



**VENETIAN PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 28, 2021  
6:00 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.venetianparccdd.org](http://www.venetianparccdd.org)  
786.347.2711.ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT**  
Venetian Parc Community Clubhouse Meeting Room  
15351 SW 175<sup>th</sup> Street  
Miami, Florida 33187  
**REGULAR BOARD MEETING**  
October 28, 2021  
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. September 23, 2021 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Additional Parking Spaces – Caltran Engineering, Inc.
  - 2. Update Regarding Venetian Parc Public School
  - 3. Update Regarding Final Lift of Asphalt (Venetian Parc Area Two – Luxcom)
  - 4. Discussion Regarding Tree Root Pruning/Tree Relocation
  - 5. Discussion Regarding Dead Royal Palms.....Page 8
  - 6. Discussion Regarding Park Tract Trash Canister/Janitorial Services.....Page 9
  - 7. Discussion Regarding Surveillance System at the Park
- H. New Business
  - 1. Discussion Regarding CDD Swale Area Authorizations (HOA Board of Directors)
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date  
2021-10-13

Subcategory  
Miscellaneous Notices

VENETIAN PARC COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 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:

October 28, 2021

November 18, 2021

February 24, 2022

April 28, 2022

June 23, 2022

July 28, 2022

September 22, 2022

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 561-630-4922 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 561-630-4922 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](http://www.venetianparccdd.org)

10/13 21-25/0000556462M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 23, 2021**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the September 23, 2021, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:02 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175<sup>th</sup> Street, Miami, Florida 33187.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the September 23, 2021, Regular Board Meeting had been published in the *Miami Daily Business Review* on October 14, 2020, as part of the District’s Fiscal Year 2020/2021 Regular Meeting Schedule, *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, Ariel Ogen and Aaron Heinrich (via conference call) constituted a quorum and it was in order to proceed with the meeting.

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

Also in attendance were: Giancarlo Gerevini, Miami, FL; Javier Lorenzo, Miami, FL (via conference call).

**D. ADDITIONS OR DELETIONS TO AGENDA**

Ms. Nguyen informed the Board of Supervisors (the “Board”) that she would like to add the following item to the agenda:

- New Business Item 9. – Park Tract Park Benches

The Board acknowledged Ms. Nguyen’s request.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. May 27, 2021, Regular Board Meeting and Public Hearing**

Ms. Nguyen presented the minutes of the May 27, 2021, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Valdes and passed unanimously approving the minutes of the May 27, 2021, Regular Board Meeting and Public Hearing, *as presented*.

**NOTE:** Ms. Nguyen introduced Mr. Giancarlo Gerevini and informed the Board that, as a courtesy to Mr. Gerevini, she would like to discuss agenda item H.4., Discussion Regarding Tree Root Pruning/Tree Relocation, out of order. The Board acknowledged Ms. Nguyen's request.

**G. OLD BUSINESS**

**1. Update Regarding Additional Parking Space – Caltran Engineering, Inc.**

Ms. Nguyen informed the Board that a pre-application meeting was held with Miami-Dade County, Michael Hernandez of Caltran Engineering Group, Inc., and herself on August 26, 2021. The main purpose of the pre-application meeting was for each County department to voice their opinions on the District's application for additional parking spaces as well as instruct the District of any additional requirements that may be pending. None of the departments present had an objection to the District's application; however, the Division of Environmental Resources Management (DERM) reminded the District representatives that tree removal permits would be required and the trees removed would need to be relocated. The Zoning department also informed the District representatives that there are existing covenants running with the lands where additional parking spaces are needed and therefore need to be modified prior to proceeding with the application. Ms. Nguyen explained that Mr. Hernandez is working on attaining the District's site plans to address the covenants. More information on this item will be provided at a future meeting.

**2. Update Regarding Venetian Parc Public School**

Ms. Nguyen stated that the District is experiencing issues with traffic, speeding, and destruction of property due to the opening of the school on the southeast corner of SW 157<sup>th</sup> Avenue and SW 174<sup>th</sup> Street. She further explained that the Venetian Parc Homeowners Association Property Manager and she were working in tandem to address the issues. Some of the agencies that have been contacted are Miami-Dade County Public Schools, Miami-Dade County Hammocks District Police, 311, the Principal and Assistant Principals of the school, and Commissioner Kionne McGhee's offices. Ms. Nguyen stated that all agencies are working together to find a solution to the issues and she will inform the Board of any updates once she receives them.

A **motion** was made by Mr. Heinrich, seconded by Mr. Ogen to have District Counsel send Miami-Dade County Public Schools a demand letter to replace the sod on the swale on SW 174<sup>th</sup> Street and establish a solution to the issues aforementioned. The vote was 2-3 against; motion failed.

Ms. Nguyen explained that the school has been placing cones on the south swale of SW 174<sup>th</sup> Street which has been successful in preventing parents from parking there. Ms. Nguyen requested that the Board authorize her a not to exceed amount of \$500 to purchase cones and have them placed on the north swale of SW 174<sup>th</sup> Street as a temporary solution.

A **motion** was made by Mr. Ogen, seconded by Mr. Valdes and unanimously passed approving a not to exceed amount of \$500 for the purchase of cones to deter illegal parking on the north swale on SW 174<sup>th</sup> Street during school drop off and pick up times.

Mr. Collings-Bonfill requested that copies of all invoices be filed to present to Miami-Dade County Public Schools representatives in the future. Ms. Nguyen acknowledged his request.

**3. Update Regarding Final Lift of Asphalt (Venetian Parc Area Two – Luxcom)**

Ms. Nguyen reminded the Board that during the September 20, 2020 meeting, the Board appointed Mr. Heinrich as the District representative to contact Luxcom regarding the final lift. Mr. Heinrich explained that Ms. Nguyen, Ms. Wald, the District Engineer and he have been making attempts to have Luxcom Developers complete the final lift of asphalt for the past couple of months. Mr. Heinrich stated that numerous emails and phone calls have been made by Ms. Nguyen and himself, but these communications have been ignored by the Luxcom representatives. He further explained that due to the unresponsiveness of the Luxcom representatives, he requested that Ms. Wald's firm send Luxcom a demand letter requesting that they complete the final lift (letter sent to Luxcom on September 2, 2021). Mr. Heinrich presented the Board a Schedule of Values Summary comparing the original contracts for the final lift and the current proposals being submitted for the final lift. Mr. Heinrich explained that there are large differences in quantities and that he believes these proposals should be submitted as change orders to the original contracts. Ms. Nguyen stated that Luxcom has been in communication with the subcontractor and the District Engineering trying to finalize the numbers for the final lift. A discussion ensued, after which:

The Board requested that Ms. Nguyen email the Luxcom representatives requesting that they finalize their numbers for the final lift of asphalt within ten (10) days. Ms. Nguyen acknowledged the Board's request. More information on this item will be provided at a future meeting.

*NOTE: Mr. Valdes left the meeting at approximately 7:12 p.m.*

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Ms. Nguyen presented Resolution No. 2021-07, entitled:

#### **RESOLUTION NO. 2021-07**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. Ms. Nguyen explained that due to the extraordinary expenses incurred due to the Luxcom final lift of asphalt, she would like to increase the Legal amended budget line from by \$6,000 (from \$13,500 to \$19,500). The Board acknowledged Ms. Nguyen's request. Ms. Nguyen indicated that including the Legal line increase, there was an operating fund balance of approximately \$98,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed to adopt Resolution No. 2021-07, *as amended* (increased Legal from \$13,500 to \$19,500), thereby setting the amended/revised budget for the 2020/2021 fiscal year.

Mr. Collings-Bonfill stated that due to the pending research being conducted of the Venetian Parc Area 2 (Luxcom) requisitions discussed during item G.3. Update Regarding Final Lift of Asphalt (Venetian Parc Area Two – Luxcom)) he would like the Board's opinion on holding payment on the engineering invoices until more information is provided to Mr. Heinrich. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Hernandez and unanimously passed authorizing a payment hold on engineering invoices pertaining to the Luxcom final lift of asphalt, and further authorizing the District Manager to release the payments once Mr. Heinrich's questions are answered.

## **2. Consider Park Tract Landscape Maintenance Agreement First Amendment**

Ms. Nguyen informed the Board that the current park tract Landscape Maintenance Agreement (the "Agreement") with Trimscape Corp. is due to expire on September 30, 2021. As such, Ms. Nguyen requested that Trimscape provide her with a new proposal adding trimming and pruning of the trees at the park for the fiscal year 2021/2022 services and requested that District Counsel provide a First Amendment to the Agreement based on that proposal. Ms. Nguyen presented the First Amendment and indicated that there is an increase of \$20 per service (\$600 increase for the year).

A **motion** was made by Mr. Ogen, seconded by Ms. Hernandez and unanimously passed accepting Trimscape Corp.'s proposal and the First Amendment to the Landscape Maintenance Agreement.

## **3. Consider Approval of Auditor Renewal**

Ms. Nguyen explained that at the November 8, 2018 District meeting, the Board of Supervisors (the "Board") selected Grau & Associates to perform the year end audits for the fiscal years ending 2018, 2019, and 2020 with an option to perform the 2021 and 2022 audits.

Ms. Nguyen stated that management is pleased with the services provided by Grau & Associates, and recommends that the Board approve the renewal option. A discussion ensued, after which:

A **motion** was made by Mr. Ogen, seconded by Mr. Collings-Bonfill and unanimously passed to approve the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2021 and 2022 for \$3,900 and \$3,900, respectively.

## **4. Discussion Regarding Tree Root Pruning/Tree Relocation**

*NOTE: This item was discussed prior to agenda item G.1.*

Ms. Nguyen introduced Mr. Gerevini, a homeowner in the District. She explained that Mr. Gerevini is requesting that the District assist him with an issue he is having with a tree planted on the swale in front of his home. Ms. Nguyen presented images of the tree and the damage that is being caused by the roots of the tree. The roots have grown under and over Mr. Gerevini's water lines and are lifting the sidewalk and the pavers on his driveway. The Board

The Board authorized Mr. Gerevini to contract a certified arborist to determine if the tree presents a danger to persons or property per Section 163.045, Florida Statutes. If the arborist determines that the tree presents a danger to persons or property, it is Mr. Gerevini's responsibility to attain a letter from the arborist stating this fact and must then present the letter to the County and proceed with removing the tree. The Board stated that the District will pay for the damage caused to the sidewalk due to the tree growth and removal.

Mr. Gerevini thanked the Board for their time and assistance and excused himself from the meeting at approximately 6:25 p.m.

## **5. Discussion Dead Royal Palms**

Ms. Nguyen presented a map depicting the location of eighteen (18) dead royal palms. Ms. Nguyen further explained that there are several options for the Board to approach the dead royal palms. Those options being:

- Remove and replace the royal palms
- Remove the royal palms (this will require that the hole be filled so as not to cause sinking to the surrounding areas)
- Cut the dead royal palms (leaving a stump will not require additional expenses to fill the hole)

The Board requested that this item be added to the next meeting agenda for discussion. Ms. Nguyen acknowledged the Board's request.

## **6. Discussion Regarding Park Tract Trash Canister**

Ms. Nguyen explained that the trash receptacles in the park are changed by Trimscape during the landscape services; however, the lapse between services is allowing the accumulation and overflow of trash at the park. Ms. Nguyen further explained that this is due to the increase in visitors to the park since the school opened.

Ms. Nguyen stated that she contacted Miami-Dade County Department of Solid Waste Management to request a waste cart for the park. She was informed that the cost for a waste cart is \$496 per year. Ms. Nguyen advised that the waste cart will be stored at the Venetian Parc Clubhouse. Additionally, the District would need to contract a janitorial services company to pick-up and haul away the garbage. She informed the Board that she will be presenting proposals to the Board at an upcoming meeting.

## **7. Discussion Regarding Contribution to HOA for Holiday Events**

Ms. Nguyen stated that this item was added at the request of the Venetian Parc Homeowners Association (the "HOA"). Ms. Nguyen advised that the HOA hosts approximately four (4) holiday events for the residents of the community and would like to know if the District would be willing to contribute \$1,000 for the holiday events. Ms. Wald explained that if the District contributes funds to the HOA for the holiday events, then the events will need to be open to the public. The Board consensus was not to contribute funds to the HOA for the holiday events to prevent the events from being required to be open to the public.

## **8. Legislative Session Update**

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Wald informed the Board that if they have any questions regarding these new laws, they may contact her office or visit <http://laws.flrules.org/>.

## **9. ADD-ON: Park Tract Park Benches**

Ms. Nguyen stated that several of the benches in the park on SW 157<sup>th</sup> Avenue have broken planks. Ms. Nguyen explained that replacement parts have been ordered; however, due to the instability in material



procurement, the ship date is December 29, 2021. Ms. Nguyen further explained that District Staff has placed caution tape on the benches and will continue monitoring them until the replacement parts are received. The Board requested that alternatives to the current benches be pursued in late 2022. Ms. Nguyen acknowledged the Board's request.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

Ms. Nguyen stated that because the Venetian Parc Clubhouse closes at 7:00, it would be in order for the Board to approve the payment of overtime for the receptionist.

A **motion** was made by Ms. Hernandez, seconded by Mr. Collings-Bonfill. That **motion** carried 3 to 1 with Mr. Heinrich dissenting.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Nguyen advised that the next District meeting will be held on October 28, 2021.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Ogen and unanimously passed to adjourn the Regular Board Meeting at approximately 8:08 p.m.

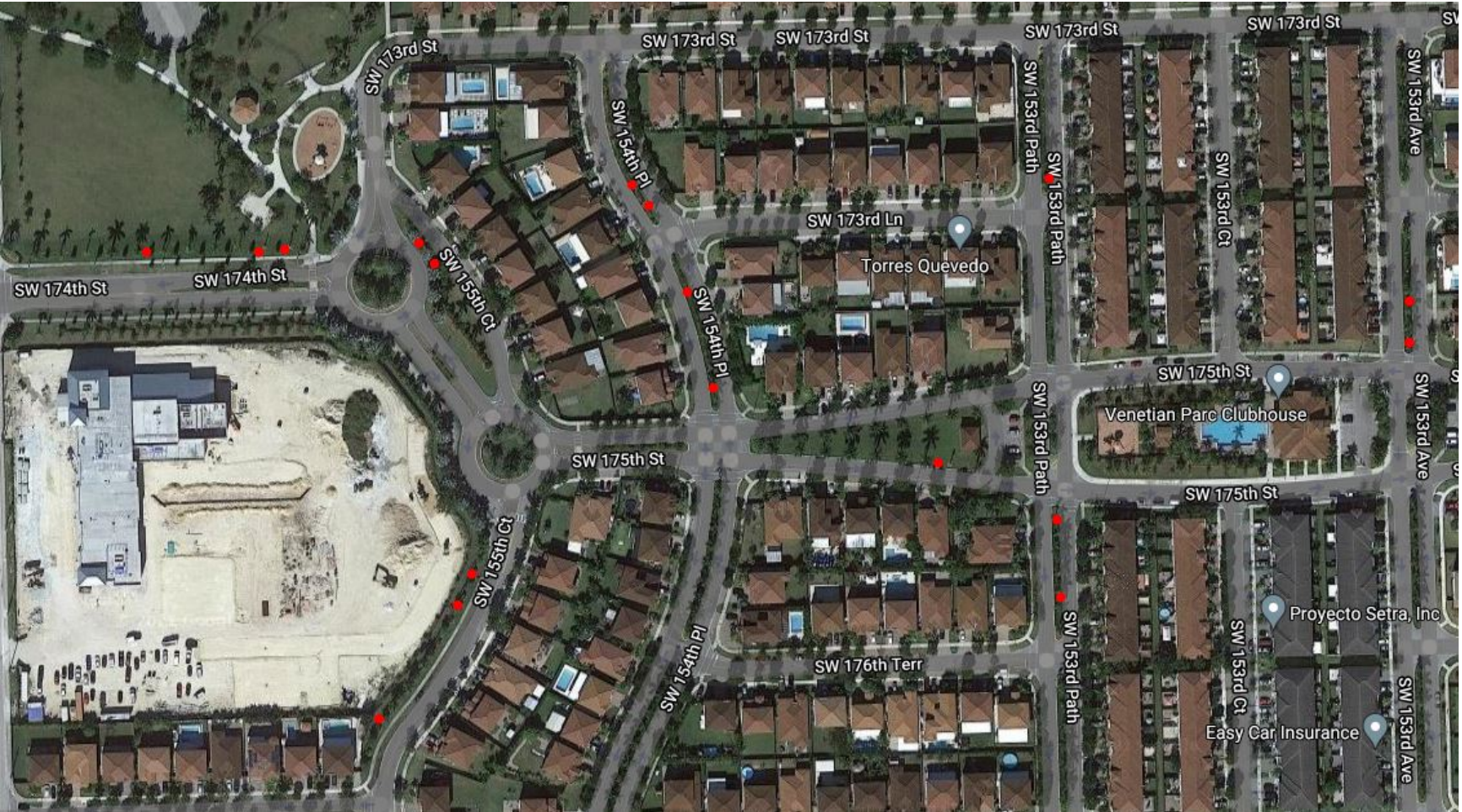
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**VENETIAN PARC CDD**  
Royal Palm Removal Map



● : 18 dead royal palms

# AT Professional Cleaning Inc.

701 S Homestead Blvd #8  
 Homestead, FL 33030  
 (855) 494-0855 / (786) 483-5421  
 atproclean@gmail.com

# Estimate

<b>ESTIMATE#</b>	62408024
<b>DATE</b>	10/05/2021
<b>PO#</b>	

CUSTOMER
C/o Special District Services, Inc. Sylvia Bethel 2501A Burns Road Palm Beach Gardens , FL 33410 (786) 503-1633 (305) 777-0761

SERVICE LOCATION
C/o Special District Services, Inc. Sylvia Bethel Venetian Park 157th ave sw 174th st Miami, FL (786) 503-1633 (305) 777-0761

DESCRIPTION	
Service 2 days a week The scope of work includes the following: Clean up any loose debris on the common areas at the park ( walk paths, workout station, gazebo, etc.) Replace the trash bags in 10 garbage receptacles ( garbage bags included in the price ) Haul away the trash and dump it into a 95-Gal bin located at the club house	

Estimate			
Description	Qty	Rate	Total
MONTH CLEANING SERVICES FOR	1.00	489.00	489.00

CUSTOMER MESSAGE

**Estimate Total: \$489.00**

PRE-WORK SIGNATURE

Signed By: