



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JUNE 1, 2026
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
June 1, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation - Alexander Hernandez, Effective 3/19/26 (Seat 2, Exp. 2026).....Page 2
- E. Consider Appointment to Vacant Seat (Seat 2, Exp. 2026)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. February 26, 2026 Regular Board Meeting.....Page 3
- J. Old Business
 - 1. Discussion Regarding Existing Driveway Extensions.....Page 8
 - 2. Update Regarding Tree Upkeep Mitigation Project – Phase III
- K. New Business
 - 1. Discussion Regarding Mahogany Trees on West Sections of SW 176th Lane & SW 176th Ter.
 - 2. Discussion Regarding Resident Tree Removal Permit Authorization Request.....Page 15
- L. Administrative & Operational Matters
 - 1. Qualified Elector Certification (1,319 Voters).....Page 18
 - 2. Reminder of Qualifying Period: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 2 & 5)
 - 3. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due July 1, 2026)
 - 4. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- M. Board Member & Staff Closing Comments
- N. Adjourn

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 Special Board Meeting (the "Meeting") on June 1, 2026, at 6:00 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

The Meeting is being scheduled to discuss Encroachment Agreements for driveway extensions on District property, and for the Board to address any other business which may properly and lawfully come before it. The Meeting is 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. A copy of the Agenda may be obtained from the District's website or by email at nnguyen@sdsinc.org.

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 this Meeting 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 Meeting.

If any person decides to appeal any decision made with respect to any matter considered at this 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

PUBLISH: MIAMI HERALD 05/25/26

From: [Alexander Hernandez](#)
To: [Nancy Nguyen](#)
Subject: Re: Venetian Parc CDD - Payroll Enrollment
Date: Thursday, March 19, 2026 8:08:55 AM

Good morning Nancy:

I regret to inform you, effective immediately I am resigning from the CDD Board.

Thank you for your assistance and for all you do for our community.

Alexander Hernandez

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 26, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 26, 2026, Regular Board Meeting of the Venetian Parc Community Development District (the “District”) to order at approximately 6:05 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 26, 2026, Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill (via conference call), and Supervisors Roanld Fajardo, Maria Aleman, and Carlos Dominguez 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 Gabriella Fernandez-Perez of Billing Cochran, P.A.

Also in attendance was: Alexander Hernandez, Miami, Florida.

D. CONSIDER RESIGNATION – RACHEL HERNANDEZ, EFECTIVE 12/18/25 (SEAT 2, EXP. 2026)

Ms. Nguyen stated that she was in possession of a resignation letter from Rachel Hernandez with an effective date of December 18, 2025, and it would be in order for the Board to consider it at this time. A discussion ensued after which:

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed accepting the resignation of Rachel Hernandez, effective December 18, 2025.

Ms. Nguyen stated that there was now a vacancy in Seat 2, which term expires in November 2026.

E. CONSIDER APPOINTMENT TO VACANT SEAT (SEAT 2)

Ms. Nguyen advised that there was currently a vacancy in Seat 2 which term expires in November 2026. Ms. Nguyen asked the Board if there were any appointments of qualified persons to serve on the District Board. Alexander Hernandez, a qualified resident of the District, expressed his interest in serving on the Board.

A **motion** was made by Ms. Aleman, seconded by Mr. Fajardo and unanimously passed appointing Mr. Hernandez to the unexpired 4-year term of office in Seat 2 and such term of office will expire in November 2026.

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

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Hernandez. In addition, following the meeting, Ms. Nguyen reviewed the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2025 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials.

G. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

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

A discussion ensued after which;

A **motion** was made by Mr. Fajardo, seconded by Mr. Dominguez and passed unanimously electing the District's Officers, as listed above.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

J. APPROVAL OF MINUTES

1. November 20, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 20, 2025, 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. Fajardo, seconded by Mr. Hernandez and passed unanimously approving the minutes of the November 20, 2025, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Update Regarding Existing Driveway Extensions

Mr. Fajardo reported that during the most recent meeting of the Venetian Parc Homeowners Association, Inc. (the “HOA”), the HOA Board of Directors discussed the scheduling of a simultaneous meeting with the District to discuss the driveway extension Encroachment Agreement; however, no date has been established.

The Board agreed that pursuant to the timeline previously established by the District Board, the initial step requires the occurrence of a simultaneous meeting of the HOA and District in January which did not take place. As such, the Board determined that the previously established timeline was no longer applicable and must be restarted.

The Board identified several potential meeting dates for the simultaneous meeting, which will be provided to the HOA for coordination and confirmation of the HOA Board of Directors’ availability.

More information on this item will be provided at a future meeting.

2. Update Regarding Tree Upkeep Mitigation Project – Phase III

Ms. Nguyen stated that she would be moving forward with the root barrier portion of the Phase III Tree Upkeep Mitigation Project. Due to the possibility that certain homeowners who have extended their driveways may have removed or replaced trees, this portion of Phase III will be deferred until the driveway extension notices have been issued.

More information on this item will be provided at a future meeting.

L. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETINA PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$15,150 from the projected fund balance as of September 30, 2026. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Fajardo, seconded by Ms. Aleman and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for June 25, 2026, at 6:00 p.m. in the Venetian Parc Community

Clubhouse 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 Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.

Ms. Nguyen presented a letter provided to her by Ms. Fernandez-Perez.

Ms. Fernandez-Perez explained that District Counsel’s firm, Billing Cochran, P.A., has had the current fee structure in place since 2008. Ms. Fernandez-Perez further explained that although the firm was mindful of the necessity to keep increases in the District’s expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective October 1, 2026.

Ms. Nguyen confirmed that the District’s budget includes sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District’s budget.

A **motion** was made Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1, 2 & 5)

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Eugene Collings-Bonfill), Seat 2 (Alexander Hernandez), and Seat 5 (Maria Aleman) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026, through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections’ Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics’ Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from Board Members or District Staff.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and unanimously passed adjourning the Regular Board Meeting at approximately 6:43 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Gregory F. George, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301

Parcel ID:

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

ENCROACHMENT AGREEMENT (Driveway Extension)

THIS IS AN ENCROACHMENT AGREEMENT, entered into this ____ day of _____, 2025, by and between:

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”), and

[INSERT PROPERTY OWNERS NAME], , having a principal address at **[insert address]**, Florida 33187 (collectively, the “Owner”).

WHEREAS, Owner owns the following described property in Miami–Dade County, Florida (“Owner Property”):

[use if west Parc]

Lot **XX**, VENETIAN PARC WEST, as recorded in Plat Book 170, Page 27, of the public records of Miami–Dade County, Florida; Address: **[insert address]**, Florida 32937; Parcel ID No. **##-##-##-##-#####.#-#####.##** (the “Owner Property”); and

[use if east Parc]

Lot **XX**, VENETIAN PARC, according to the 2nd Revised Plat of RICHMOND thereof, as recorded in Plat Book 170, Page 33, of the public records of Miami–Dade County, Florida; Address: **[insert address]**, Florida 32937; Parcel ID No. **##-##-##-##-#####.#-#####.##** (the “Owner Property”); and

WHEREAS, District owns the following described property in Miami–Dade County,

Florida:

Tract A, VENETIAN PARC WEST, as recorded in Plat Book 170, Page 27, of the public records of Miami-Dade County, Florida; Parcel ID Numbers, 30-5933-035-3930, 30-5933-035-4000 (the “District Property”); and

Tract A, VENETIAN PARC, according to the 2nd Revised Plat of RICHMOND thereof, as recorded in Plat Book 170, Pages 33 2 thru 9, of the public records of Miami-Dade County, Florida; Parcel ID Numbers, 30-5933-064-2130, 30-5933-064-2210, (the “District Property”).

WHEREAS, Owner desires to gain permission from District to extend and maintain a driveway extension, and/or add an additional and separate driveway, beyond what is allowed by Miami-Dade County, on District Property, said encroachment occurring over a portion of the District Property as more particularly shown in the attached Exhibit A (the “Encroachment Area”).

NOW, THEREFORE, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated into this Agreement.
2. Encroachment: Owner is authorized to add an additional driveway and/or extend its driveway no wider than twelve (12) feet into and over District Property (the “Encroachment”) in the Encroachment Area, as more particularly identified in the attached Exhibit A subject to the following conditions:
 - A. The owner shall obtain at their expense all necessary permits to include but not limited to Miami-Dade County Public Works Permit which includes a Paving and Drainage Plan review and Tree Relocation permit, if applicable. Depending on the specifics of the extension, it may require a Zoning Improvement Permit (ZIP) if the work impacts zoning regulations;
 - B. Prior to permit submittal to Miami-Dade County Public Works Permit, Owner shall submit permit application document to Architectural Review Committee for review and approval. HOA to provide driveway extension application documents to the District for District Engineer review. Review fees shall be incurred by Owner not the District;
 - C. Owner shall be responsible for preparation and submittal documents as required for permit application, including but not limited to the following: engineered plan view of proposed improvements; 2) sketch and legal description prepared by a licensed surveyor.
 - D. All expenses related to permitting and construction shall be incurred by the Owner not the District;
 - E. The disturbed area surrounding the Encroachment within the District Property shall be restored to its original condition by Owner and at Owner’s expense;

- F. The Encroachment shall be maintained in good condition by Owner and at Owner's expense;
- G. All encroachment materials used within the District Property shall match the same material, color and quality currently existing within District Property;
- H. Driveway extension material and color shall match the existing driveway color and material.
- I. Any trees impacted by the driveway extension shall be relocated out of the driveway extension to a location adjacent to the driveway extension, by the Owner and at the Owner's Expense.
- J. Owner shall notify HOA and CDD prior to construction.
- K. District Engineer to review installation for adherence to permit documents, workmanship, and materials. Any deficiencies identified by District Engineer shall be corrected by the Owner at the Owner's expense. Review fees shall be incurred by Owner not the District;

3. Owner agrees to indemnify and hold the District harmless from any and all liability incurred now or in the future as a result of any claim, injury, death or property damage, directly or indirectly resulting due to the existence of, or the failure to maintain, the encroachment or any part of it, and for any negligence, acts, or omissions of Owner, their employees, or agents.

4. It is understood that this Encroachment Agreement is granted to Owner for its sole benefit and as a special exception to the policy of the District and that this Agreement shall be construed most strictly in favor of the District and against Owner.

5. It is agreed that Owner shall remove the encroachment or any portion of it at any time that the District requires the use of any portion of the Encroachment Area, or determines that continuation of such Encroachment is not in the public interest. Such removal shall be at Owner's sole cost and expense. In the event Owner fails to remove all or any part of such Encroachment within thirty (30) days after written demand by the District to do so, District is authorized to remove the Encroachment or any portion of it and all costs, including reasonable attorney's fees and court costs, associated with the removal shall become a lien against Owner's property as described above, which lien may be enforced through foreclosure. Owner hereby waives any claims for damages against the District, its employees, officials, or agents, arising out of or in any way connected with the removal of any part of the encroachment by District, as a result of Owner's failure to timely remove the same.

6. This Agreement shall not be effective until it has been executed by all parties and recorded in the public records of Miami-Dade County, Florida, at Owner's expense.

7. Owner shall obtain any and all required building permits, secure any necessary approvals from the master association and architectural review committees or boards, and is responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction of the proposed driveway extension.

8. The provisions of this Agreement are covenants running with the land described as Owner Property above and are binding upon Owner and its respective successors and assigns.

9. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A
ENCROACHMENT AREA

Venetian Parc CDD – Resident Tree Removal Permit Approval Request
15061 SW 177th Terrace, Miami, FL 33187







Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Venetian Parc Community Development District**, as described in the attached **MAP**, has **1319** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Office of the Supervisor of Elections

2026 Venetian Parc CDD with Precincts

