



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
MAY 31, 2023
6:00 P.M.**

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

www.venetianparccdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
SPECIAL BOARD MEETING & PUBLIC HEARING
May 31, 2023
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. February 23, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Adopting a Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Tree Root Pruning/Tree Relocation
 - 2. Discussion Regarding Existing Driveway Extensions.....Page 15
 - 3. Discussion Regarding Stop Signs at Intersection of SW 175th Street & SW 153rd Avenue
- I. New Business
 - 1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule...Page 16
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 18
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interest 2022 Form 1 – Filing Deadline: July 1, 2023
- K. Board Member & Staff Closing Comments
- L. Adjourn

Miscellaneous Notices

Published in Miami Daily Business Review on May 11, 2023

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND
SPECIAL BOARD MEETING OF THE
VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Special Board Meeting on May 31, 2023, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours.

The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Venetian Parc Community Development District

www.venetianparccdd.org

5/11-18 23-71/0000661820M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 23, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 23, 2023, 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 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the February 23, 2023, Regular Board Meeting had been published in the *Miami Daily Business Review* on October 17, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill, Vice Chairwoman Rachel Hernandez and Supervisor Ronald Fajardo 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 District Counsel, Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was Peter Pellerito of Miller, Legg & Associates, Inc.

NOTE: Item K.2. Consider Selection of District Engineer, was discussed at this time.

D. CONSIDER RESOLUTION NO. 2023-01 – DECLARING VACANCIES (SEATS 1, 2, AND 5)

Ms. Nguyen presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that the 4-year terms of office for Seat #1 (currently held by Eugene Collings-Bonfill), Seat #2 (currently held by Rachel Hernandez) and Seat #5 (currently vacant) expired in November 2022. She further explained that no elector qualified for Seat #1, Seat #2, or Seat #5 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within

ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Hernandez, seconded by Mr. Fajardo and unanimously passed declaring Seats #1, #2, and #5 as vacant, effective November 22, 2022, and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES IN SEATS 1, 2, AND 5, AND APPOINTMENT TO FILL VACANCIES

This item was tabled until the next meeting.

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

This item was not 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. October 27, 2022, Regular Board Meeting

Ms. Nguyen presented the minutes of the October 27, 2022, Regular Board Meeting 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. Fajardo and passed unanimously approving the minutes of the October 27, 2022, Regular Board Meeting, *as presented*.

J. OLD BUSINESS

1. Update Regarding Tree Root Pruning/Tree Relocation

Ms. Nguyen reported that the landscape architect plans for the removal and replacement of fifty trees had been finalized and approved by the County. The next step in the tree permitting process is to agree to a Performance and Payment Bond Agreement with the County. Ms. Nguyen added that the bond payment would be returned to the District after the completion of the project. A discussion ensued, after which:

A **motion** was made by Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed accepting the County's Performance and Payment Bond Agreement in the amount of \$5,560 and further authorizing the District Manager to execute the Agreement on behalf of the District.

K. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Ms. Nguyen presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that since the overall proposed assessments were not increasing in the fiscal year 2023/2024, letters to the residents would not be required. Furthermore, Ms. Nguyen stated that as part of Resolution No. 2023-02, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed approving and adopting Resolution No. 2023-02, *as presented*, setting the public hearing to adopt the fiscal year 2023/2024 final budget and assessments for May 31, 2023, at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Selection of District Engineer

NOTE: This item was discussed prior to item D.

Ms. Nguyen presented the two (2) submittals received in response to the District's RFQ solicitation for District Engineer. The two companies who responded are Miller, Legg & Associates, Inc. and CMLPX, LLC. Ms. Nguyen introduced Peter Pellerito, who was in attendance representing Miller, Legg & Associates, Inc. Mr. Pellerito greeted the Board.

A discussion ensued regarding the submitted responses. Ms. Nguyen presented the rankings sheet with her recommendations, ranking CMLPX, LLC #1 and Miller, Legg & Associates, Inc. #2. Ms. Nguyen explained that both respondents were considered well respected firms.

Ms. Wald explained that this process could not be ranked on price/rates, but negotiations would set forth an hourly rate schedule. She further explained that the standard procedure would be for the Board to rank the respondents. Once the respondents were ranked, District Counsel and the District Manager would commence negotiations with the first ranked firm. If negotiations are not successful, then negotiations would commence with the second ranked firm. Ms. Nguyen requested that the Board rank the respondents.

Ms. Hernandez and Mr. Fajardo ranked Miller, Legg & Associates, Inc. as #1. Mr. Collings-Bonfill ranked CMLPX, LLC as #1.

Ms. Nguyen stated that the majority of the Board ranked Miller, Legg & Associates, Inc. as #1; therefore, the negotiation process would commence with Miller, Legg & Associates, Inc.

The Board thanked Mr. Pellerito for his attendance. Mr. Pellerito thanked the Board for their consideration and excused himself from the meeting.

3. Consider Engineering Updated Rates Request (Alvarez Engineers)

This item was no longer needed.

4. Discussion Regarding Existing Driveway Extensions

Ms. Nguyen stated that an inspection of driveways within the District had been conducted. She further explained that the inspection resulted in approximately ninety (90) homes with driveway extensions on District owned property without prior approval from the District.

Ms. Nguyen stated that she and Ms. Wald discussed this issue and it is recommended that an engineer conduct an inspection of the driveway extensions to determine if the driveway extensions were posing an issue on the functioning of the stormwater system, sidewalks, curbs and gutters, or vehicular lanes within the public rights-of-way. If the driveway extensions are not posing an issue on infrastructure, then the Board can decide if they would like to set some rules for easement agreements between the District and the individual homeowners. It was discussed that there had been many complaints from residents of the District regarding the lack of guest parking spaces and this was one way to provide additional parking for the residents.

Ms. Nguyen presented a proposal from Alvarez Engineers in the amount of \$8,660 to conduct the inspection. A discussion ensued and the Board consensus was to request a proposal to conduct the inspection from Miller, Legg & Associates, Inc., if negotiations are successful. They instructed Ms. Nguyen to present the Alvarez Engineers' and Miller, Legg & Associates, Inc. proposals at a future meeting. Ms. Nguyen acknowledged the Board's request.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There were no administrative or operational matters to discuss at this time.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that the April 27th Regular Meeting would be **canceled** due to a lack of quorum. The next District meeting will be held on May 31st.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed adjourning the Regular Board Meeting at approximately 6:22 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Miscellaneous Notices

Published in Miami Daily Business Review on May 11, 2023

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND
SPECIAL BOARD MEETING OF THE
VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Special Board Meeting on May 31, 2023, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours.

The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Venetian Parc Community Development District

www.venetianparccdd.org

5/11-18 23-71/0000661820M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 31st day of May, 2023.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Parc
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA ONE)
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA TWO)
- V ASSESSMENT COMPARISON

FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	82,379
Maintenance Assessments	159,851
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	455,392
Other Revenue (Asphalt)	0
Interest Income	360
TOTAL REVENUES	\$1,156,155
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	29,556
Legal	11,000
Assessment Roll	10,000
Audit Fees	4,000
Insurance	8,200
Legal Advertisements	950
Miscellaneous	1,100
Postage	375
Office Supplies	550
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Area One	650
Arbitrage Rebate Fee - Area Two	650
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	350
Continuing Disclosure Fee - Area Two	350
Administrative Contingency	790
TOTAL ADMINISTRATIVE EXPENDITURES	\$77,796
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	35,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	5,200
Street/Roadway Maintenance	5,000
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	15,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
Security	10,000
General Maintenance	3,750
Maintenance Contingency	23,650
Final Lift Of Asphalt	0
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$150,260
TOTAL EXPENDITURES	\$228,056
REVENUES LESS EXPENDITURES	\$928,099
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(428,069)
BALANCE	\$69,348
County Appraiser & Tax Collector Fee	(23,116)
Discounts For Early Payments	(46,232)
EXCESS/ (SHORTFALL)	\$0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$0

DETAILED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	81,086	79,719	82,379	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	102,118	162,511	159,851	Expenditures/.94
Debt Assessments (Area One)	460,428	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	453,139	455,392	455,392	Bond Payments/.94
Other Revenue (Asphalt)	87,500	0	0	Fiscal Year 2021/2022 Revenue
Interest Income	34	240	360	Projected At \$30 Per Month
TOTAL REVENUES	\$1,184,305	\$1,156,035	\$1,156,155	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	Supervisor Fees * 7.65%
Management	27,876	28,704	29,556	CPI Adjustment (Capped At 3%)
Legal	14,605	11,000	11,000	No Change From 2022/2023 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,900	3,900	4,000	\$100 Increase From 2022/2023 Budget
Insurance	6,721	6,800	8,200	Insurance Estimate
Legal Advertisements	627	950	950	No Change From 2022/2023 Budget
Miscellaneous	1,959	1,100	1,100	No Change From 2022/2023 Budget
Postage	839	375	375	No Change From 2022/2023 Budget
Office Supplies	935	550	550	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Arbitrage Rebate Fee - Area One	650	650	650	No Change From 2022/2023 Budget
Arbitrage Rebate Fee - Area Two	650	650	650	No Change From 2022/2023 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2022/2023 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2022/2023 Budget
Continuing Disclosure Fee - Area One	350	500	350	\$150 Decrease From 2022/2023 Budget
Continuing Disclosure Fee - Area Two	350	500	350	\$150 Decrease From 2022/2023 Budget
Administrative Contingency	0	222	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$78,637	\$75,176	\$77,796	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	37,831	32,000	35,000	\$3,000 Increase From 2022/2023 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2022/2023 Budget
Community Entrance Signage Maintenance	319	5,200	5,200	No Change From 2022/2023 Budget
Street/Roadway Maintenance	95	5,000	5,000	No Change From 2022/2023 Budget
Electric Power Service/Misc	2,265	3,200	3,200	No Change From 2022/2023 Budget
Engineering/Annual Report/Inspections	12,238	3,500	3,500	No Change From 2022/2023 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	22,385	15,000	15,000	No Change From 2022/2023 Budget
HOA Contribution (Palm Tree Fertilization)	11,361	5,850	5,850	No Change From 2022/2023 Budget
Tree Upkeep	0	33,770	33,770	No Change From 2022/2023 Budget
Security	0	10,000	10,000	No Change From 2022/2023 Budget
General Maintenance	374	3,750	3,750	No Change From 2022/2023 Budget
Maintenance Contingency	9,588	29,150	23,650	\$5,500 Decrease From 2022/2023 Budget
Final Lift Of Asphalt	119,777	0	0	Fiscal Year 2021/2022 Expenditure
Storm Preparedness	800	5,020	5,020	No Change From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$218,353	\$152,760	\$150,260	
TOTAL EXPENDITURES	\$296,990	\$227,936	\$228,056	
REVENUES LESS EXPENDITURES	\$887,315	\$928,099	\$928,099	
Bond Payments - Area One	(436,841)	(430,682)	(430,682)	2024 P & I Payments Less Earned Interest
Bond Payments - Area Two	(434,190)	(428,069)	(428,069)	2024 P & I Payments Less Earned Interest
BALANCE	\$16,284	\$69,348	\$69,348	
County Appraiser & Tax Collector Fee	(10,649)	(23,116)	(23,116)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(40,369)	(46,232)	(46,232)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	(\$34,734)	\$0	\$0	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	(\$34,734)	\$0	\$0	

DETAILED FINAL DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	2,801	25	100	Projected Interest For 2023/2024
NAV Tax Collection	436,841	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$439,642	\$430,707	\$430,782	
EXPENDITURES				
Principal Payments	100,000	115,000	120,000	Principal Payment Due In 2024
Interest Payments	314,825	305,525	298,625	Interest Payments Due In 2024
Bond Redemption	0	10,182	12,157	Estimated Excess Debt Collections
Total Expenditures	\$414,825	\$430,707	\$430,782	
Excess/ (Shortfall)	\$24,817	\$0	\$0	

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		

Par Amount As Of 1/1/23 = \$4,750,000

DETAILED FINAL DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,701	25	100	Projected Interest For 2023/2024
NAV Tax Collection	434,190	428,069	428,069	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$437,891	\$428,094	\$428,169	
EXPENDITURES				
Principal Payments	85,000	95,000	100,000	Principal Payment Due In 2024
Interest Payments	330,366	322,988	312,675	Interest Payments Due In 2024
Bond Redemption	0	10,107	15,494	Estimated Excess Debt Collections
Total Expenditures	\$415,366	\$428,094	\$428,169	
Excess/ (Shortfall)	\$22,525	\$0	\$0	

Series 2013 Bond Information - Area Two

Original Par Amount =	\$5,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.375% - 7.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2044		

Par Amount As Of 1/1/23 = \$4,575,000

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative	\$130.57	\$131.99	\$131.99	\$136.40
Maintenance	\$170.74	\$169.07	\$269.07	\$264.66
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area One Townhomes	\$1,575.77	\$1,575.52	\$1,675.52	\$1,675.52
Administrative	\$130.57	\$131.99	\$131.99	\$136.40
Maintenance	\$170.74	\$169.07	\$269.07	\$264.66
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area One Single Family Units	\$1,923.65	\$1,923.40	\$2,023.40	\$2,023.40
Administrative	\$130.57	\$131.99	\$131.99	\$136.40
Maintenance	\$170.74	\$169.07	\$269.07	\$264.66
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area Two Townhomes	\$1,575.77	\$1,575.52	\$1,675.52	\$1,675.52
Administrative	\$130.57	\$131.99	\$131.99	\$136.40
Maintenance	\$170.74	\$169.07	\$269.07	\$264.66
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area Two Single Family Units	\$1,923.65	\$1,923.40	\$2,023.40	\$2,023.40

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Area One Townhomes	96
<u>Area One Single Family Units</u>	<u>207</u>
Total Area One Units	303
Area Two Townhomes	90
<u>Area Two Single Family Units</u>	<u>211</u>
Total Area Two Units	301
Total Area One Units	303
<u>Total Area Two Units</u>	<u>301</u>
Total Units	604

Area Two Single Family Homes Information

Total Units	211
<u>Prepayments</u>	<u>1</u>
Billed For Debt	210



RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Venetian Parc Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 31st day of May, 2023.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 26, 2023
November 16, 2023
February 22, 2024
April 25, 2024
June 27, 2024
July 25, 2024
September 26, 2024**

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 nnguyen@sdsinc.org 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 nnguyen@sdsinc.org 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/16/23

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2022/2023, 2023/2024 and 2024/2025
With Two Year Option (2025/2026 and 2026/2027)
Miami-Dade County, Florida**

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 22, 2023 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit two (2) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Venetian Parc Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.