

June 28, 2023

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

Re: Year 2023 Venetian Isles CDD Report

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To report on the insurance being carried by the District pursuant to Section 9.14 of the Master Trust Indenture between the District and Wachovia Bank National Association dated December 1, 2002.

The District is in Section 16, Township 54S, Range 39E, in Miami-Dade County. It is bounded by the plat for Marpi Homes (PB 157, PG 13) and SW 152 Avenue on the east, SW 157 Avenue on the west, the plat for Caribe Lakes Phase III (PB 151, PG 46) and the plat for Bismarck Homes at Venezia (PB 157, PG 2) on the south and SW 26 Street on the north. (See Exhibit 1).

1. Infrastructure Ownership

a. Roads (See Exhibit 1)

- i. Development Section 1. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed dated September 21, 2006, recorded in Miami-Dade County Official Record Book 25836 Pages 1211 through 1213 on August 6, 2007 (Folio No. 30-4916-021-0800). The right-of-ways for SW 26 Street and SW 152 Avenue have been dedicated to Miami-Dade County under the plat titled "Egret Lakes Estates Section 1" recorded in Plat Book 159, Page 40. The CDD acquired the roadway improvements within the right-of-ways of SW 30 St, Egret Lake Circle and SW 153 Ct. The CDD was granted roadway easements over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded on OR Book 26632, Page 139.
- ii. Development Section 2. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. Section 2 was

- platted as “Egret Lakes Estates Section 2” recorded in Plat Book 159, Page 54.
- iii. Development Section 3. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way for SW 26 Street has been dedicated to Miami-Dade County under the plat titled “Egret Lakes Estates Section 3” recorded in Plat Book 160, Page 33.
 - iv. Development Section 4. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The CDD acquired the roadway improvements within the right-of-way of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139. Section 4 was platted as “Egret Lakes Estates Section 4” recorded in Plat Book 160, Page 49.
 - v. Development Section 5. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way of SW 26 Street has been dedicated to Miami-Dade County under the plat titled “Egret Lakes Estates Section 5” recorded in Plat Book 161, Page 49.
 - vi. Development Section 6. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-ways of SW 26 Street and SW 157 Avenue have been dedicated to Miami-Dade County under the plat titled “Egret Lakes Estates Section 6” recorded in Plat Book 162, Page 32. The CDD acquired the roadway improvements within the right-of-ways of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139.
 - vii. Development Section 7. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. Section 7 was platted as “Egret Lakes Estates Section 7” recorded in Plat Book 162, Page 53.
 - viii. Development Section 8. The ingress-egress tracts, where the interior roads were constructed, have been conveyed to the Venetian Isles Master Association, Inc. by the Quit Claim Deed described above. The right-of-way of SW 157 Avenue has been dedicated to Miami-Dade County under the plat titled “Egret Lakes Estates Section 8” recorded in Plat Book 162, Page 42. The CDD acquired the roadway improvements within the right-of-ways of SW 29 St. The CDD was granted a roadway easement over those improvements by Venetian Isles Master Association, Inc. on October 1, 2008. The easement was recorded in OR Book 26632, Page 139.

- ix. Development Section 9. The ingress-egress tracts where the interior roads were constructed were conveyed to the District by Special Warranty Deed recorded in OR Book 23819, pages 1473 through 1475 (Folio Number 30-4916-023-0320). Section 9 was platted as “Egret Lakes Homes Section 9” recorded in Plat Book 159, Page 53. The roadway improvements within Section 9 were acquired by the District.

b. Stormwater Management System (See Exhibit 2)

- i. Except for the drainage systems within the right-of-ways of SW 152 Avenue, SW 26 Street and SW 157 Avenue, the CDD owns the drainage systems within Sections 1, 2, 3, 4, 5, 6, 7, 8 and 9. Those drainage systems include swales, catch basins, manholes, pipes, French Drains, outfalls, headwalls and lake culvert interconnects. On October 1, 2008, the CDD was granted a drainage easement by Venetian Isles Master Association, Inc. over the entire drainage system. The easement was recorded in OR Book 26632, Page 141.
- ii. All seven lake tracts within the District were acquired by the District under Special Warranty Deeds recorded in Official Record Book 23819, Pages 1620-1622 and Official Record Book 24612 pages 4814-4816.

c. Water and Sewer Systems

- i. The water and sewer systems in all sections were completed and conveyed to Miami-Dade County for ownership and maintenance.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and stormwater management system:

a. Roads

All roads within the District are in good working order and condition.

b. Stormwater Management System

The road drainage systems are in good working order and condition. The banks of all the lakes present erosion conditions to different degrees. The cause of the erosion seems to be the loss of stabilizing grass material. A study is being conducted by Alvarez Engineers for a solution to the issue.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

The CDD proposed 2023-2024 Fiscal Year budget has the following amounts for maintenance expenditures:

2023-2024 Proposed Budget for Maintenance	
Aquatic Maintenance - Lake Tracts - Herbicides	\$9,800
Aquatic Maintenance - Lake Tracts - Grass Carps	\$1,500
General Maintenance - Lake Tracts/Shorelines Restoration	\$15,000
Drainage Structure Maintenance/Cleaning	\$6,000
Roadway/Street Improvements - Repairs (Including Signs)	\$9,000
Engineers Report/Inspections/Consulting	\$1,500
Field Operations Management	\$1,620
Miscellaneous Improvement Projects	\$8,400
Security Camera MTE/Cable/Monitoring	\$2,500
Infrastructure Reserve Fund	\$17,500
Pressure Cleaning	\$6,000
Contingency (Maintenance & Storm Clean-up)	\$8,000
Total	\$86,820

For more detailed information on the 2023-2024 Fiscal Year Budget please visit the District's website at the following link:

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

Alvarez Engineers recommends considering the following suggestions for future maintenance budgets:

b. District Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 9 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently replaced approximately every 9 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 10 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2002	2032	2023	9	12,255	\$8.00	\$98,040	\$130,295	0.25%	\$14,333
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2032	2023	9	12,255	\$1.00	\$12,255	\$16,287	0.25%	\$1,792
* Using Florida Department of Transportation Inflation Factors									

c. Stormwater Management System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 128 drainage structures and 18,862 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
128	18862	26					\$225.00	\$6.70	\$31,200
			26				\$230.00	\$6.90	\$32,100
				26			\$235.00	\$7.40	\$34,100
					26		\$240.00	\$8.10	\$36,800
						26	\$245.00	\$9.20	\$41,100

d. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

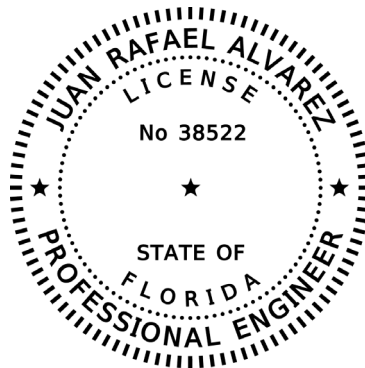
Alvarez Engineers has reviewed the District's general liability, inland marine, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100122069 for the period between October 1, 2022 and October 1, 2023. The District has budgeted enough funds to renew the insurance policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 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.

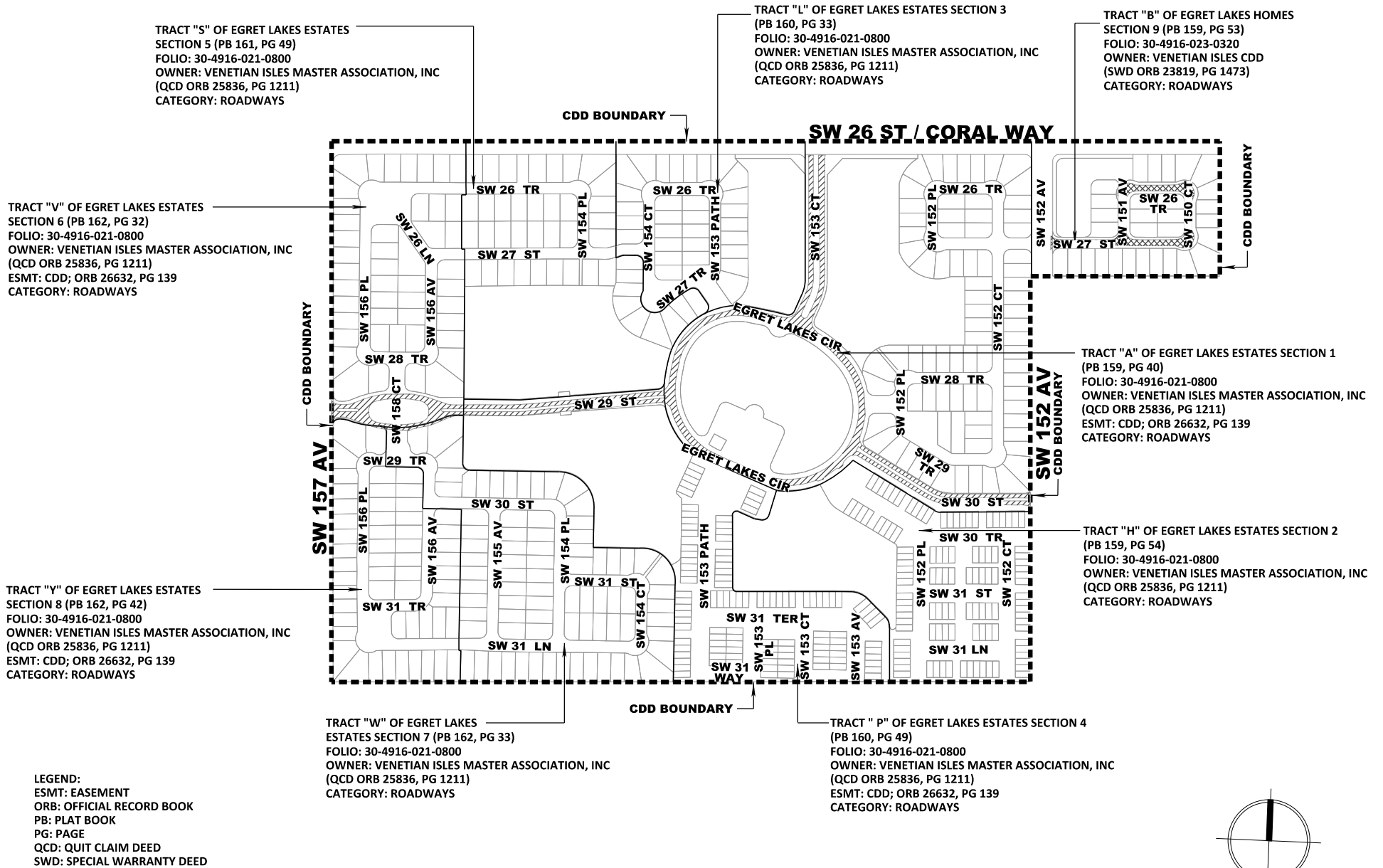
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE,
District Engineer
Date: June 28, 2023



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 28, 2023.

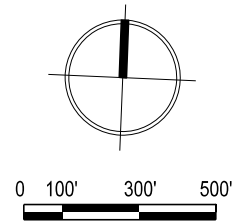
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

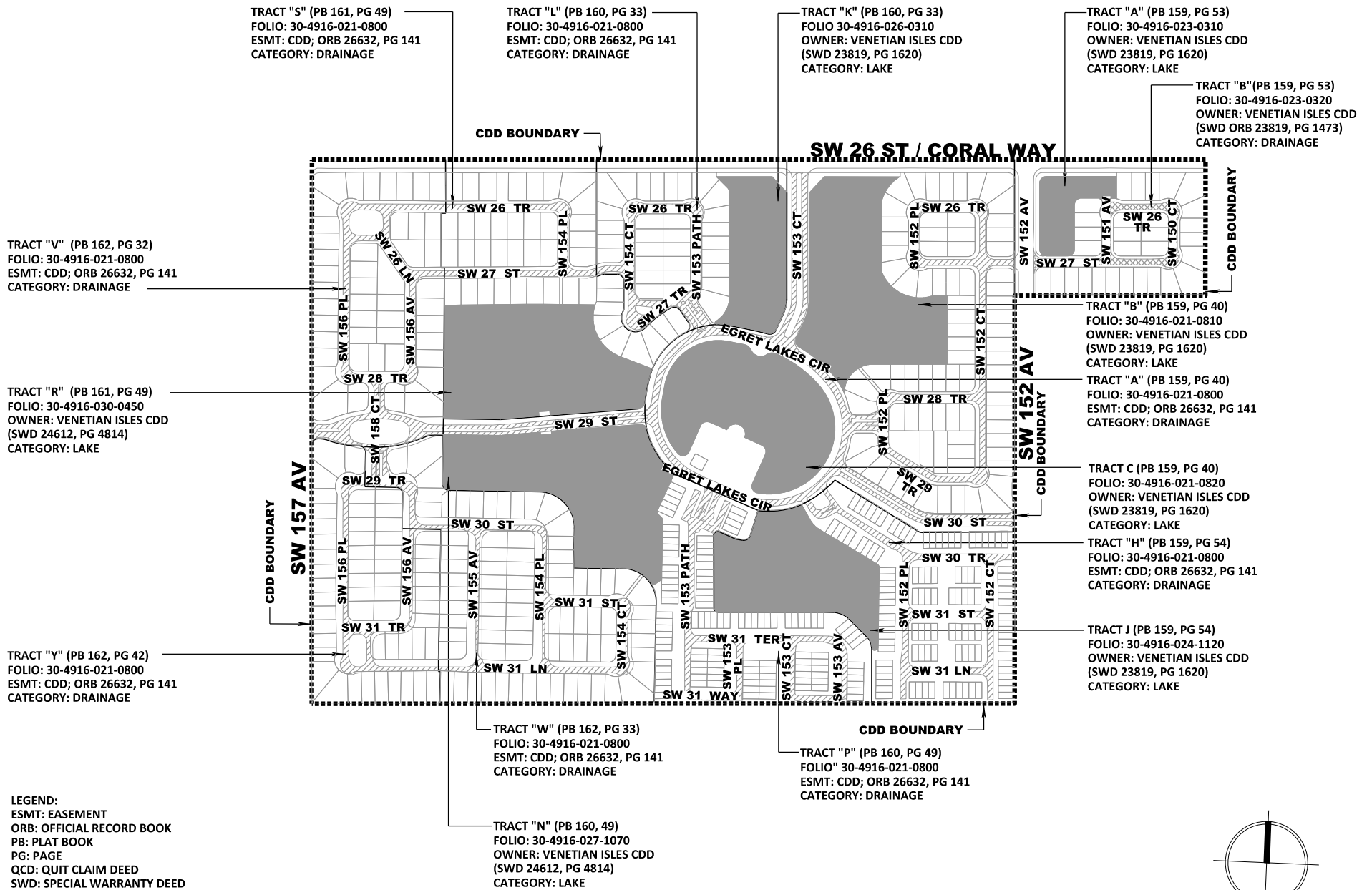


ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 1





ALVAREZ ENGINEERS, INC.

VENETIAN ISLES CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 2