



FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Tel. (305) 640-1345 Fax (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

May 27, 2022

Ms. Nancy Nguyen
District Manager
Venetian Parc Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2022 Engineer's Report Regarding the Status of the Venetian Parc CDD Series 2013 Project.

Dear Ms. Nguyen:

For the purpose of complying with Sections 9.14 and 9.21 of the Master Trust Indenture between Venetian Parc Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association, dated October 1, 2013, Alvarez Engineers has conducted inspections of the portions of the Series 2013 Project (the "2013 Project") that are currently owned by the District.

The 2013 Project is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 11, 2013 and revised on April 18, 2013 (the "2013 Engineer's Report"). Copies of the Master Trust Indenture and the 2013 Engineer's Report are included in the Limited Offering Memorandum of October 16, 2013 related to the issuance of Special Assessment Bonds Series 2013.

This Year 2022 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether such portions of the 2013 Project owned by the CDD have been maintained in good repair, working order and condition.
2. Our recommendations as to the proper maintenance, repair and operation of the portions of the 2013 Project owned by the District during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes.
3. The amount of Public Liability and Property Damage Insurance carried by the District.

Location of the 2013 Project.

The District is bounded by SW 157 Avenue, SW 172 Terrace, SW 149 Avenue, and SW 177 Terrace (refer to Exhibit 1). The District is wholly contained within the boundaries of the plats for Venetian Parc West and Venetian Parc recorded at PB 170, PG 27 and PB 170, PG 33 of the public records of Miami-Dade County, respectively.

Portions of the 2013 Project Owned by the CDD as of the Date of this Report.

1. **General.** As of the date of this Report, the 2013 Project is complete, the final layer of asphalt on the roads of the Venetian Parc plat and on portions of SW 176 Lane, SW 176 Terr and SW 153 Ave developed by Luxcom, LLC has been completed.

Roadway Improvements. As of the date of this Report, the CDD has completed all the onsite, offsite and municipal roadway improvements described in the 2013 Engineer's Report. The completed municipal roads and the offsite improvements are owned by the County. The onsite roads will remain in the ownership of the CDD, as shown in Exhibit 1.

2. **Stormwater Management and Drainage Improvements.** As of the date of this Report, the CDD has completed and paid for all the drainage improvements described in the 2013 Engineer's Report. The drainage systems of the municipal roads are owned and maintained by the County. The onsite drainage systems will remain in the ownership and maintenance of the CDD.
3. **Water Distribution and Sanitary Sewer Improvements.** The District completed the water and sanitary sewer improvements described in the 2013 Project. The CDD conveyed of the water and sewer systems to Miami-Dade Water and Sewer Department ("WASD") concurrently with the Developers completion of the residential pods.
4. **Public Park and Landscape Tracts.** The site work in the public park has been completed. The park is intended to be granted to the County, with the CDD retaining maintenance responsibilities. The entry features owned by the District, are located within the landscape tracts shown in Exhibit 1. The entry features have been completed.

State of the Properties and Improvements Currently Owned by the District

1. **Roadway Improvements.** The roads are in good working order and condition.
2. **Stormwater Management and Drainage Improvements.** The drainage improvements are in good working order and condition. The District Engineer has not received any flooding complaints.
3. **Water Distribution and Sanitary Sewer Improvements.** The water and sewer improvements constructed to date by the CDD were conveyed in good working order and condition to WASD for ownership and maintenance, consequently, the CDD has not included funds in their budget for the maintenance of these improvements.
4. **Public Park, Landscape Tracts and Entry Features.** The improvements in the public park, landscaping tracts and entry features have been completed and are being maintained by the District.

Estimated Maintenance Costs for District-Owned Infrastructure

1. **General.** The CDD proposed 2022-2023 Fiscal Year budget has the following amounts for maintenance expenditures:

2022-2023 Budget for Maintenance	
Park Maintenance Tract N	\$32,000
Field Operations Management	\$1,320
Community Entrance Signage Maintenance	\$5,200
Street/Roadway Maintenance	\$5,000
Electric Power Service/Miscellaneous	\$3,200
Engineering/Annual Reports/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	\$29,150
Storm Preparedness	\$5,020
Total	\$152,760

Alvarez Engineers finds the District’s propose maintenance budget for Fiscal Year 2022-2023 adequate and enough.

For more detailed information on the 2022-2023 Fiscal Year Budget, please visit the District’s website at the following link:

<https://venetianparccdd.org/financials/>

Public Liability and Property Damage Insurance Carried by the District

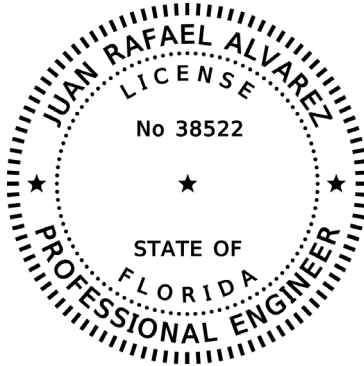
The District currently carries General Liability, Property, Hired Non-Owned Auto, Employment Practice Liability, Public Officials Liability and Deadly Weapon Protection policy number 100121070 of Florida Insurance Alliance. The policy covers the period between October 1, 2021 and October 1, 2022. The CDD has included enough funds in its budget to cover the \$6,721 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 2014 District Engineer’s Report and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at juan.alvarez@alvarezeng.com

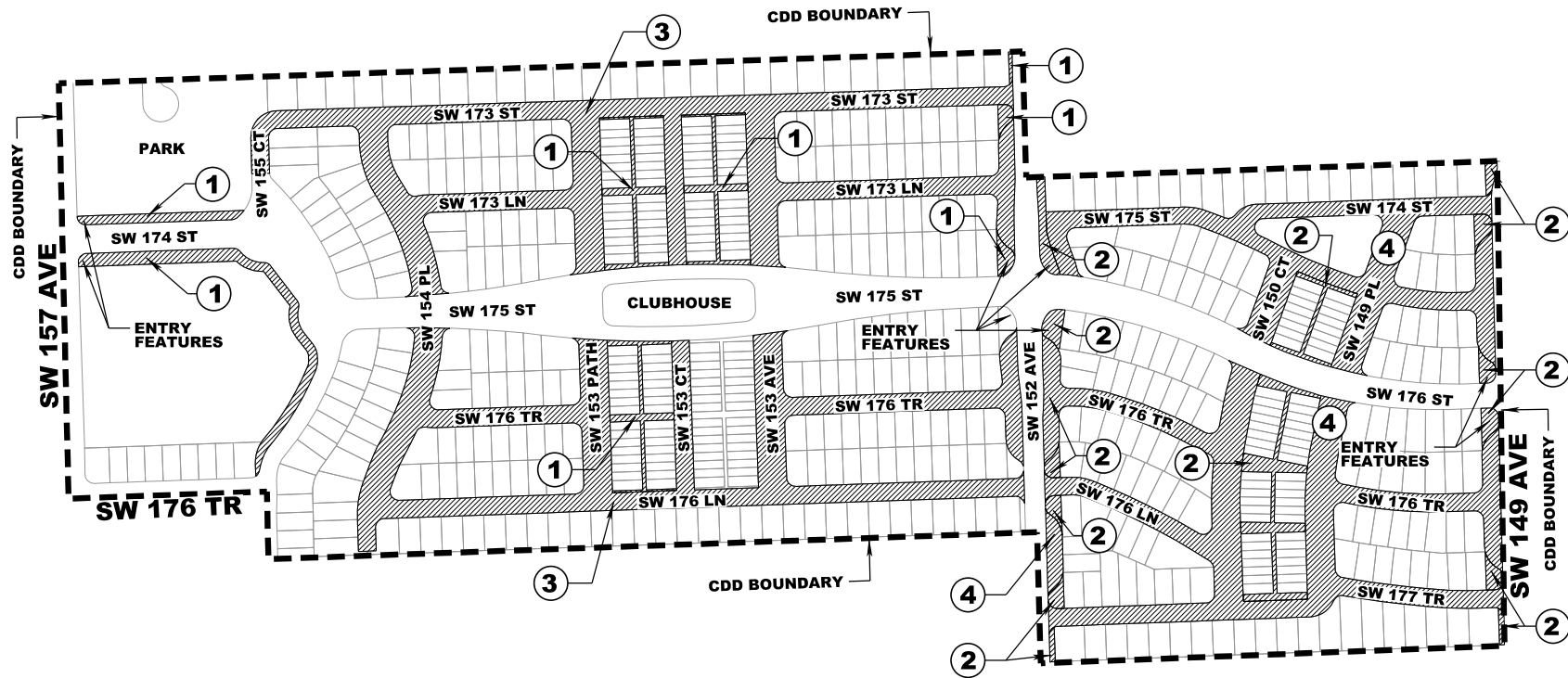
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: May 27, 2022



This item has been digitally signed and sealed by Juan R. Alvarez, PE on May 27, 2022.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CDD OWNERSHIP

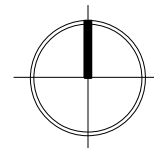
- 1** TRACTS "B, C, D, J, L, M, O, AND P"
(PB 170, PG 27)
FOLIOS: 30-5933-035-3940
30-5933-035-3950
30-5933-035-3960
30-5933-035-4020
30-5933-035-4070
30-5933-035-4040
30-5933-035-4050
30-5933-035-4080
SWD: ORB 30197, PG 3548
CATEGORY: LANDSCAPING AND
ENTRY FEATURES

- 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
SWD: 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
SWD: 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
SWD: ORB 30296, PG 4779
CATEGORY: INTERIOR ROADS

LEGEND:
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
SWD: SPECIAL WARRANTY DEED



ALVAREZ ENGINEERS, INC.

VENETIAN PARC CDD CDD LAND OWNERSHIP