



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 24, 2025
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
REGULAR BOARD MEETING & PUBLIC HEARING
July 24, 2025
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 27, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Existing Driveway Extensions
 - 2. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)
 - 3. Update Regarding SW 157th Ave. Miami-Dade Public School Traffic Study
 - 4. Update Regarding Dead Palm Tree Removals
 - 5. Update Regarding Sidewalk Milling & Replacements
- H. New Business
 - 1. Discussion Regarding Public Park Gazebo Painting (SW 157th Ave. & SW 174th St.)
 - 2. Discussion Regarding Tree Upkeep Mitigation – Phase III
 - 3. Consider Resolution No. 2025-03 – Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget.....Page 7
 - 4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 8
- I. Public Hearing
 - 1. Proof of Publication.....Page 10
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 11
- J. Administrative & Operational Matters
 - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142069	599841	Print Legal Ad-IPL01980610 - IPL0198061		\$760.34	2	51L

Attention: Laura J. Archer

Venetian Parc Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 24, 2024
November 21, 2024
February 27, 2025
April 24, 2025
June 26, 2025
July 24, 2025
September 25, 2025

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 ensure 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
IPL0198061
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

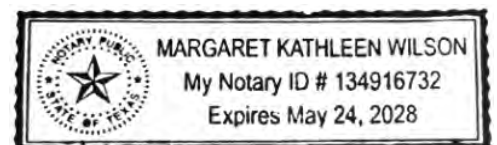
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 27, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 27, 2025, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:01 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the February 27, 2025, Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill (who arrived at 6:02 p.m.), Vice Chairwoman Rachel Hernandez, and Supervisors Carlos Dominguez, Maria Aleman, and Ronald Fajardo (via conference call who joined at approximately 6:19 PM) 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, Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Anna Szczupak and Walter Szczupak.

D. ELECTION OF OFFICERS

Ms. Nguyen explained that changes to the Board of the District were made during the November 21, 2024, Regular Board Meeting, and as a result, she recommended that re-election of the District’s Officers take place. She provided the following slate of names for election:

- Chairman – Eugene Collings-Bonfill
- Vice Chairwoman – Rache Hernandez
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Ronald Fajardo, Carlos Dominguez, Maria Aleman, Armando Silva and Gloria Perez

A **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and passed unanimously *electing* the District’s Officers, as listed above.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

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. November 21, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 21, 2024, 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 Ms. Hernandez and passed unanimously approving the minutes of the November 21, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Tree Root Pruning/Tree Relocation Permit (Lennar Townhomes)

Ms. Nguyen stated that the permit for the Lennar townhomes tree removal/relocation project had been closed by Miami-Dade County (the “County”). Ms. Nguyen reminded the Board that the County requested that the District pay a refundable bond in the amount of \$5,560. She further explained that now that the permit has been closed, she will communicate with the County to receive the bond refund of \$5,560.

NOTE: Item G. 3. was discussed at this time.

Ms. Nguyen explained that the District’s landscape architect had responded to the County’s remarks on the Phase II (21 trees) tree removal/relocation permit. She anticipates that the permit will be awarded to the District within the next month. More information on this item will be provided at a future meeting.

2. Discussion Regarding Existing Driveway Extensions – Tract Function

Ms. Nguyen presented the latest version of the Encroachment Agreement (Driveway Extension) prepared by Mr. George and reviewed and edited by Ginger Wald (Billing, Cochran, Lyles, Mauro & Ramsey P.A. Partner), Mr. Peter Pellerito (the District Engineer), Mr. Collings-Bonfill (Board of Supervisors appointed representative on this matter), and Ms. Nguyen. The Board reviewed the document. Mr. Collings Bonfill and other Supervisors recommended making the following changes to the document.

- Include a Fee Sheet as an Exhibit to the document.
- Add language to item 2. E. indicating that the area must be restored to its original condition “at a minimum”
- Add approval by the HOA on material and color to item 2. H.
- Include language about a tree permit requirement for removal and relocation of trees on the swale to item 2. I.
- Add language indicating a collection of costs through a special assessment on property tax bill to item 5.

Mr. George and Ms. Nguyen acknowledged the Board’s comments and recommendations.

The updated document will be presented at a future meeting for Board consideration.

NOTE: This discussion took place during agenda item K.

The Board discussed a desire to finalize the Encroachment Agreement prior to the next scheduled meeting. Ms. Nguyen reminded the Board that Mr. Collings-Bonfill was appointed as the Board's representative for items pertaining to the driveway extension encroachments. A discussion ensued, after which:

A **motion** was made by Ms. Aleman, seconded by Ms. Hernandez and unanimously passed approving the Encroachment Agreement, in substantial final form, and further authorizing Mr. Collings-Bonfill to approve the finalized Encroachment Agreement for new driveway extensions as well as old driveway extensions.

3. Update Regarding Tree Upkeep Mitigation Project – Phase II (21 Trees)

NOTE: This item was discussed during item G. 1.

I. NEW BUSINESS

1. Discussion Regarding Stormwater System Permit Procedures

Ms. Nguyen stated that Miami-Dade County's Division of Environmental Resources Management (DERM) was now requiring that a Class V permit be issued every time cleaning and maintenance activities are performed for stormwater and utility infrastructures and emergency dewatering operations required for flood protection. Ms. Nguyen explained that this new requirement will be needed for the annual stormwater system cleaning performed by the District, as well as the additional work performed throughout the year.

Ms. Nguyen stated that the current Class V permit pricing was as follows:

- 6 days - \$559 (cannot be extended)
- 7-30 days - \$682.63
- 31-90 days - \$1,053.50
- 365 days - \$2,150

Ms. Nguyen recommended that the District consider a 365 day permit. She further explained that should the District experience heavy storms or hurricanes, it would be beneficial to already have a permit in place so that work can be scheduled quickly following such storms. Ms. Nguyen explained that price sheets were requested from several contractors, but she had only received a response from two (2) contractors. The Board agreed with Ms. Nguyen's recommendation to apply for a 365 day permit.

Ms. Nguyen will email the Board copies of the 2 price sheets in her possession for their review.

2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Ms. Nguyen presented Resolution No. 2025-01, entitled:

R RESOLUTION NO. 2025-01

**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 2025/2026; AND
PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$14,231 from the projected fund balance as of September 30, 2025. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Dominguez and unanimously passed approving and adopting Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for June 26, 2025, at 6:00 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175th Street, Miami, Florida 33187; and further authorizing publication/notice of the budget public hearing, as required by law.

3. Consider Resolution No. 2025-02 – Register Agent Change

Ms. Nguyen presented Resolution No. 2025-02, entitled:

RESOLUTION 2025-02

**A RESOLUTION OF THE VENETIAN PARC COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK
AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE
OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS
THE REGISTERED OFFICE**

Ms. Nguyen read the title into the record. Mr. George explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it was necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Dominguez and unanimously passed designating Michael J. Pawelczyk as the Venetian Parc Community Development District registered agent, and designating the registered office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

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

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Aleman asked who was responsible for repairs to driveway approach pavers that were lifted due to the District’s tree roots. Ms. Nguyen advised that the responsibility fell on the homeowner; however, in the past, the District Board has assumed the responsibility of leveling driveway approach pavers. She

stated that when the District was anticipating tree removals/repairs, she will request that the Board decide if the District will assume the responsibility of leveling the driveway approach pavers. Ms. Aleman asked what would occur if a house was sold with an unauthorized driveway extension and the new homeowner decided that they do not want to enter into an Easement Agreement with the District. Ms. Nguyen explained that the homeowner would be responsible for removing the improvement and restoring the District's property to its original condition.

The Board discussed a desire to finalize the Encroachment Agreement prior to the next scheduled meeting. Ms. Nguyen reminded the Board that Mr. Collings-Bonfill was appointed as the Board's representative for items pertaining to the driveway extension encroachments. A discussion ensued, after which:

A **motion** was made by Ms. Aleman, seconded by Ms. Hernandez and unanimously passed approving the Encroachment Agreement, in substantial final form, and further authorizing Mr. Collings-Bonfill to approve the finalized Encroachment Agreement for new driveway extensions as well as old driveway extensions.

Mr. Collings-Bonfill asked Ms. Nguyen if she was able to obtain a copy of the traffic study prepared for Miami-Dade County Public Schools for the public school located at the intersection of SW 157th Avenue and SW 174th Street. Ms. Nguyen explained that she had been unable to obtain a copy, but she would follow up with them on her request.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Dominguez and unanimously passed adjourning the Regular Board Meeting at approximately 7:05 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Venetian Parc Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2025-01 approving a proposed budget and setting a public hearing for June 26, 2025; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for July 24, 2025, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2025-01 is hereby amended to change the date and time of the Public Hearing to July 24, 2025 at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room, 15351 SW 175th Street, Miami, Florida 33187, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

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 all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 24th day of July, 2025.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 24th day of July, 2025.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 23, 2025
November 20, 2025
February 26, 2026
April 23, 2026
June 25, 2026
July 23, 2026
September 24, 2026**

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 nnnguyen@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 ensure 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 nnnguyen@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 HERALD 10/13/25

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57921	IPL0250195	Legal Ad - IPL0250195	Venetian Parc CDD - Notice of Public Hearing	1.0	78.0L

ATTENTION: Venetian Parc Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

NOTICE OF PUBLIC HEARING
AND
REGULAR 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 Regular Board Meeting on July 24, 2025, 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 2025/2026 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 (www.venetianparccdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nguyen@sdsinc.org. The purpose of the Regular 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 561-630-4922 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 Regular 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
IPL0250195
Jul 3, 10 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
07/03/25 Print, 07/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 24th day of July, 2025.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Parc
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- 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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	78,644
Maintenance Assessments	163,575
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	319,166
Interest Income	1,200
TOTAL REVENUES	\$1,020,758
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	31,308
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,600
Insurance	10,000
Legal Advertisements	4,000
Miscellaneous	1,100
Postage	350
Office Supplies	550
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Areas One & Two	1,300
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	\$89,356
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	40,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	7,200
Street/Roadway Maintenance	5,000
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	18,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
Security	0
General Maintenance	3,750
Maintenance Contingency	23,650
Storm Drainage/Class V Permit	3,500
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$153,760
TOTAL EXPENDITURES	\$243,116
REVENUES LESS EXPENDITURES	\$777,642
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(300,017)
BALANCE	\$46,943
County Appraiser & Tax Collector Fee	(20,391)
Discounts For Early Payments	(40,783)
EXCESS/ (SHORTFALL)	(\$14,231)
Carryover From Prior Year	14,231
NET EXCESS/ (SHORTFALL)	\$0

DETAILED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,659	82,379	78,644	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	159,242	159,851	163,575	Expenditures/.94
Debt Assessments (Area One)	456,426	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	453,662	455,392	319,166	Bond Payments/.94
Interest Income	14,295	720	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$1,168,284	\$1,156,515	\$1,020,758	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,600	0	5,000	Supervisor Fees
Payroll Taxes (Employer)	352	0	383	Supervisor Fees * 7.65%
Management	29,556	30,432	31,308	CPI Adjustment
Legal	14,949	11,000	11,000	No Change From 2024/2025 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	8,874	9,400	10,000	Fiscal Year 2024/2025 Expenditure Was \$9,393
Legal Advertisements	3,751	2,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,503	1,100	1,100	No Change From 2024/2025 Budget
Postage	264	375	350	\$25 Decrease From 2024/2025 Budget
Office Supplies	501	550	550	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2024/2025 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2024/2025 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2024/2025 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2024/2025 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2024/2025 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$88,925	\$80,422	\$89,356	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	41,699	35,000	40,000	\$5,000 Increase From 2024/2025 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2024/2025 Budget
Community Entrance Signage Maintenance	15,465	5,200	7,200	\$2,000 Increase From 2024/2025 Budget
Street/Roadway Maintenance	9,745	5,000	5,000	No Change From 2024/2025 Budget
Electric Power Service/Misc	3,477	3,200	3,200	No Change From 2024/2025 Budget
Engineering/Annual Report/Inspections	666	3,500	3,500	No Change From 2024/2025 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	16,253	15,000	18,000	\$3,000 Increase From 2024/2025 Budget
HOA Contribution (Palm Tree Fertilization)	5,848	5,850	5,850	No Change From 2024/2025 Budget
Tree Upkeep	12,019	33,770	33,770	No Change From 2024/2025 Budget
Security	0	10,000	0	Line Item Eliminated
General Maintenance	0	3,750	3,750	No Change From 2024/2025 Budget
Maintenance Contingency	6,859	23,650	23,650	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Storm Preparedness	0	5,020	5,020	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$113,351	\$150,260	\$153,760	
TOTAL EXPENDITURES	\$202,276	\$230,682	\$243,116	
REVENUES LESS EXPENDITURES	\$966,008	\$925,833	\$777,642	
Bond Payments - Area One	(434,859)	(430,682)	(430,682)	2026 P & I Payments Less Earned Interest
Bond Payments - Area Two	(432,226)	(428,069)	(300,017)	2026 P & I Payments Less Earned Interest
BALANCE	\$98,923	\$67,082	\$46,943	
County Appraiser & Tax Collector Fee	(11,093)	(23,116)	(20,391)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(43,326)	(46,232)	(40,783)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$44,504	(\$2,266)	(\$14,231)	
Carryover From Prior Year	0	2,266	14,231	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$44,504	\$0	\$0	

DETAILED FINAL DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	35,116	600	1,000	Projected Interest For 2025/2026
NAV Tax Collection	434,810	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$469,926	\$431,282	\$431,682	
EXPENDITURES				
Principal Payments	115,000	130,000	135,000	Principal Payment Due In 2026
Interest Payments	302,075	291,425	283,625	Interest Payments Due In 2026
Bond Redemption	0	9,857	13,057	Estimated Excess Debt Collections
Total Expenditures	\$417,075	\$431,282	\$431,682	
Excess/ (Shortfall)	\$52,851	\$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 1/1/25 =	\$4,515,000		

DETAILED FINAL DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	46,738	600	1,000	Projected Interest For 2025/2026
NAV Tax Collection	432,275	428,069	300,017	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$479,013	\$428,669	\$301,017	
EXPENDITURES				
Principal Payments	95,000	110,000	120,000	Principal Payment Due In 2026
Interest Payments	318,891	309,488	180,000	Interest Payments Due In 2026
Bond Redemption	0	9,181	1,017	Estimated Excess Debt Collections
Total Expenditures	\$413,891	\$428,669	\$301,017	
Excess/ (Shortfall)	\$65,122	\$0	\$0	

Note: Series 2013 Area Two Bond Was Refinanced In September 2024.

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	\$3,775,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.00%	November 1st	May 1st & November 1st
Issue Date =	September 2024	Annual Interest Payments Due:	
Maturity Date =	May 2044	May 1st & November 1st	

Par Amount As Of 1/1/25 = \$3,775,000

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<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	\$1,675.52	\$1,675.52	\$1,675.52	\$1,675.49
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<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	\$2,023.40	\$2,023.40	\$2,023.40	\$2,023.37
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$794.99</u>
Total For Area Two Townhomes	\$1,675.52	\$1,675.52	\$1,675.52	\$1,196.02
Administrative	\$131.99	\$136.40	\$136.40	\$130.21
Maintenance	\$269.07	\$264.66	\$264.66	\$270.82
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,179.13</u>
Total For Area Two Single Family Units	\$2,023.40	\$2,023.40	\$2,023.40	\$1,580.16

* 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