Maintenance Contract – Conde Landscaping

Ms. Nguyen explained that the Venetian Parc Homeowners' Association (the "Association") had engaged Trimscape Corp. (Trimscape) for the Association's landscape services. Per the Board's request at the July 23, 2020 meeting, Ms. Nguyen requested a proposal from Trimscape for the park tract landscape maintenance.

Ms. Nguyen advised that the initial proposal received from Trimscape was \$470 per cut. District staff requested that the cost be lowered, after which Trimscape proposed \$400 per cut. The current contract with Conde Landscaping is \$380 per cut. The Board opined that an increase of \$20 per cut was acceptable to keep the landscaping throughout the District uniform.

A **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed terminating the Landscape Maintenance Service Agreement between the Venetian Parc Community Development District and El Conde Enterprises, Inc.

A **motion** was then made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed accepting the proposal received from Trimscape Corp. in the amount of \$12,000 per annum (\$400 per cut) for the landscape maintenance of the park tract.

2. Discussion Regarding Fertilization of Royal Palms

Ms. Nguyen advised that District Staff had noticed that some of the royal palms throughout the District appear desiccated. She further noted that a thorough inspection of the 295 royal palms within the District boundaries had been conducted, which resulted in 182 royal palms being designated as healthy and 113 royal palms that require attention. Ms. Nguyen stated that the fertilization of the royal palms should have been conducted by the Venetian Parc Homeowners' Association (the "Association"); however, to prevent additional royal palms from being affected due to the lack of fertilization, District staff acquired three (3) proposals for an initial fertilization treatment of the royal palms for the District Board to review. Ms. Nguyen added that proposals for the annual fertilization would be acquired and presented to the Association for approval.

Ms. Nguyen presented the following proposals for consideration:

Plant Health Care: \$11,316.75

- 8-2-12 granular for 182 royal palms in good condition. 10 lbs of fertilizer per royal palm, 5 lbs for foxtail palms
- Granular and drenching for 20 royal palms in the park
- Granular, drenching and injections for 93 royal palms in bad condition
- Granular and drenching of 10 fox tail palms

Spraypro: \$4,850.95

- 8-2-12 granular for 182 royal palms in good condition. Up to 8 lbs of fertilizer per royal palm, less for foxtail palms
- Granular, drenching and crown spraying for 20 royal palms in the park
- Granular, drenching and crown spraying for 93 royal palms in bad condition
- Granular, drenching and crown spraying for 10 foxtail palms

Turf Management: \$6,636.50

- 8-2-12 granular for ALL royal palms and 10 foxtail palms. 5-6 lbs of fertilizer per royal palm, less for foxtail palms
- Nutritional bud drench for 113 royal palms and 10 foxtail palms.

A discussion ensued after which the Board requested that an arborist be engaged to do an analysis of the palms and suggest a proper initial treatment for the royal palms.

A **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to approve the not to exceed amount of \$8,000 to engage an arborist for an analysis of the royal palms and engage a company for the initial fertilization of the royal palms; and further authorizing District Counsel to prepare a Maintenance Agreement between the Venetian Parc Community Development District and the Venetian Parc Homeowners' Association and authorizing the District Manager to sign on behalf of the District.

3. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule

Ms. Nguyen presented Resolution No. 2020-03, entitled:

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A

**REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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. Valdes, seconded by Mr. Heinrich and unanimously passed to approve and adopt Resolution No. 2020-03, *as presented*; thereby setting the 2020/2021 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

M. ADMINISTRATIVE & OPERATIONAL MATTERS
1. Staff Report, as Required

Ms. Nguyen reminded the Board of the Public Hearing scheduled for September 24, 2020, at 6:00 p.m.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

O. 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 7:51 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING FOR THE ESTABLISHMENT OF PARKING RULES
ON DISTRICT LANDS WITHIN THE BOUNDARIES OF THE DISTRICT**

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Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.

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A copy of the proposed Rule may be obtained by contacting the District Manager at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, and/or by calling 305-777-0761 Ext. 1216.

RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ENACTING THE RULES FOR PARKING ON DISTRICT PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 08-76; and

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way and lands within the boundaries of the District; and

WHEREAS, the District Board of Supervisors desires to protect the integrity, operation, safety, and aesthetics associated with the District owned rights-of-way, and lands located within the boundaries of the District, and has determined that it is necessary to prohibit parking on said District owned properties.

WHEREAS, the District advertised a public hearing for September 24, 2020, in order to hear and receive comments on the proposed District Rules for Parking on District Property pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt these Rules for Parking on District Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. The Rules for Parking on District Property (“Rules”) are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

Section 3. The Rules apply to District-owned property within the boundaries of the District which are part of the District infrastructure and which are depicted on the map attached hereto and made a part hereof as Exhibit B.

Section 4. The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager

is further directed to publish these Rules on the District's website, and to generally make copies of such Rule available to inspection or copying by members of the general public pursuant to Florida's Public Records Law.

Section 5. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF SEPTEMBER, 2020.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

EXHIBIT A

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

RULES

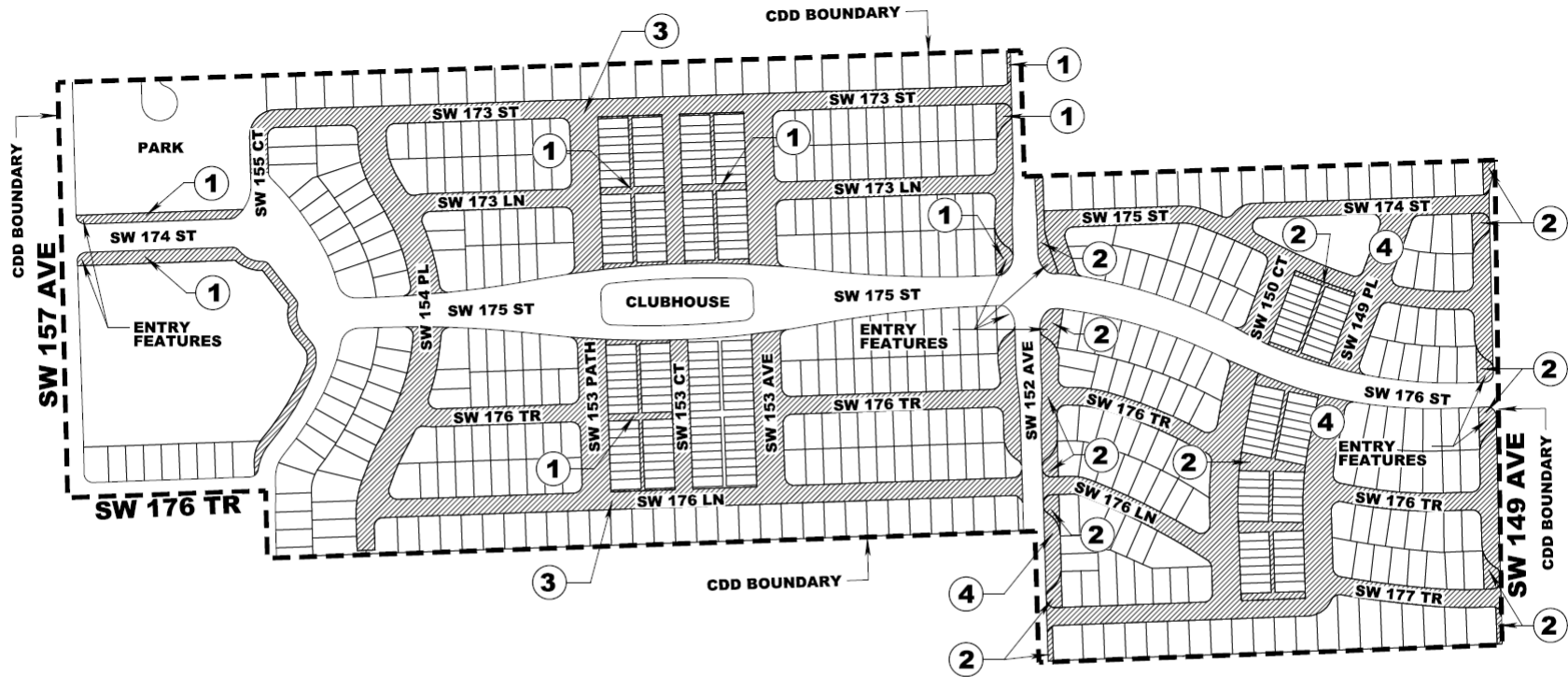
for

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, 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.

EXHIBIT B

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

