



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JANUARY 23, 2024
7:00 P.M.**

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

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

AGENDA
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
Venetian Isles Community Clubhouse
15355 Egret Lake Circle
Miami, Florida 33185
REGULAR BOARD MEETING
January 23, 2024
7:00 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. September 26, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Monitoring of Refunding Series 2013 Bonds (MBS Capital Markets, LLC)..Page 8
 - 2. Update Regarding Lake Bank Erosion Engineer Investigation (Landshore Enterprises).....Page 9
 - 3. Discussion Regarding Flow of Traffic on Egret Lakes Circle (HOA Request)
- H. New Business
 - 1. Consider HOA Contribution (Landscape Maintenance).....Page 74
 - 2. Discussion Regarding Sidewalk Trip Hazards.....Page 75
- I. Administrative & Operational Matters
- J. Board Member and Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

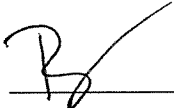
Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

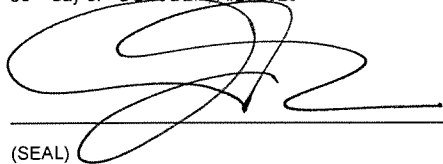
in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

10/30/2023

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

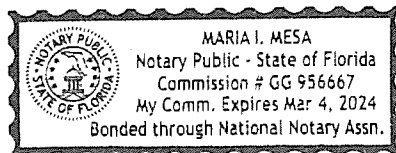


Sworn to and subscribed before me this
30 day of OCTOBER A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Venetian Isles Community Development District (the "District") will hold Regular Meetings in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185 at 7:00 p.m. on the following dates:

November 14, 2023
January 23, 2024
March 26, 2024
May 28, 2024
July 23, 2024
September 24, 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 at www.venetianislescdd.org or by contacting the District Manager at nnnguyen@dsinc.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 nnnguyen@dsinc.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 ISLES COMMUNITY DEVELOPMENT DISTRICT

www.venetianislescdd.org
10/30

23-28/0000691234M

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 26, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 26, 2023, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:00 p.m. in the Venetian Isles Community Clubhouse located at 15355 Egret Lake Circle, Miami, Florida 33185.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the 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 meeting schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, and Supervisors José Medina and Dr. Juan Cespedes constituted a quorum and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk and Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance were the following District residents: Robert Vich, Magda Campoamor, Joanna Benech, Carlos Prieto, Oscar Martinez, Eduardo Molieri, David Marquez, Ilka Tejera, Henry Lopez and Lester Garcia.

Ms. Nguyen stated that each item on the agenda would be reviewed by the Board and following each discussion by the Board, members of the public would have the opportunity to address the Board. Each member of the public will be allotted a maximum of three (3) minutes to express their concerns.

D. CONSIDER RESIGNATION (RICHARD BORRAZAS – SEAT #2) AND APPOINTMENT TO BOARD VACANCY

Ms. Nguyen stated that she was in possession of a resignation letter from Richard Borrazas with an effective date of August 23, 2023, and it would be in order for the Board of Supervisors (the “Board”) to consider.

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed to accept the resignation of Richard Borrazas, effective August 23, 2023.

Ms. Nguyen stated that there was now a vacancy in Seat #2 which term expires in November 2024.

Ms. Nguyen explained that she was contacted by several District residents who expressed their desire to serve on the Board. She presented consideration letters from Raul Jorge (who was unable to be in

attendance during today's meeting), and Joanna Benech. Ms. Nguyen stated that she was also contacted by Robert Vich and David Marquez. Ms. Benech, Mr. Vich, and Mr. Marquez provided the Board introductions of themselves. Ms. Nguyen asked if there were any other qualified persons present who would like to serve on the Board. Mr. Oscar Martinez expressed his desire to serve on the Board and provided an introduction of himself.

Ms. Nguyen asked if there was a motion from any Board members to appoint any of the candidates.

A **motion** was made by Mr. Mattison, seconded by Dr. Cespedes and unanimously passed to appoint David Marquez to the unexpired 4-year term of office in Seat #2 and such term of office will expire in November 2024.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Marquez. Ms. Nguyen explained that following the meeting, Mr. Pawelczyk and she will review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials.

F. ELECTIONS 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:

- Chairman – David Mattison
- Vice Chairwoman – Mary Ann Delgado
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jose Medina, Dr. Juan Cespedes, David Marquez, Armando Silva and Gloria Perez

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and passed unanimously to *elect* the District's Officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE 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. May 23, 2023, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 23, 2023, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections.

There being no comments or changes, a **motion** was made by Mr. Medina, seconded by Dr. Cespedes and passed unanimously approving the minutes of the May 23, 2023, Regular Board Meeting and Public Hearing, as presented.

J. OLD BUSINESS

1. Update Regarding Monitoring of Refunding Series 2013 Bonds (MBS Capital Markets, LLC)

Ms. Nguyen presented a chart from MBS Capital Markets, LLC showing that the market was not improving. Ms. Nguyen explained that the market would need to improve for the District to realize net present value savings. Ms. Nguyen stated that MBS Capital Markets, LLC would continue to monitor the market on the District's behalf.

2. Update Regarding Lake Bank Erosion Engineer Investigation (Landshore Enterprises, LLC)

Ms. Nguyen explained that the lake bank erosion engineer investigation report was expected to be completed on September 28th. She further explained that once she was in receipt of the report, she would forward it to the Board members. It was requested that Ms. Nguyen email the report to the Venetian Isles Master Association Manager as well. Ms. Nguyen acknowledged the request.

K. NEW BUSINESS

1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2022/2023 Amended Budget

Ms. Nguyen presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$438,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and unanimously passed to adopt Resolution No. 2023-06, as presented, thereby setting the amended/revised budget for the 2022/2023 fiscal year.

2. Consider Resolution No. 2023-07 – Adoption of Records Retention Policy

Ms. Nguyen presented Resolution No. 2023-07, entitled:

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record. Mr. Pawelczyk explained that this document provides that the electronic record shall be considered the official record of the District and any paper originals are considered duplicates which may be disposed of unless required by any applicable statute, rule or ordinance, per section 668.50, Florida Statutes.

A **motion** was made by Dr. Cespedes, seconded by Mr. Mattison and unanimously passed to approve Resolution No. 2023-07; thereby adopting a Records Retention Policy.

3. Discussion Regarding 2023 Legislative Update Memorandum

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Mr. Pawelczyk provided the Board an explanation of the laws that pertain to the District. Mr. Pawelczyk informed the Board that if they have any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

4. Discussion Regarding Ethics Training Requirement Memorandum

Mr. Pawelczyk explained that effective January 1, 2024, elected officers, such as the District Board Supervisors, will be required to complete four (4) hours of ethics training annually. He further explained that this requirement is noted on page 1 of the Form 1, Statement of Financial Interests, which is completed annually by Board Supervisors. Mr. Pawelczyk recommended that this training requirement be completed by July 1 annually, so that the supervisor or officer can verify compliance with the required training on his or her Form 1. Additionally, if supervisors or officers assume office on or before March 31st, they must complete the ethics training by December 31st of each year the term begins; however, if the term starts after March 31st, the supervisor or officer is not required to complete the required ethics training until December 31st of the following year.

L. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Ms. Nguyen reminded the Board that during the May 23, 2023 Regular Board Meeting, the Board was appointed as the Audit Committee.

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 7:50 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2022/2023 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2023, 9/30/2024, 9/30/2025 and to include a 2-year renewal option for fiscal years 9/30/2026 and 9/30/2027.

Ms. Nguyen informed the Board that they had two options. They could either waive the three (3) audit proposer rule or they can start the request for proposals process again. The Audit Committee consensus was to waive the 3 audit proposer rule. Consequently, Ms. Nguyen asked the Audit Committee to waive the 3 audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued, after which:

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed to waive the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 7:54 p.m.

A **motion** was made by Mr. Medina, seconded by Dr. Cespedes and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer, to perform audits for the three (3) fiscal years ending 2023, 2024 and 2025; and the fees for the fiscal years will be \$3,400, \$3,500 and \$3,600, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2026 and 2027; and the fees for the option years, subject to fee adjustments for inflation, will be \$3,700 and \$3,800, respectively.

M. ADMINISTRATIVE & OPERATION MATTERS

1. Staff Report, as Required

There was no staff report at this time.

N. BOARD MEMBERS & STAFF CLOSING COMMENTS

The Board thanked everyone for their attendance.

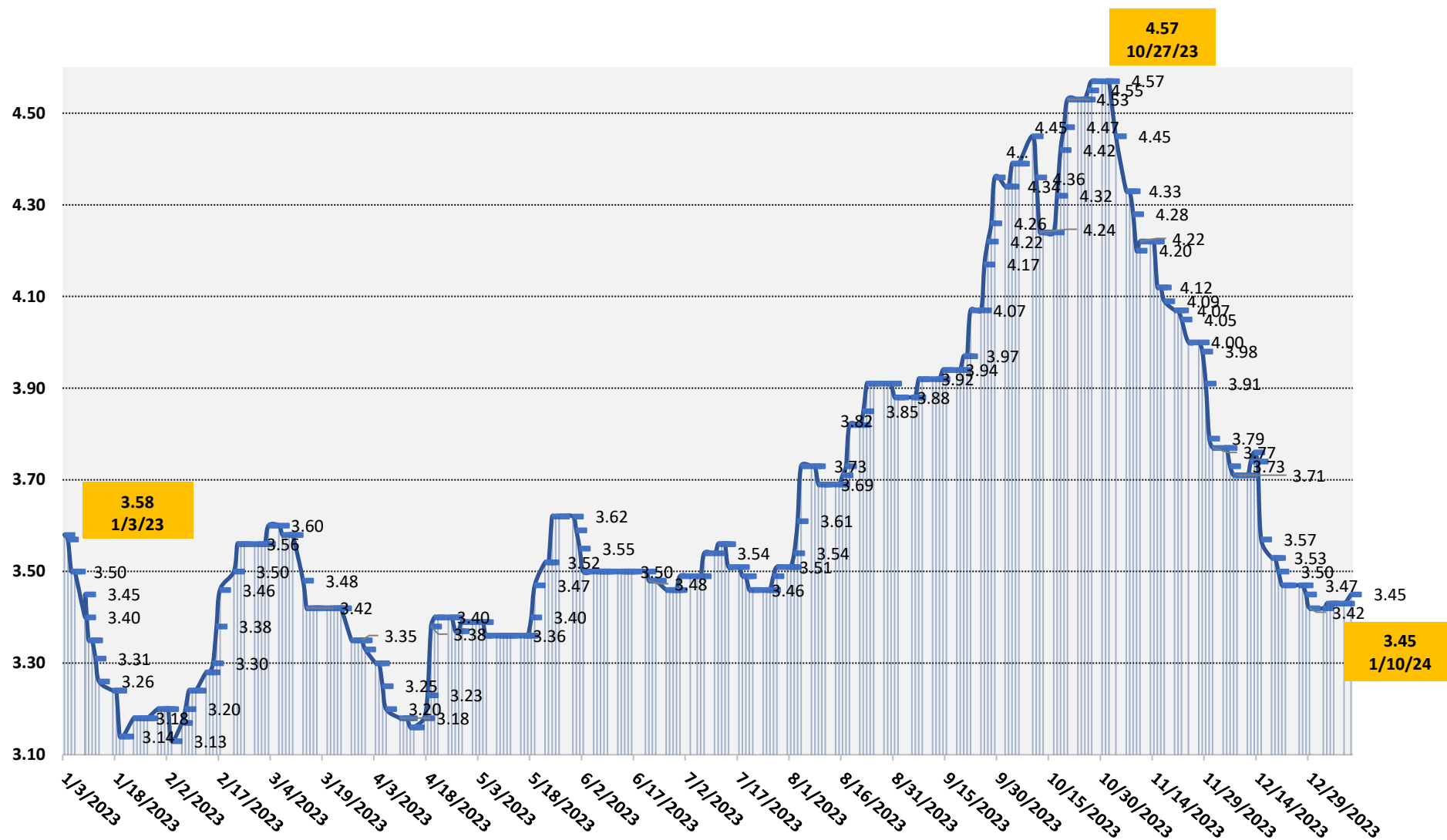
O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Marquez, seconded by Mr. Medina and passed unanimously adjourning the Regular Board Meeting at approximately 8:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

30-YEAR MMD
January 3, 2023- January 10, 2024





Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Technical Engineering Memorandum **Venetian Isles Community Development District** 2501A Burns Road, Palm Beach Gardens, Florida 33410



Submitted via email:
October 6, 2023



Landshore Enterprises, LLC

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Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

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Introduction – Venetian Isles Community Development District:

Venetian Isles Community Development District (the “District”) is a local unit of special-purpose government of the State of Florida established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. District lands consist of approximately 127.52 gross acres within Miami-Dade County and were developed as a residential community which contains 358 single-family residential dwelling units and 216 townhome units.

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

The District is one of Miami-Dade County’s Community Development Districts and owns the seven (7) lakes.



Figure 1: Lake 1 and Lake 2 aerials from Miami-Dade County Property Appraiser Records



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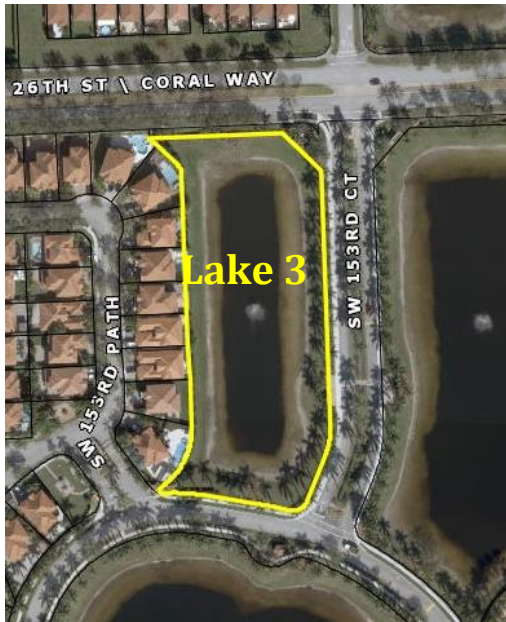


Figure 2: Lake 3 and Lake 4 aerals from Miami-Dade County Property Appraiser Records



Figure 3: Lake 5 aerial from Miami-Dade County Property Appraiser Records



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Figure 4: Lake 6 aerial from Miami-Dade County Property Appraiser Records



Figure 5: Lake 7 aerial from Miami-Dade County Property Appraiser Records



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Introduction – Landshore Enterprises, LLC:

Landshore Enterprises, LLC (Landshore®), with offices in Fort Lauderdale, Florida and headquartered in Venice, Florida, is a turnkey national design-build environmental company specializing in shoreline erosion control, repair and restoration challenges. Landshore® uses non-structural, bioengineering and bio- technical methods to fulfill the demands of our clients.

Established over two decades ago, we have provided our services of excellence to golf courses, homeowner associations (managed properties), private residences, and governments in more than 10 states.

Landshore® is very conscientious about completing projects that reflect professionalism to the highest degree. We take a great deal of pride in each contracted service, no matter how large or small the project is. Our engineering expertise ensures that we will provide you with the best possible solution at the best possible price based on thorough research, investigation, and data interpretation from the job site.

Because of our engineering practices, our clients are assured that their shoreline erosion solution will endure for the longest amount of time possible. Additionally, the number of construction hours required for job completion are billed accurately and even the precise amount of quality materials for the best solution are deployed.

Our talented group of employees, research and investigate public records on the subject site, conduct surveys, perform various tests such as measuring soil density and analyze results. From all the compiled information and subsequent analysis, we gain an understanding of the historical and current nature of the erosion changes concerning water levels, the amount of erosion loss over time, the slope of the eroded shoreline, and the stability of the surrounding soil.

We have the expertise, resources, technology, and collaborative insight to create designs and solutions that far exceed our client's expectations. Due to our extensive experience in resolving various erosion problems around the nation, Landshore® is proud to guarantee complete satisfaction on ALL projects.



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Objective:

Our firm was contracted by the District to perform engineering services with the purpose of producing engineered soil erosion control plan, quantity take-off, and preliminary opinion of probable construction costs. Our main goal is to compile a report with soil erosion challenges identification, calculated stability, and recommended solutions, if any, to restore the lake shorelines into compliance, wherever economically feasible.

Existing Conditions:

At the specific request of the District seeking possible solutions to address slope stability, public safety, and aesthetics issues of the shorelines, the subject site was assessed by our team of key professionals. It was found to exhibit signs of loss of valuable soil above the Mean High-Water Level, underwater shelf reposing itself where the shoreline has encroached closer to structures, change in embankment slopes, and unstable edge of embankment. Elements contributing to the embankment erosion are seepage, sheet flow, fluctuation of water levels, and wave action.

General:

- The soil types are the following:
 - o USDA Type 54-Marly Silt Loam, according to the US Department of Agriculture.
 - o USDA Type 58-Cooper Town muck, according to the US Department of Agriculture.Refer to Exhibit 2 – Soil Types
- All the Vertical Datum are reference from National Geodetic Vertical Datum 1929 (NGVD29).
- According to our survey, all seven lakes have areas that are below the permitted top of bank elevation. Per originally permitted set of engineering drawings the top of the bank should be at elevation 9.50' NGVD29.
- Overall, to the naked eye, the embankment slopes look in good condition. However, the shorelines are eroding rapidly. The soil tends to repose itself to its natural stability, making the slopes steeper over time and not in accordance to its original design.
- The lakes were numbered based on the permitted set of drawings.



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Lake 1: The shoreline length is approximately 774 linear feet.

Lake 2: The shoreline length is approximately 2,118 linear feet.

Lake 3: The shoreline length is approximately 1,248 linear feet.

Lake 4: The shoreline length is approximately 1,972 linear feet.

Lake 5: The shoreline length is approximately 2,338 linear feet.

Lake 6: The shoreline length is approximately 1,677 linear feet.

Lake 7: The shoreline length is approximately 1,872 linear feet.

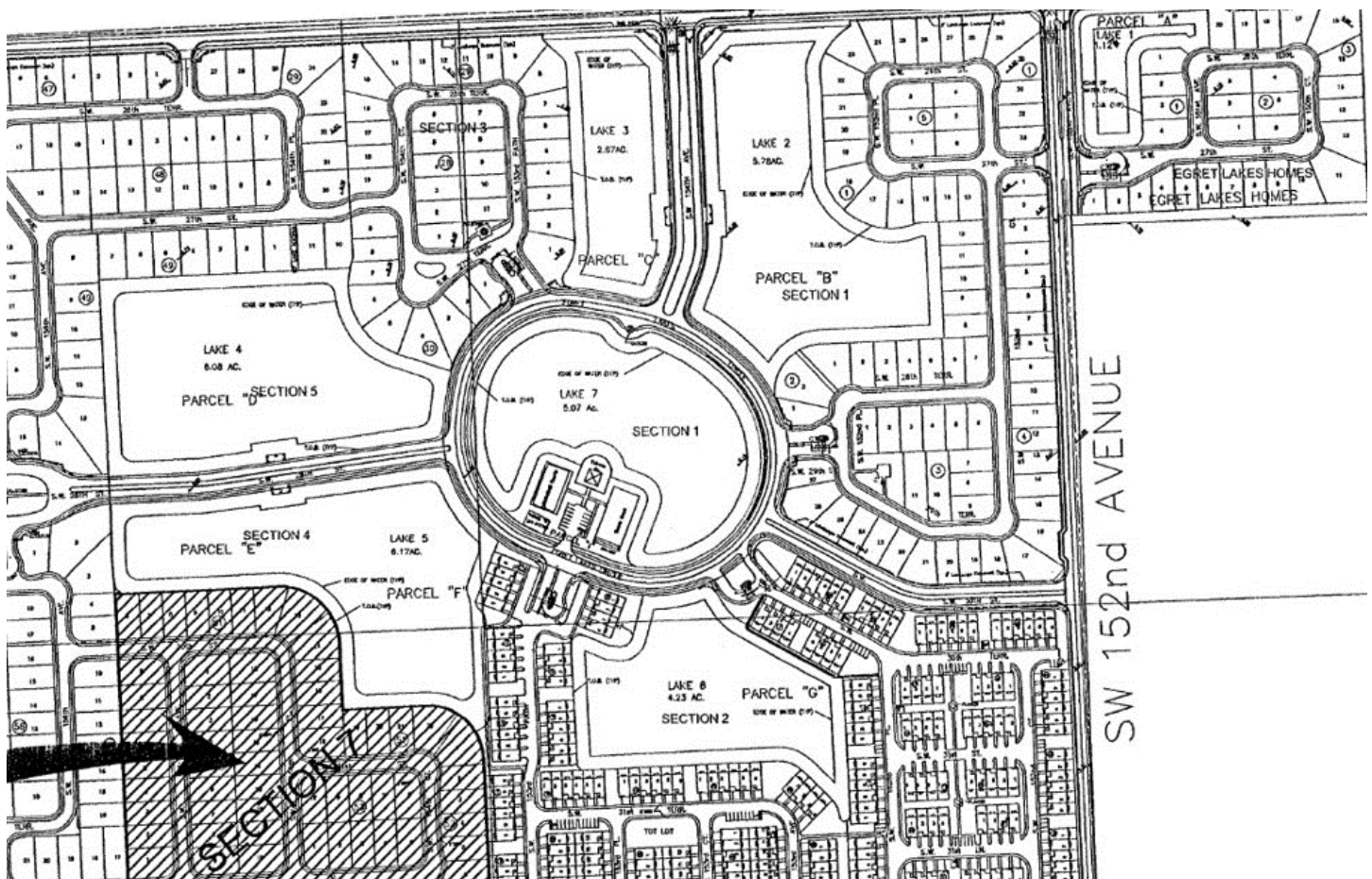


Figure 6: Drawing from permitted plans.



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All lakes:

The following is the scale used to identify the conditions of the lakes and our recommendations:

- ✓ High – Immediate attention recommended.
- ✓ Medium – Often monitoring is recommended, due to potential weather inclement. 1 to 2 years attention.
- ✓ Low – Monitoring only. Attention is expected to be needed within 3 to 5 years.

Recommended priority of shoreline restoration:

High Priority:

Lake 4

Based on our analysis, we recommend this lake's shoreline be the first to be restored, specifically on the residential side. We found that the slope from the top to the water's edge is very steep. In addition, at the edge of the embankment, there are steep drops of +/- 2 feet. If no action is taken, the shoreline will keep eroding at an accelerated rate, creating a steeper slope from the top because the soil will repose itself.

Medium to High Priority:

Lake 5

Lake 6

Lake 2

Note: We recommend that the community acts on these lakes based on budgets.

Medium Priority:

Lake 1

Lake 7

Low Priority:

Lake 3

See below photos and a topographic drawing of the priority areas. The lakes below have been listed in order of recommended repairs.

Refer to Exhibit 1 – Cross sections with recommended erosion control elements and priority areas.



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Lake 4 – Photos and cross section(s) of recommended solution(s)



Figure 7: Bank erosion with steep drop from the top of the embankment.



Figure 8: Bank erosion with uneven shoreline with a drop off at water's edge.



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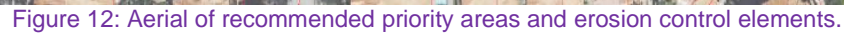
Lake 5 – Photos and cross section(s) of recommended solution(s)



Figure 10: Uneven, soft soil.



Figure 11: Steep slope with a drop off at the water's edge.





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Lake 6 – Photos and cross section(s) of recommended solution(s)



Figure 13: Cutouts along the embankment with a steep drop off.



Figure 14: Steep slope from the top of the embankment to the water's edge.



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Lake 2 – Photos and cross section(s) of recommended solution(s)



Figure 16: Loss of soil based on the concrete slab.



Figure 17: Bank erosion shows loss of land.



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Figure 18: Aerial view of recommended priority areas and erosion control elements is shown.



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Lake 1 – Photos and cross section(s) of recommended solution(s)



Figure 19: Observed soft organic material sedimentation.



Figure 20: Bank erosion showing depression.



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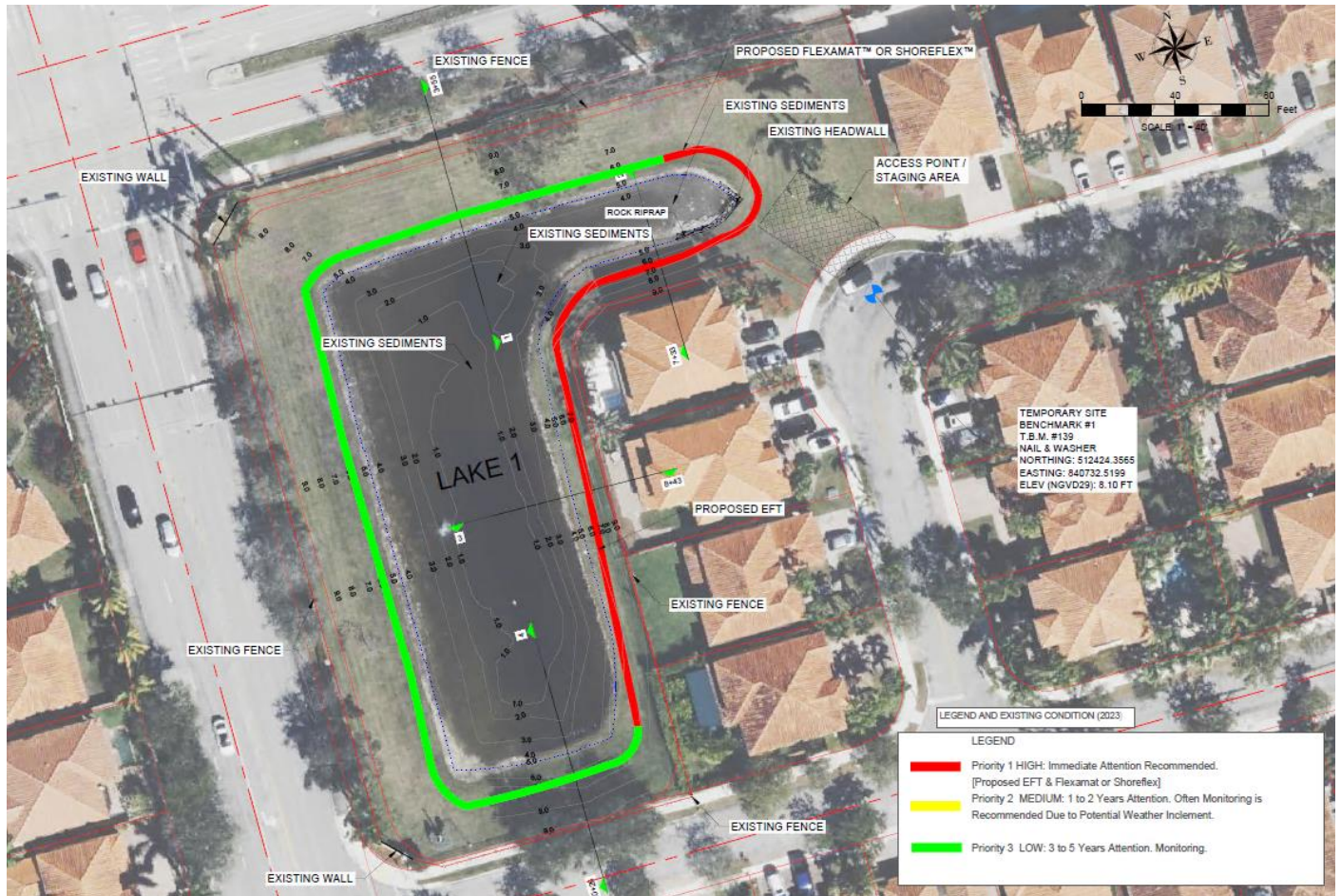


Figure 21: Aerial view of recommended priority areas and erosion control elements.



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Lake 7 – Photos and cross section(s) of recommended solution(s)



Figure 22: Slope is good; however, loss of land is shown.



Figure 23: Good indication of soil reposing itself due to erosion.



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Figure 24: Aerial of recommended priority areas and erosion control elements.



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Lake 3 – Photos and cross section(s) of recommended solution(s)



Figure 25: Slope is in good condition, however is not in accordance with original design.



Figure 26: Slope is in good condition.





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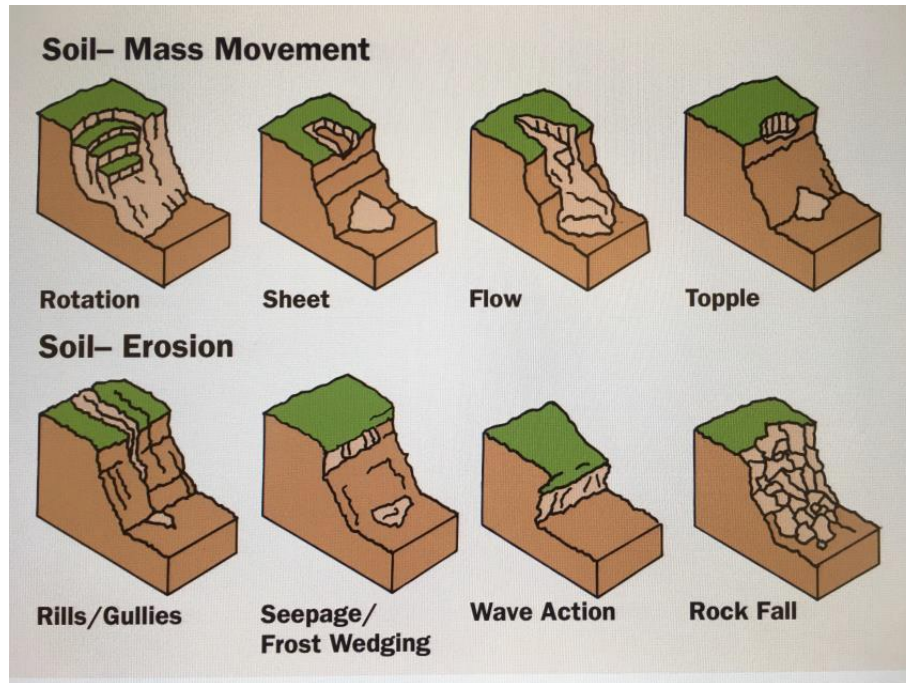


Figure 28: Types of soil erosion

Detachment and movement of soil or rock fragments by water, wind, or gravity. The following terms are used to describe different types of soil erosion:

Accelerated Erosion – Erosion much more rapid than normal, or geologic erosion, primarily as a result of the influence of the activities of man, or in some cases, of other animals or natural catastrophes that expose base surfaces, for example, fires.

Gully Erosion – The erosion process whereby water accumulates in narrow channels and, over short periods, removes the soil from this narrow area to considerable depths, ranging from 1 to 2 feet to as much as 75 to 100 feet.

Natural Erosion – Wearing away of the earth's surface by water, ice, or other natural agents under natural environmental conditions of climate, vegetation, etc.; undisturbed by man.

Normal Erosion – The gradual erosion of land used by man which does not greatly exceed natural erosion.

Rill Erosion – An erosion process in which numerous small channels only several inches deep are formed; occurs mainly on recently disturbed and exposed soils.

Sheet Erosion – The removal of a fairly uniform layer of soil from the land surface by runoff water.

Splash (Seepage) Erosion – The spattering of small soil particles caused by the impact of rain drops on wet soils. The loosened and spattered particles may or may not be subsequently removed by surface runoff.



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Recommended Erosion Control Elements

Landshore® has expertise in design and installation of different remediation applications for slope stabilization and erosion control, including Articulating Concrete Block mat, bulkhead, Concrete Cloth™, Eco-Filter Tube®, Erosion Control Panel, Flexamat®, Flex MSE®, Geo Web®, gabions, Hydrotex™, reinforced concrete wall, rip-rap, sand cement wall, sheet piling, Turf Reinforcement Mat, littoral planting and others.

After performing a cursory review of several alternatives, it is our professional opinion, to the best of our knowledge and belief that present slope condition may be remedied by utilizing Eco-Filter Tube® and Concrete Block Mat (Flexamat® or ShoreFlex®), which installation is hereby recommended as most viable solutions and are described below.

Eco-Filter Tube (EFT®):

EFT® or approved by Engineer equal product construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube container is filled with sand by direct coupling to a hydraulic dredge. The EFT® is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the material allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube which is placed along the water's edge and filled with sand to form an erosion barrier that after consolidation has the characteristics of a permeable, gravity type retaining wall.

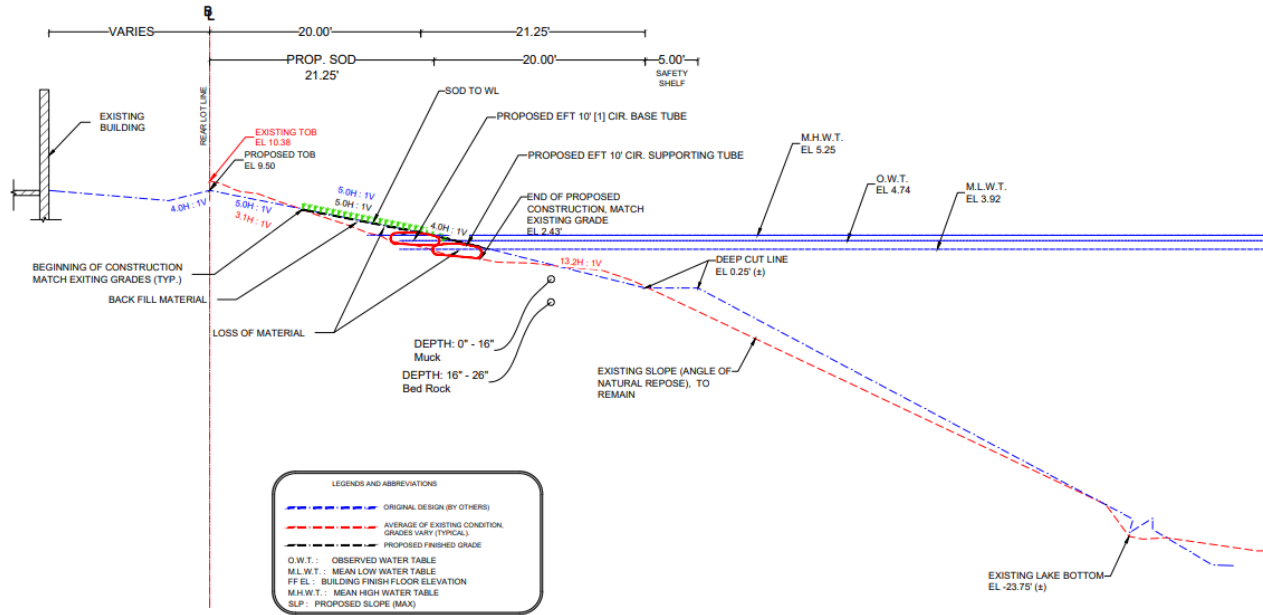
Some EFT® benefits include:

- ✓ Sand and geo-textile materials used in the tubes are essential to allow proper drainage and ensuring an environmentally friendly erosion control solution.
- ✓ The sand in the tubes functions as a filter for underwater seepage.
- ✓ The EFT® solution enhances the quality of the lake water as it keeps environmental threats from entering the body of water.
- ✓ EFT® installation bypasses the need to bring heavy equipment to the job site, preventing the possibility of damage from the large weight of the equipment.
- ✓ EFT® is one of the most economical embankment restoration solutions.



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Scale: Not to Scale

Figure 29: EFT® Typical Section



Figure 30: Example of EFT® Landshore's Installation



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Proper EFT® Design & Installation:

The main reasons for failure for geo-synthetic container application – are improper design or installation.

Landshore® developed software, patented technologies, trained professionals, laborers, and special survey crews who all work together as one team providing design, calculations, measurements, production and inspection to ensure stability and safety in compliance to local municipal codes, manufacturer's specifications and minimum engineering standards.

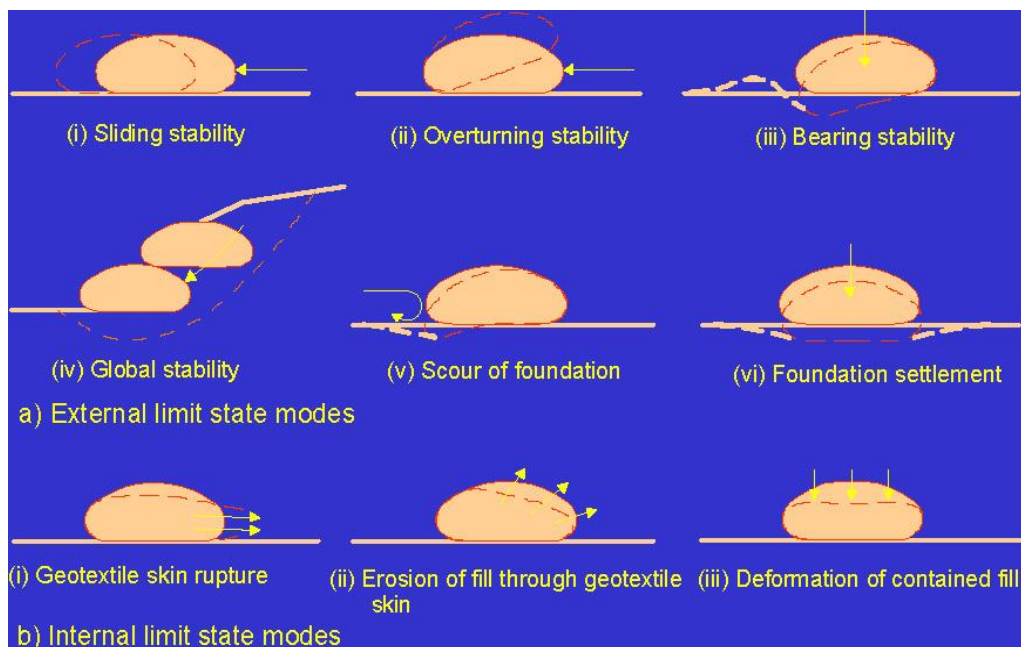


Figure 31: Geo-tube failure mechanisms



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Concrete Block Mat:

Concrete Block Mats are designed to prevent soil erosion and promote vegetation establishment in a wide variety of applications.

Flexamat®: Flexamat® is a vegetated concrete block mat utilized for stabilizing slopes, channels, low water crossings, inlet/outlet protection, and shorelines. It consists of concrete blocks (6.5" x 6.5" with a 2.25" profile) locked together and embedded into a high strength geogrid. There is 1.5" spacing between the blocks that gives the mat flexibility and allows for optional vegetation growth. The mat is packaged in rolls, making transporting and installing Flexamat® efficient. Source: www.flexamat.com

ShoreFlex® is a permanent erosion prevention system that can be installed to shield channel side slopes and beds, pipe and culvert inlets/outlets, shoreline, and almost any place you may have hydraulic erosion protection needs. ShoreFlex® consists of a concrete block erosion control mat designed to be vegetated. ShoreFlex® comes in various customizable sizes and erosion control backing choices. Shoreflex® performs better than rock riprap and is easy to install and maintain. In addition, ShoreFlex® is environmentally friendly, grows green and can be mowed. Source: www.shoreflex.com

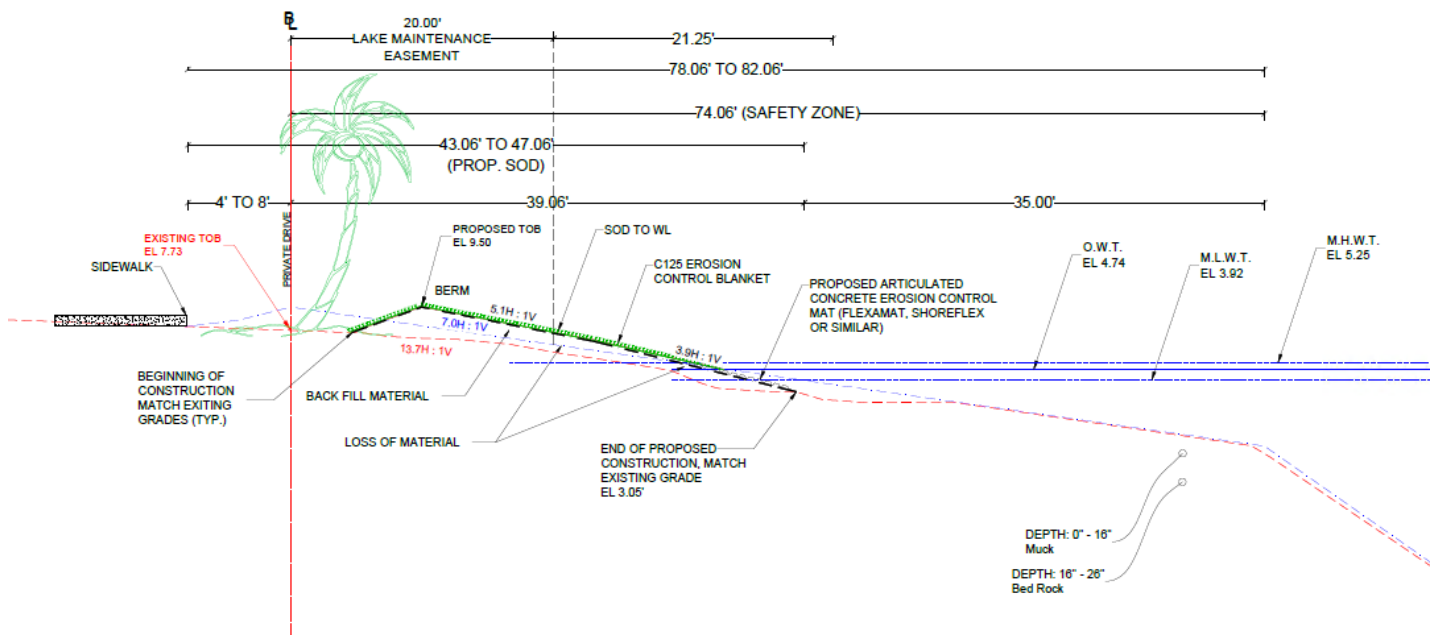


Figure 32: Concrete Block Mat Typical Section



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Figure 33: During Landshore's installation of Flexamat®



Figure 34: After Landshore's installation of Flexamat®



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Estimated Volumes and Estimated Opinion of Probable Costs

Geo-synthetic container material, concrete block mat system, imported fill, site excavation and grading amounts were measured and calculated using Computer Aided Design software, based on average end area method using drawings, sections, details and manufacturer specifications as references.

Lakes listed in order of recommended solutions.

High Priority:

Lake 4:

- 1,511 linear feet of shoreline repair
- 3,392 sf of concrete block mat
- 1,087 lf of one (1) layer of 10' circumference base eco-filter tube
- 1,414 lf of two (2) layers of 10' circumference supporting eco-filter tube
- 1,818 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 414 cy of imported fill material to fill in the eco-filter tubes

**LAKE 4 - Preliminary Opinion of Probable Costs per linear feet: \$220.00 to o\$245.00.
\$370,195.00 (based on higher estimated per linear feet cost).**

Medium to High Priority:

Lake 5:

- 2,352 linear feet of shoreline repair
- 7,184 sf of concrete block mat
- 1,454 lf of one (1) layer of 10' circumference base eco-filter tube
- 2,101 lf of two (2) layers of 10' circumference supporting eco-filter tube
- 2,214 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 600 cy of imported fill material to fill in the eco-filter tubes
- 1 Headwall to be repaired.

**LAKE 5 - Preliminary Opinion of Probable Costs per linear feet: \$210.00 to \$235.00.
\$552,720.00 (based on higher estimated per linear feet cost).**



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Lake 6:

- 1,677 linear feet of shoreline repair
- 2,272 sf of concrete block mat
- 1,393 lf of one (1) of 10' circumference base eco-filter tube
- 1,435 lf of one (1) of 10' circumference supporting eco-filter tube
- 1,584 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 470 cy of imported fill material to fill in the eco-filter tubes

**LAKE 6 - Preliminary Opinion of Probable Costs per linear feet: \$210.00 to \$235.00.
\$394,095.00 (based on higher estimated per linear foot cost).**

Lake 2:

- 2,176 linear feet of shoreline repair
- 8,368 sf of concrete block mat
- 1,130 lf of one (1) of 10' circumference base eco-filter tube
- 1,164 lf of one (1) of 10' circumference supporting eco-filter tube
- 1,111 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 380 cy of imported fill material to fill in the eco-filter tubes

**LAKE 2 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$594,400.00 (based on higher estimated per linear foot cost).**

Medium Priority:

Lake 1:

- 333 linear feet of shoreline repair
- 1,064 sf of concrete block mat
- 200 lf of one (1) layer of 10' circumference supporting eco-filter tube
- 206 lf of one (1) layer of 10' circumference base eco-filter tube
- 253 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
- 68 cy of imported fill material to fill in the eco-filter tubes

**LAKE 1 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$91,575.00 (based on higher estimated per linear foot cost).**



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Lake 7:

1,885 linear feet of shoreline repair
10,904 sf of concrete block mat
522 lf of one (1) of 10' circumference base eco-filter tube
538 lf of one (1) of 10' circumference supporting eco-filter tube
3,322 cy of imported fill material to meet the berm requirement of 9.50 NGVD29
176 cy of imported fill material to fill in the eco-filter tubes

**LAKE 7 - Preliminary Opinion of Probable Costs per liner feet: \$230.00 to \$255.00.
\$480,675.00 (based on higher estimated per linear feet cost.**

Lake 3:

1,270 linear feet of shoreline repair
10,160 sf of concrete block mat
1,568 cy of imported fill material to meet the berm requirement of 9.50 NGVD29

**LAKE 3 - Preliminary Opinion of Probable Costs per linear feet: \$250.00 to \$275.00.
\$349,250.00 (based on higher estimated per linear feet cost.**

SEVEN LAKES - Preliminary Opinion of Probable Costs: \$2,832,910.00.

NOTE: Please note that these are based on estimated prices and inflation should be considered for budgetary purposes if the community would like to repair their shorelines over an extended period. Not included are the permit fees, any bonding fees, and additional engineering services.



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Conclusion

Landshore® is devoted to thoroughly study each individual project from every perspective and strive to perform the best possible design that solves the erosion problem.

We suggest that the District consult with our Company for all future development and shoreline repair projects, in order to avoid predictable dangerous conditions and save money via preventative actions.

Landshore is a turn-key multi-discipline design-build environmental company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established more than two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research and development of new construction technologies.

If you have any additional questions, or require further information, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com.

We look forward to having the pleasure of continuing doing business with you.

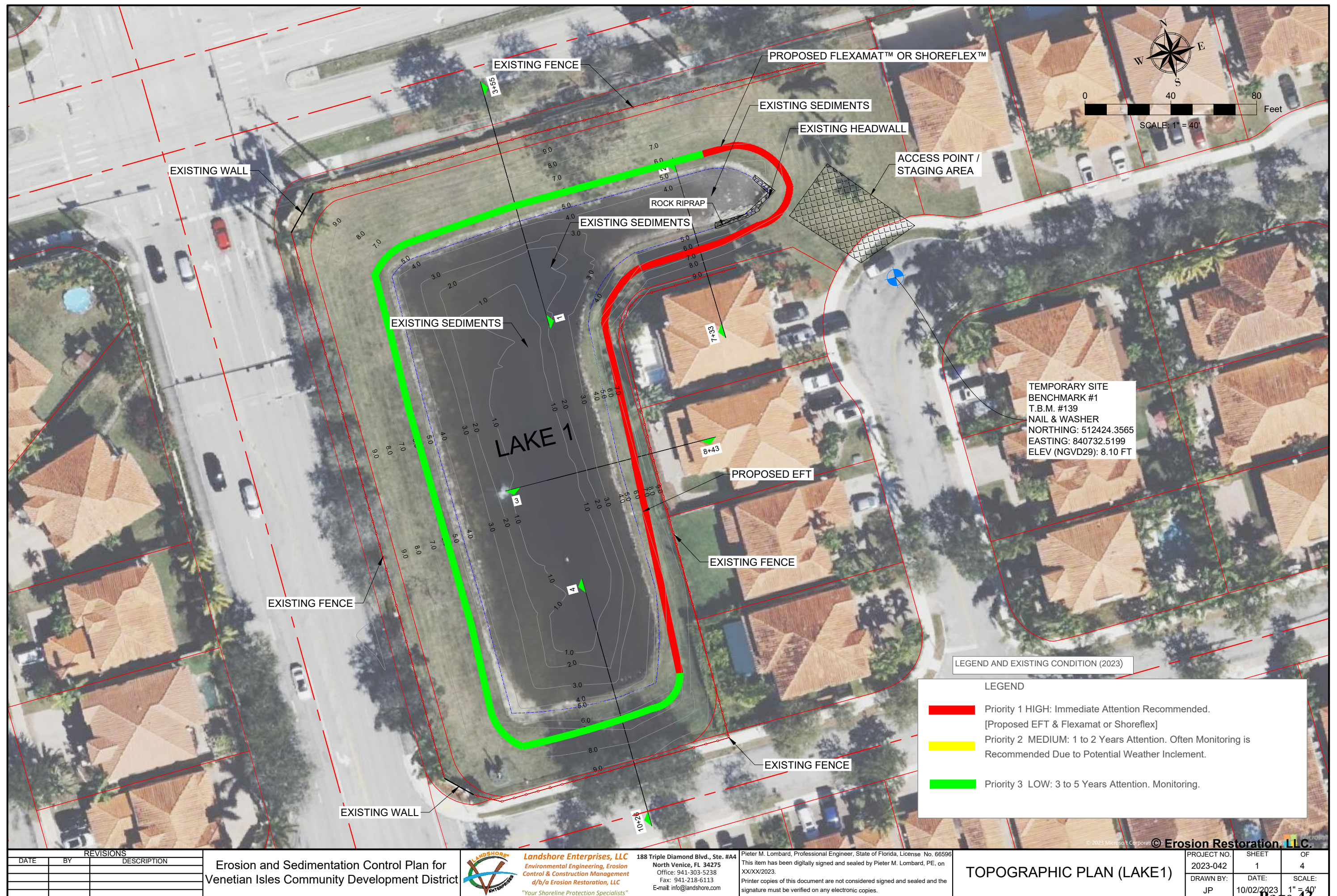
Sincerely,
Nicolas Valles-Negrette
Senior Engineer
Qualified Stormwater Management Inspector Number 41451

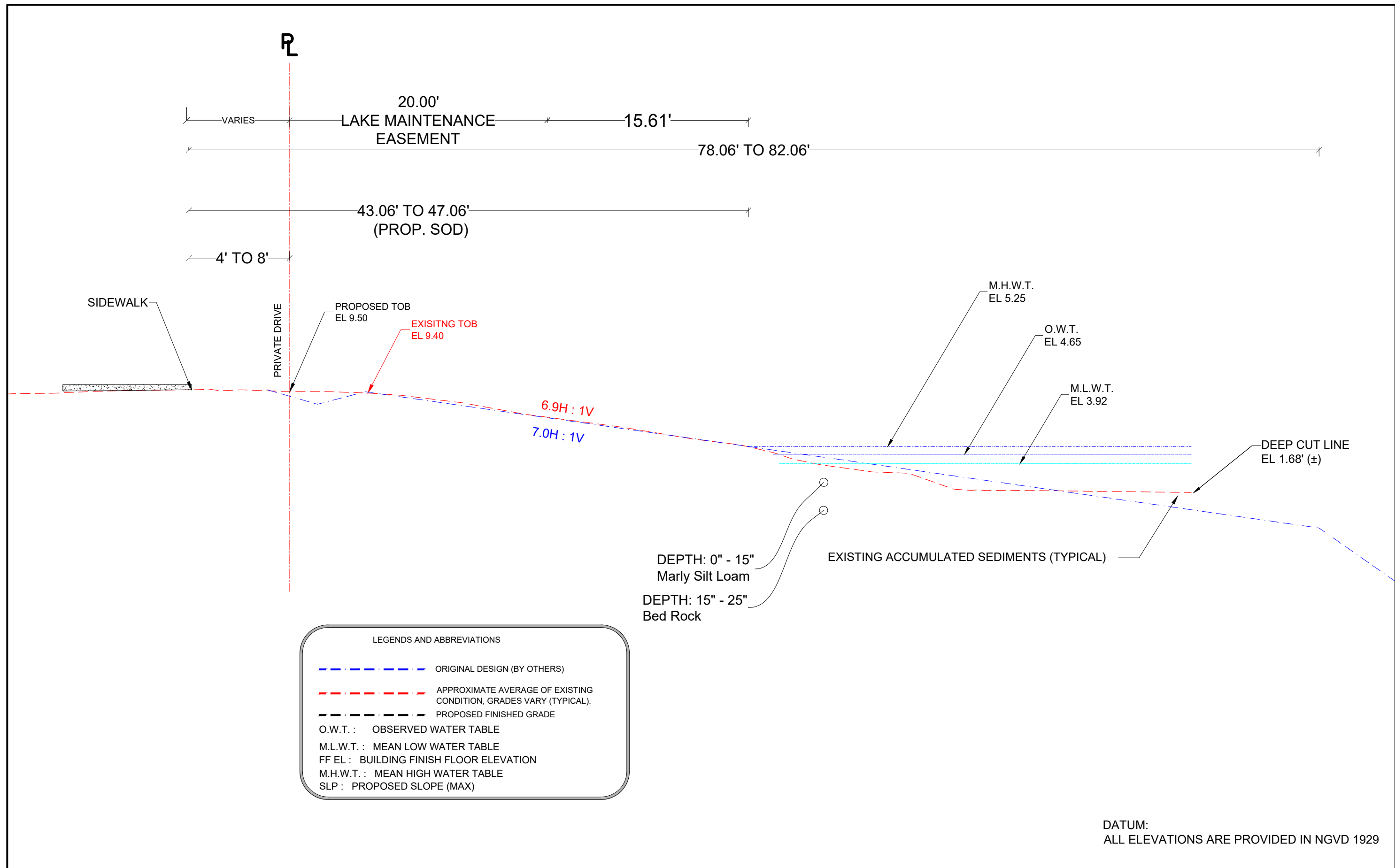
Adaulfo Jose Pereira
Project Engineer

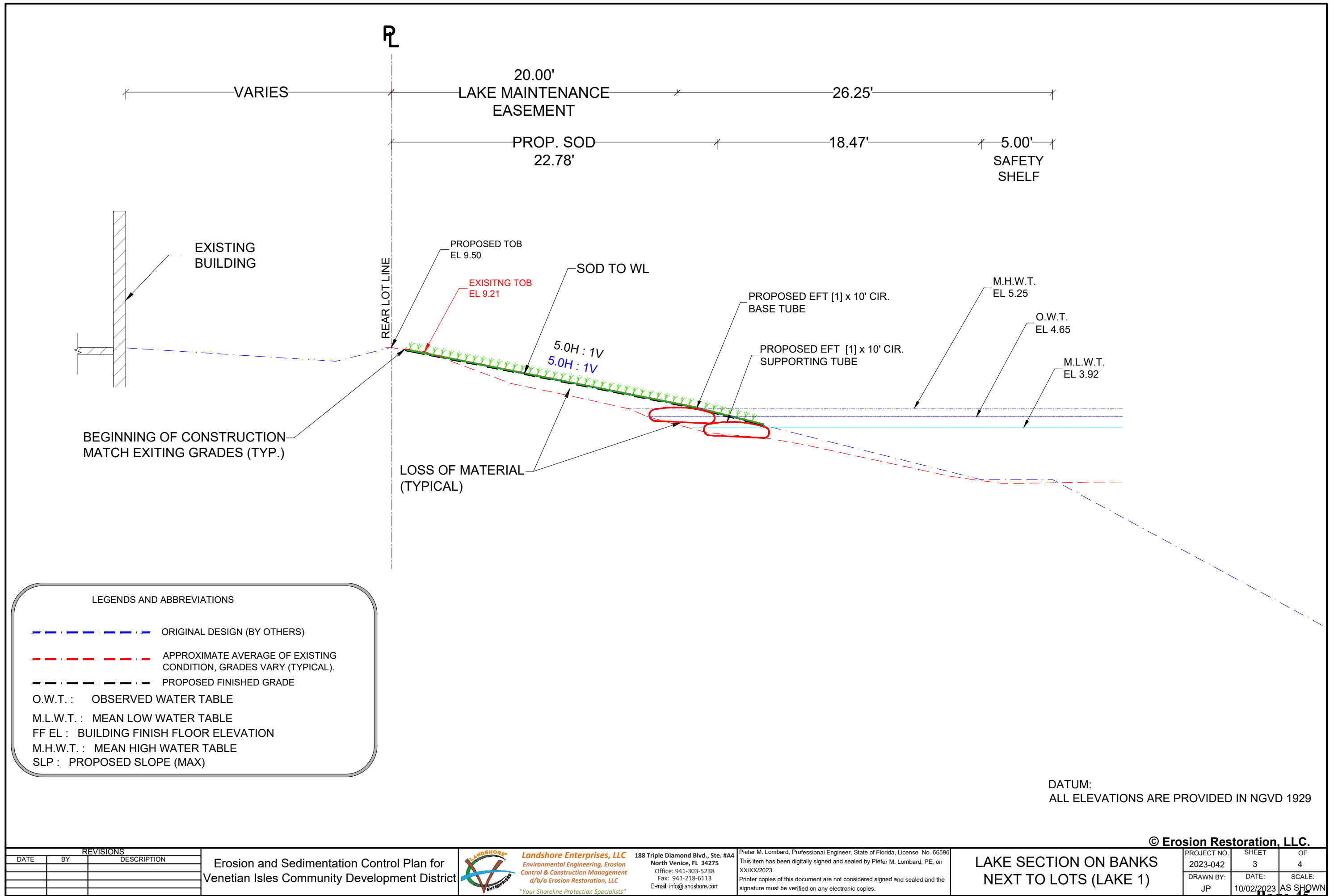
André van den Berg
President
Qualified Stormwater Management Inspector Number 37843

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Exhibit 1








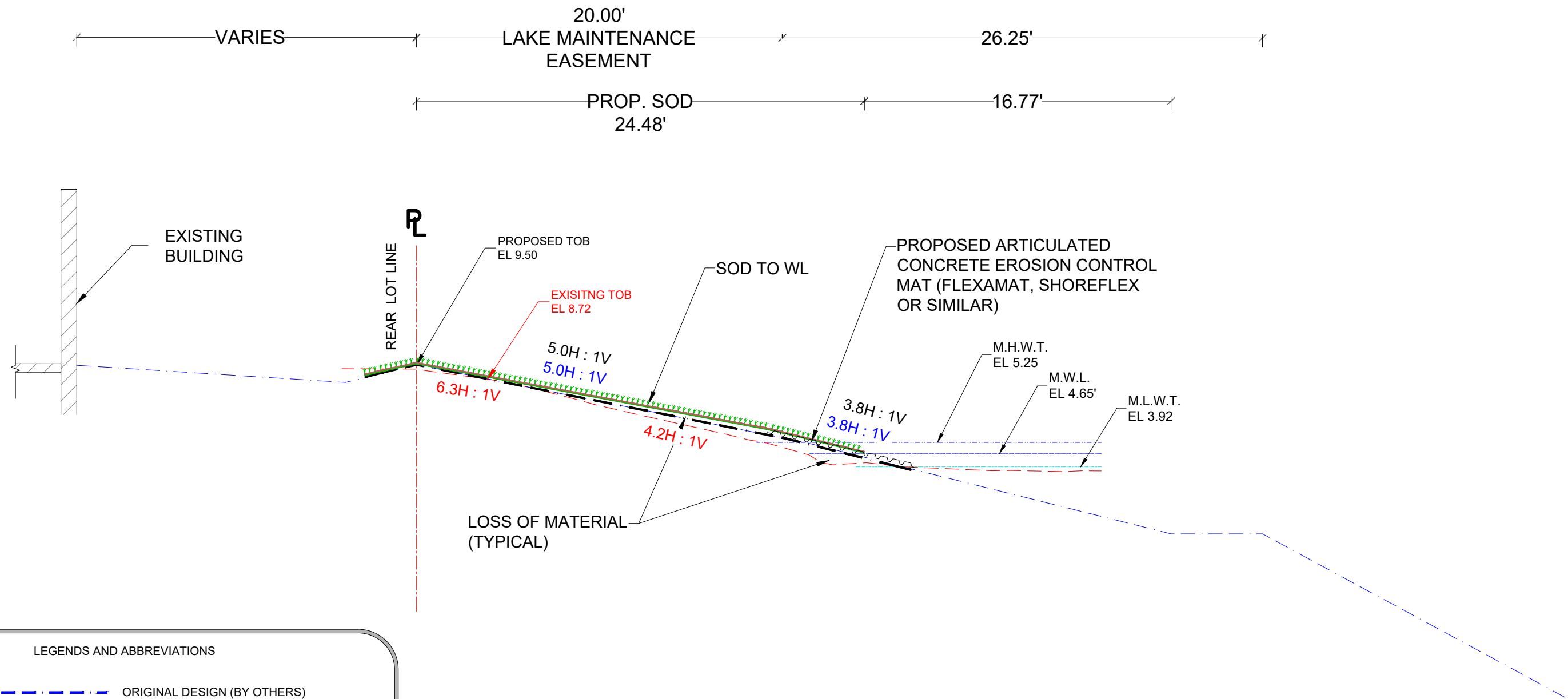
LEGENDS AND ABBREVIATIONS

- ORIGINAL DESIGN (BY OTHERS)
- APPROXIMATE AVERAGE OF EXISTING CONDITION, GRADES VARY (TYPICAL).
- PROPOSED FINISHED GRADE
- O.W.T. : OBSERVED WATER TABLE
- M.L.W.T. : MEAN LOW WATER TABLE
- FF EL : BUILDING FINISH FLOOR ELEVATION
- M.H.W.T. : MEAN HIGH WATER TABLE
- SLP : PROPOSED SLOPE (MAX)

DATUM:
ALL ELEVATIONS ARE PROVIDED IN NGVD 1929

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REVISIONS			Erosion and Sedimentation Control Plan for Venetian Isles Community Development District		Landshore Enterprises, LLC <i>Environmental Engineering, Erosion Control & Construction Management d/b/a Erosion Restoration, LLC</i> "Your Shoreline Protection Specialists"	188 Triple Diamond Blvd., Ste. #A4 North Venice, FL 34275 Office: 941-303-5238 Fax: 941-218-6113 E-mail: info@landshore.com	Pieter M. Lombard, Professional Engineer, State of Florida, License No. 66596 This item has been digitally signed and sealed by Pieter M. Lombard, PE, on XX/XX/2023. Printer copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	LAKE SECTION ON BANKS NEXT TO LOTS (LAKE 1)	PROJECT NO.	SHEET	OF
DATE	BY	DESCRIPTION							2023-042	3	4
									DRAWN BY:	DATE:	SCALE:
									JP	10/02/2023	AS SHOWN




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Erosion and Sedimentation Control Plan for Venetian Isles Community Development District

LAKE SECTION ON BANKS
NEXT TO LOTS (LAKE 1)



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Erosion and Sedimentation Control Plan for
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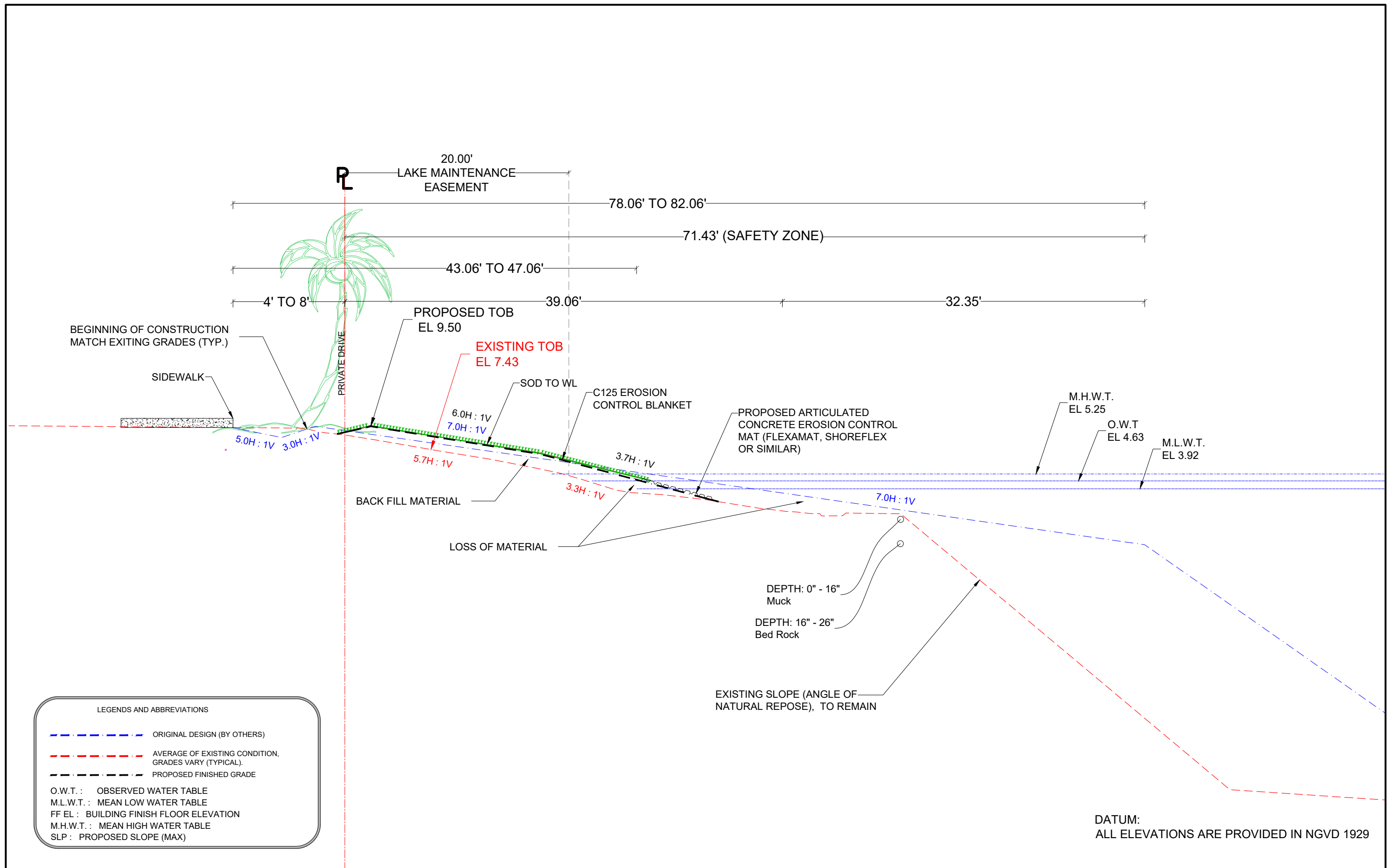
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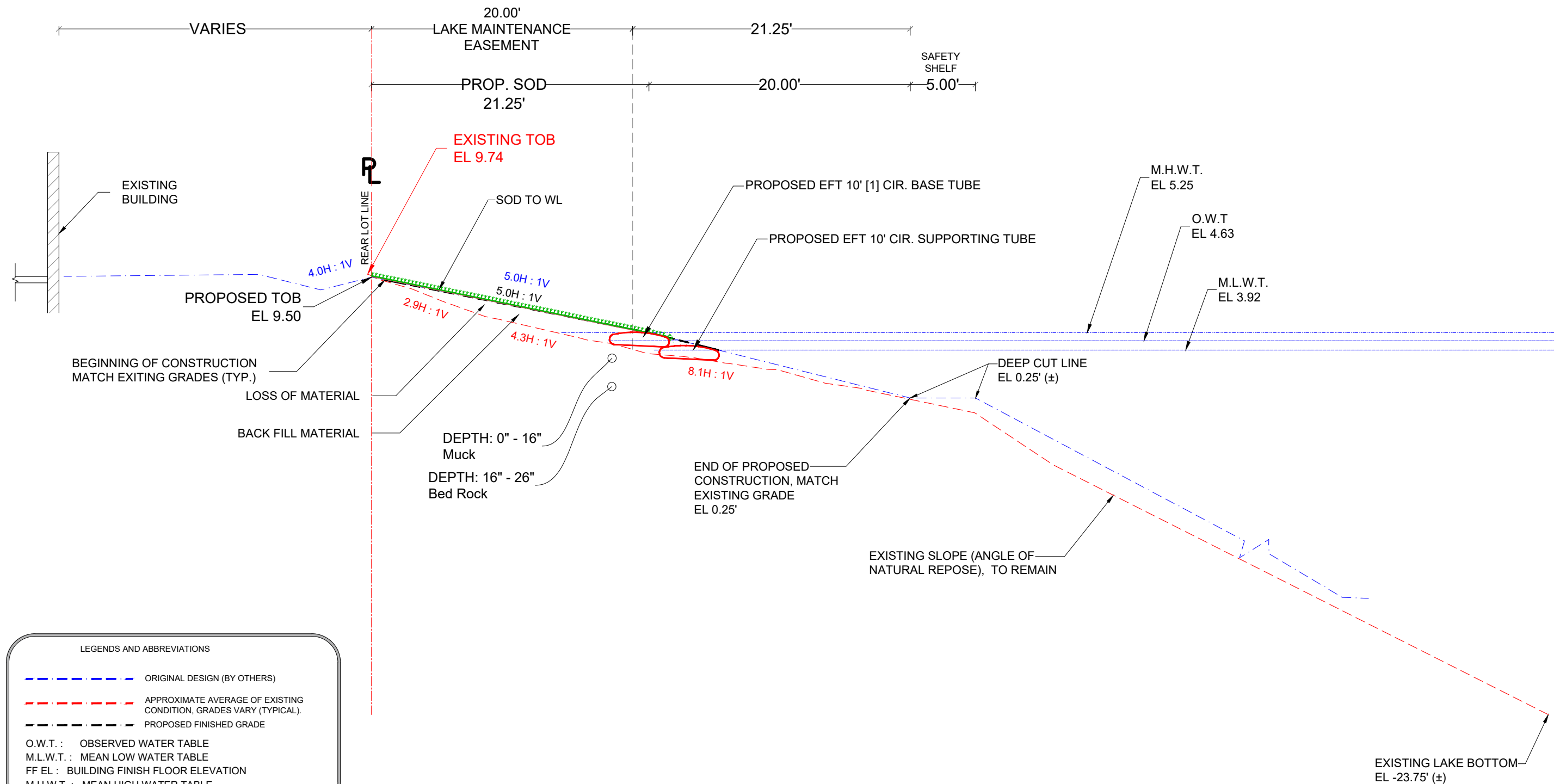
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TOPOGRAPHIC PLAN (LAKE 2)

PROJECT NO. 2023-042	SHEET 1	OF 3
DRAWN BY: JP	DATE: 10/02/2023	SCALE: 1" = 80'





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 SLP : PROPOSED SLOPE (MAX)

DATUM:
ALL ELEVATIONS ARE PROVIDED IN NGVD 1929

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LEGEND AND EXISTING CONDITION (2023)

LEGEND

- Priority 1 HIGH: Immediate Attention Recommended.
- Priority 2 MEDIUM: 1 to 2 Years Attention. Often Monitoring is Recommended Due to Potential Weather Inclement. [Proposed Flexamat or Shoreflex].
- Priority 3 LOW: 3 to 5 Years Attention. Monitoring.

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DATE	BY	DESCRIPTION

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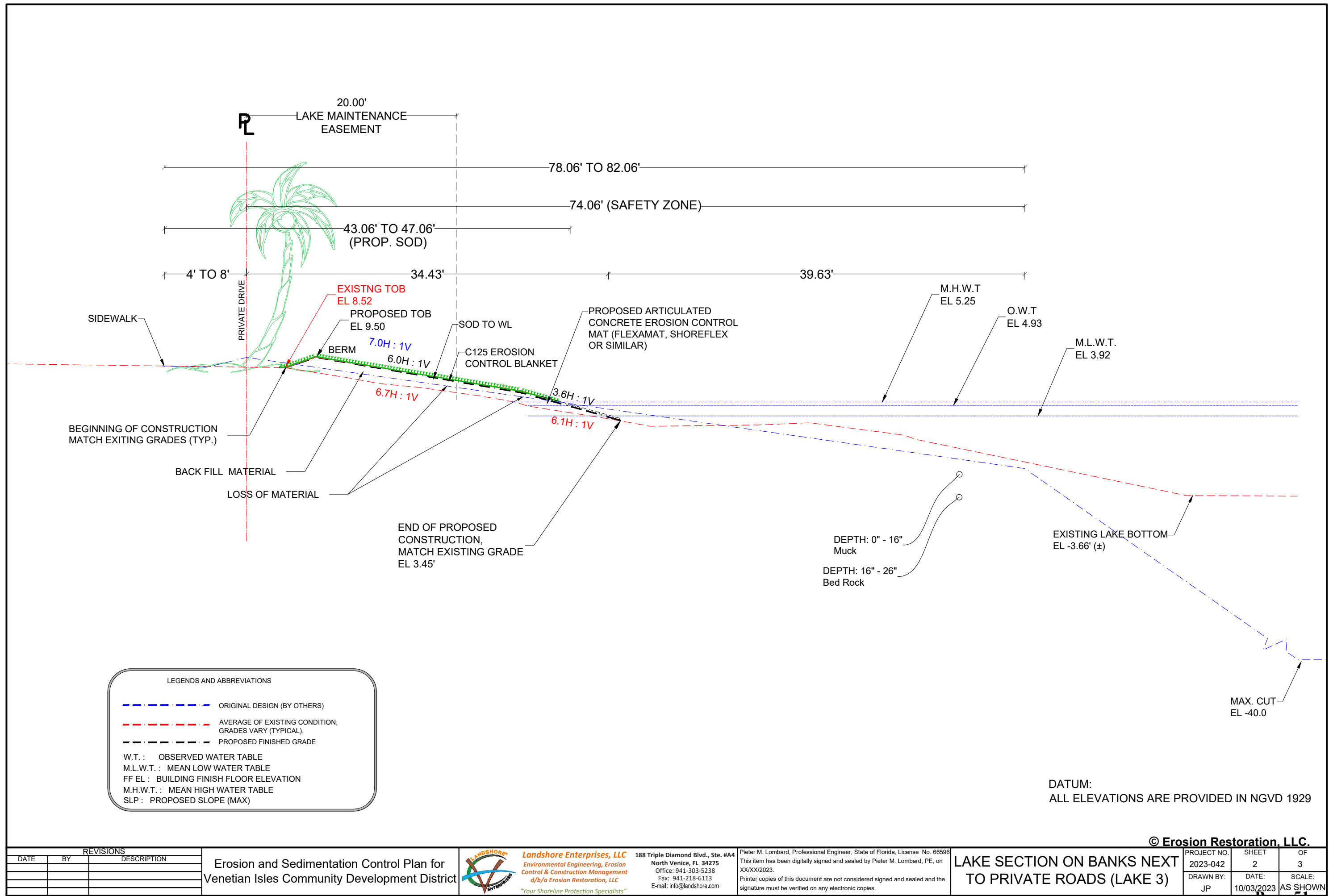
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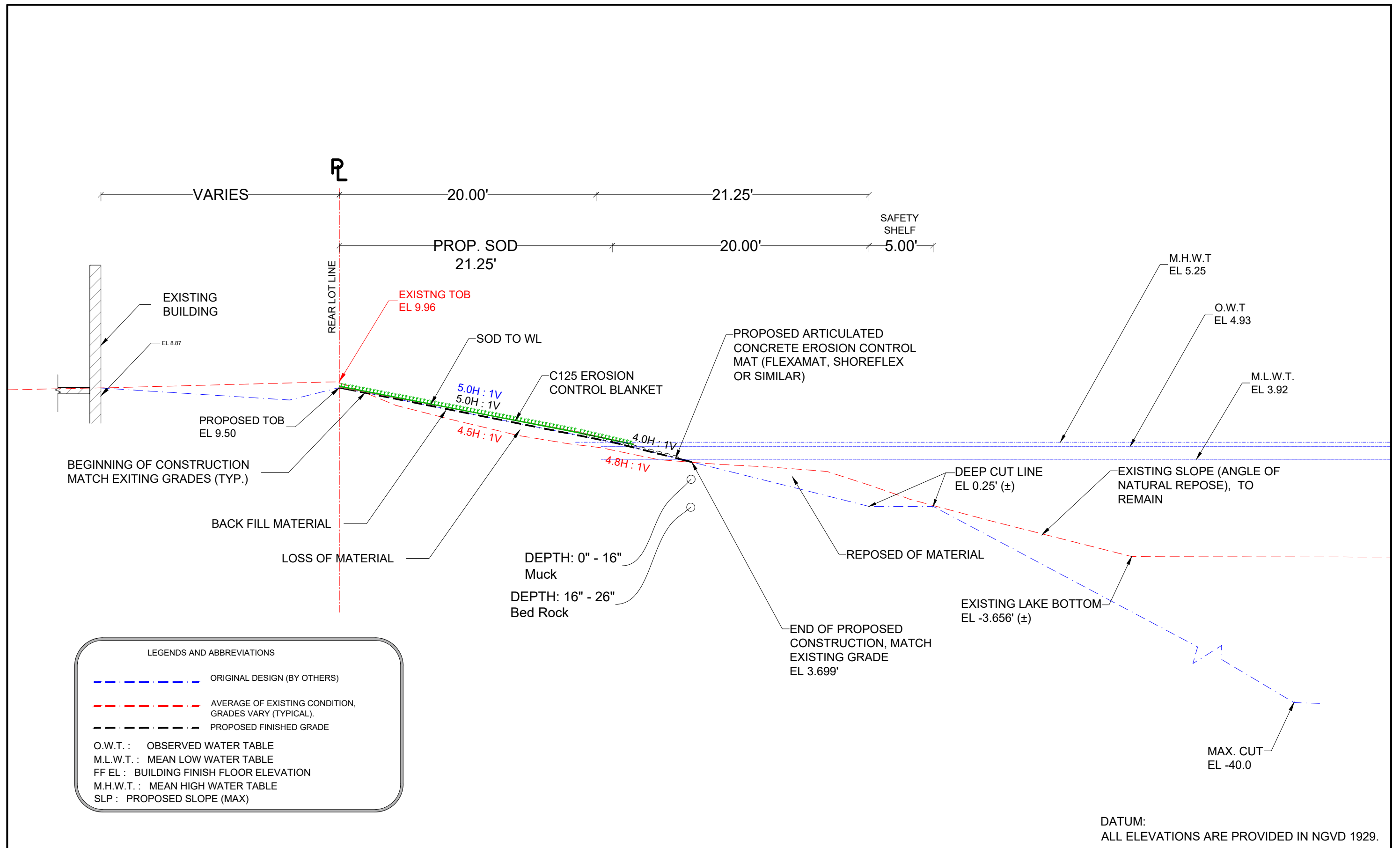
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TOPOGRAPHIC PLAN (LAKE 3)

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2023-042	1	3
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JP	10/03/2023	1" = 60'







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DATE	BY	DESCRIPTION

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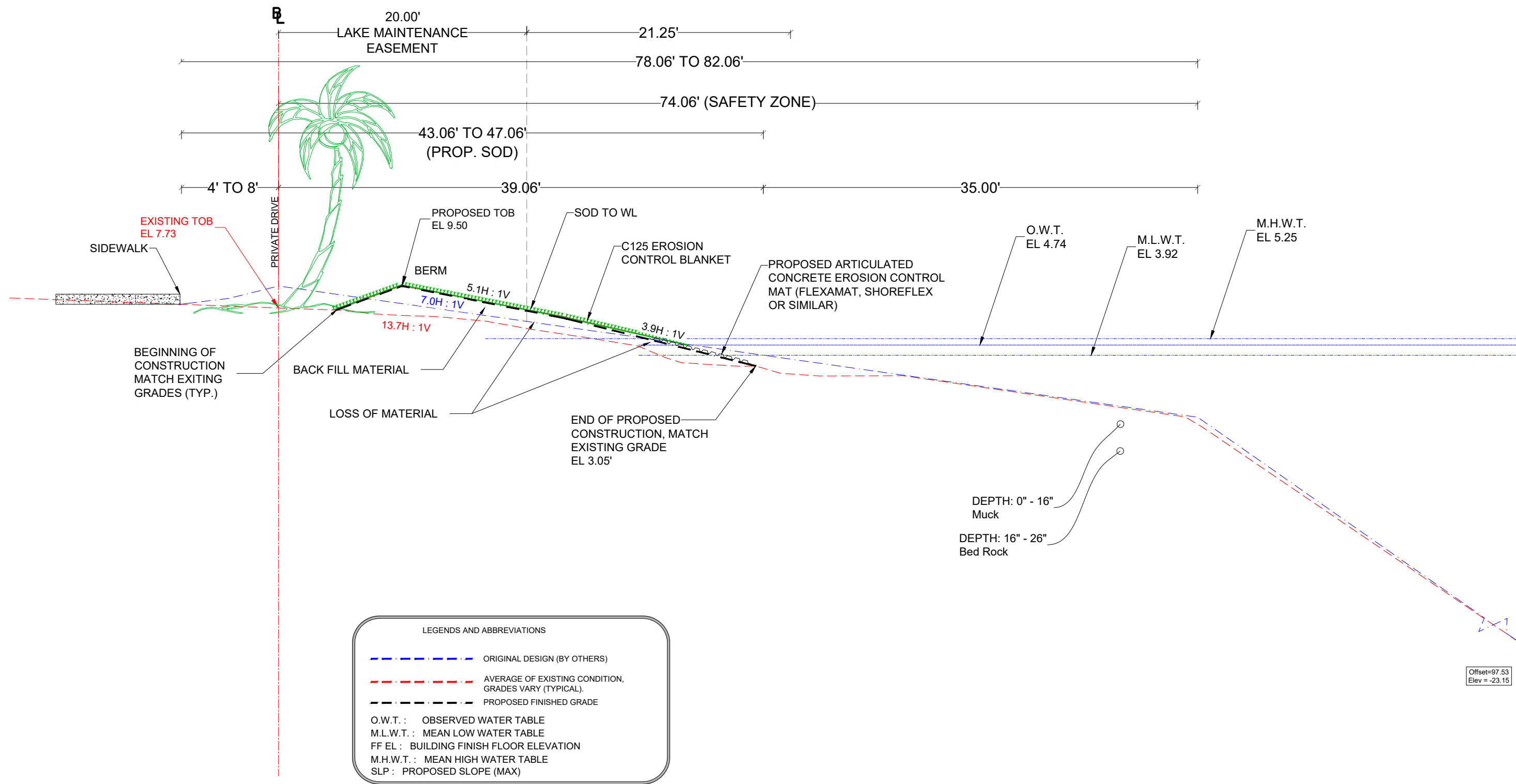
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TOPOGRAPHIC PLAN (LAKE 4)

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2023-042	1	3
DRAWN BY:	DATE:	SCALE:
JP	10/03/2023	1" = 70'



Offset=97.53
Elev = -23.15

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DATE	BY	DESCRIPTION

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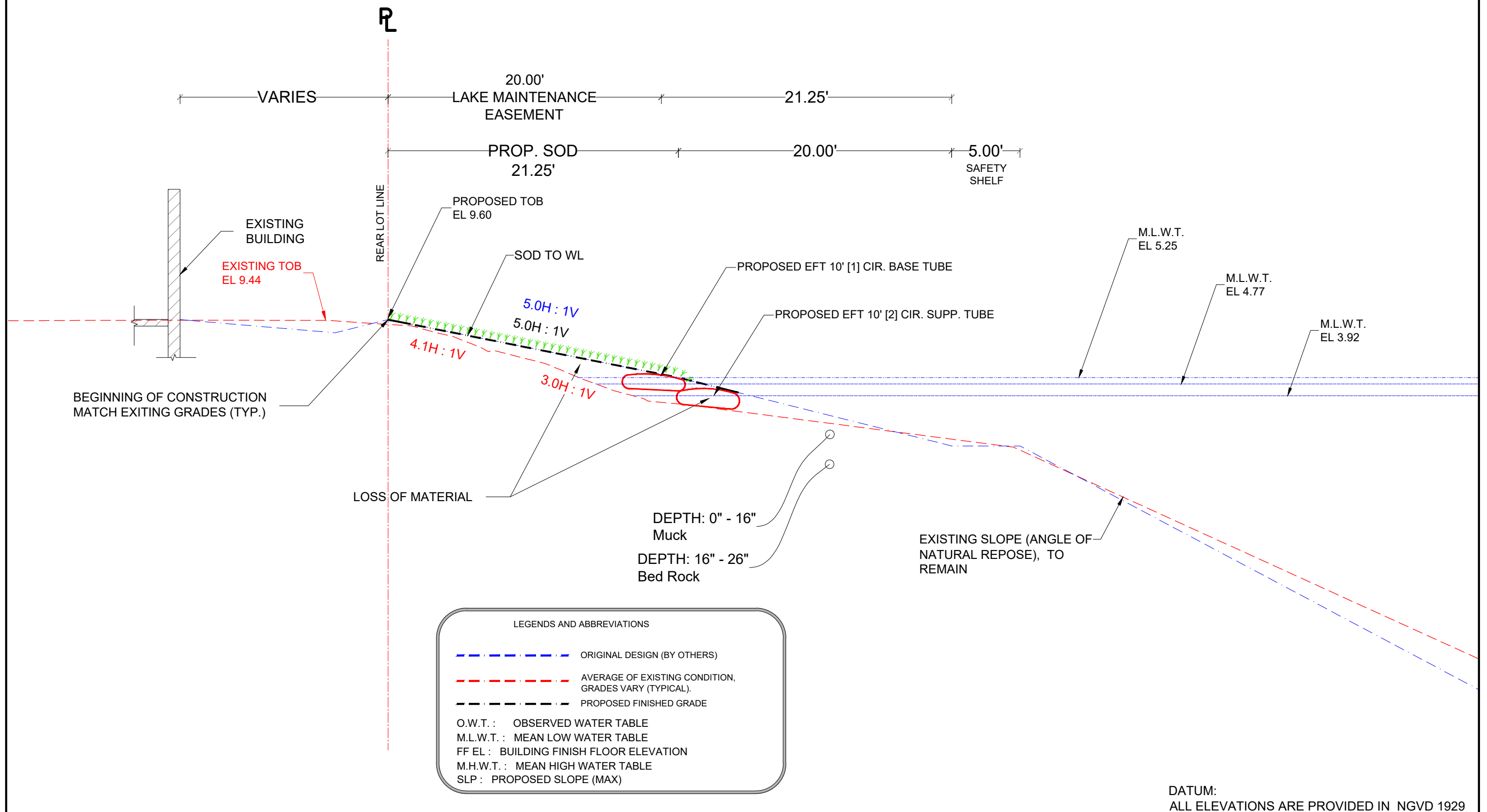
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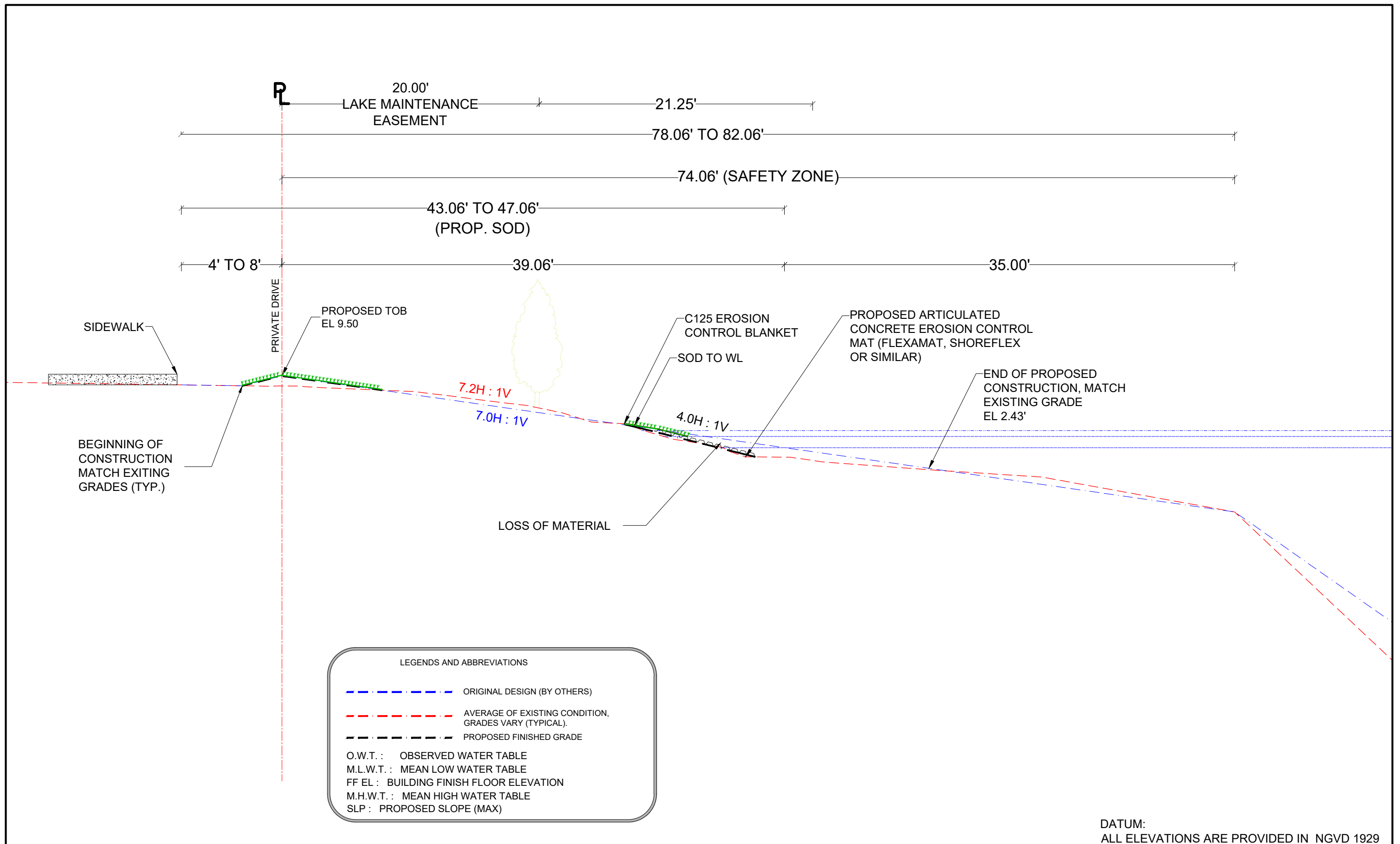
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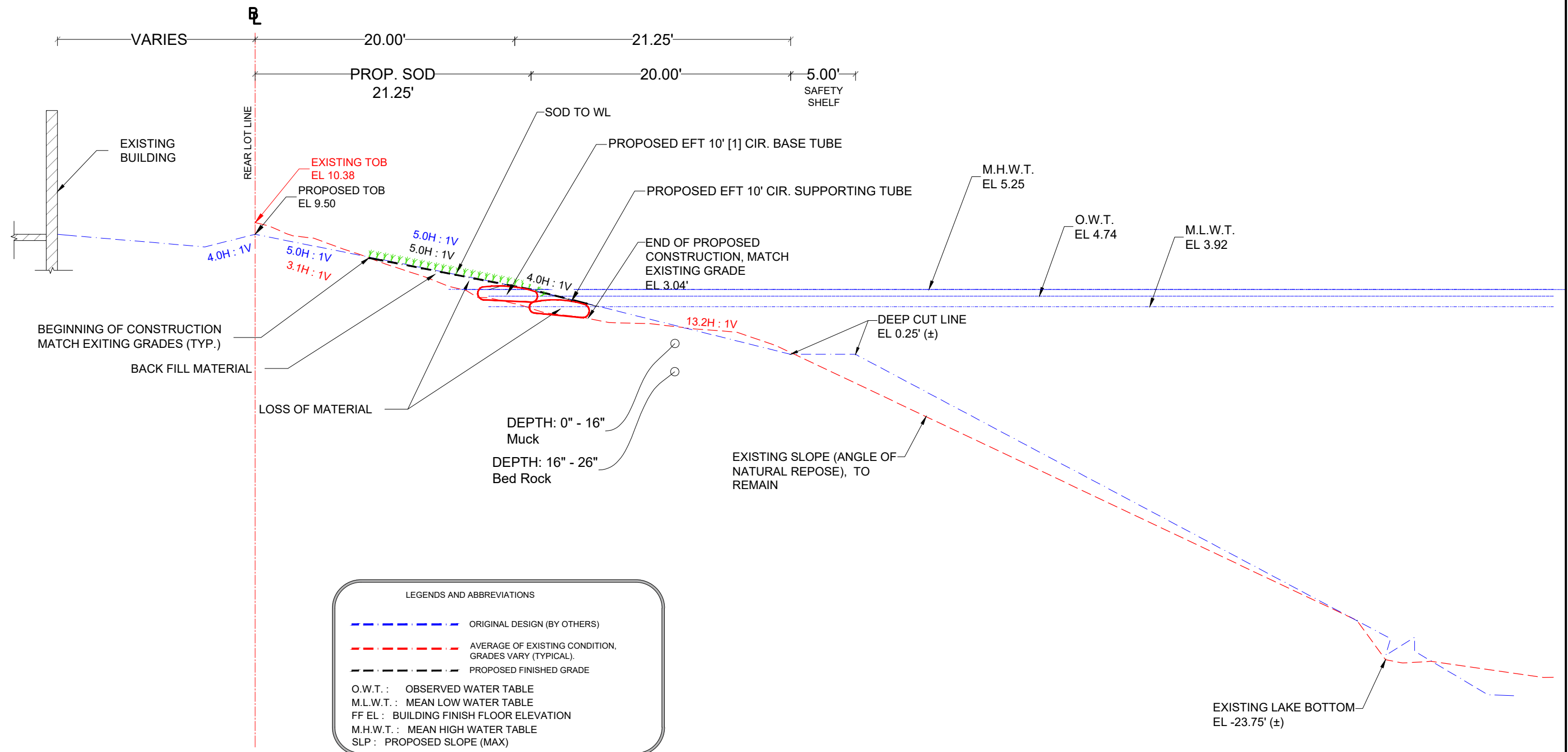
**LAKE SECTION ON BANKS NEXT
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PROJECT NO. 2023-042	SHEET 2	OF 3
DRAWN BY: JP	DATE: 10/03/2023	SCALE: AS SHOWN

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**TYPICAL SECTION ON BANKS
NEXT TO LOTS (LAKE 4)**

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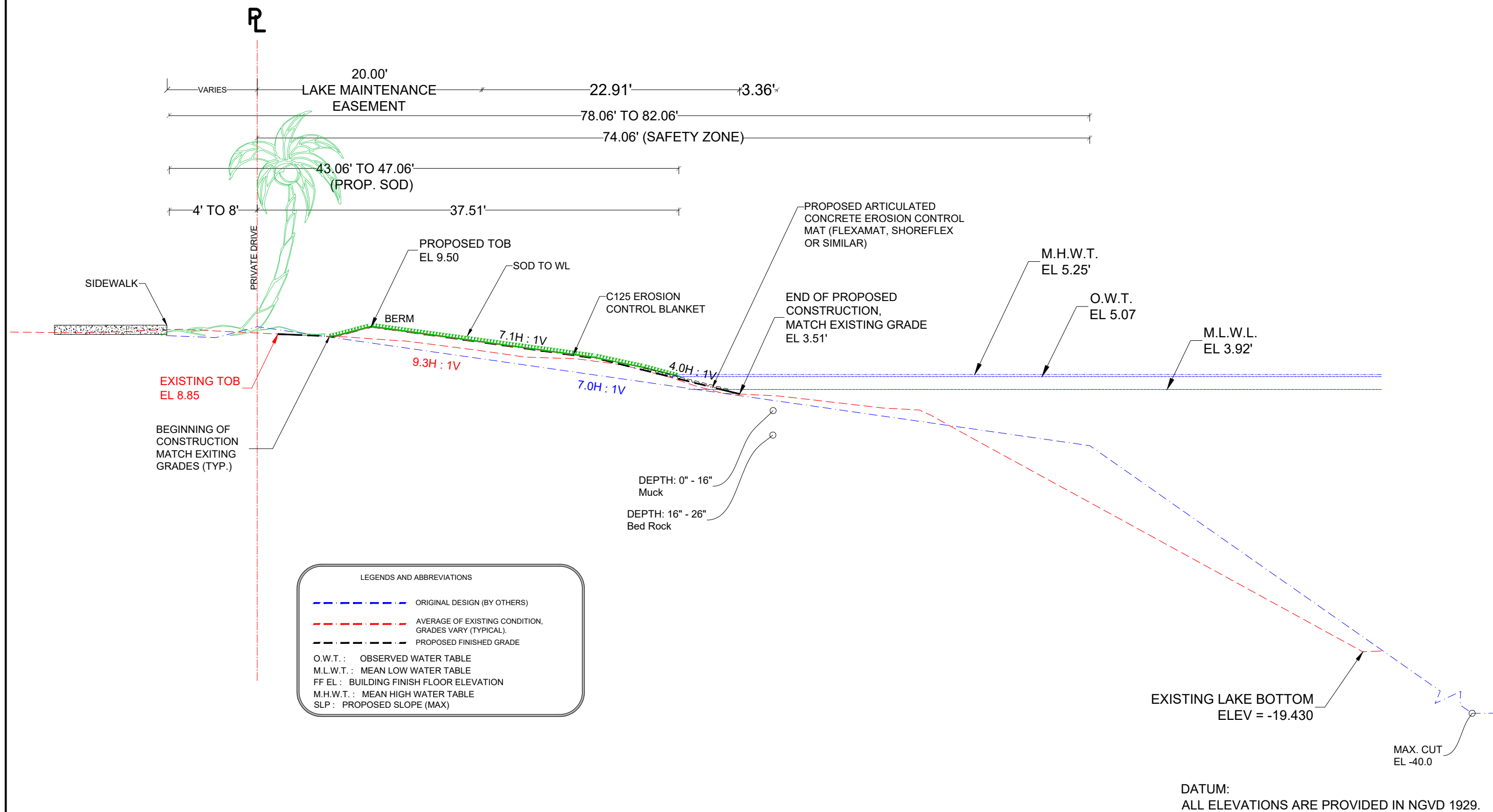
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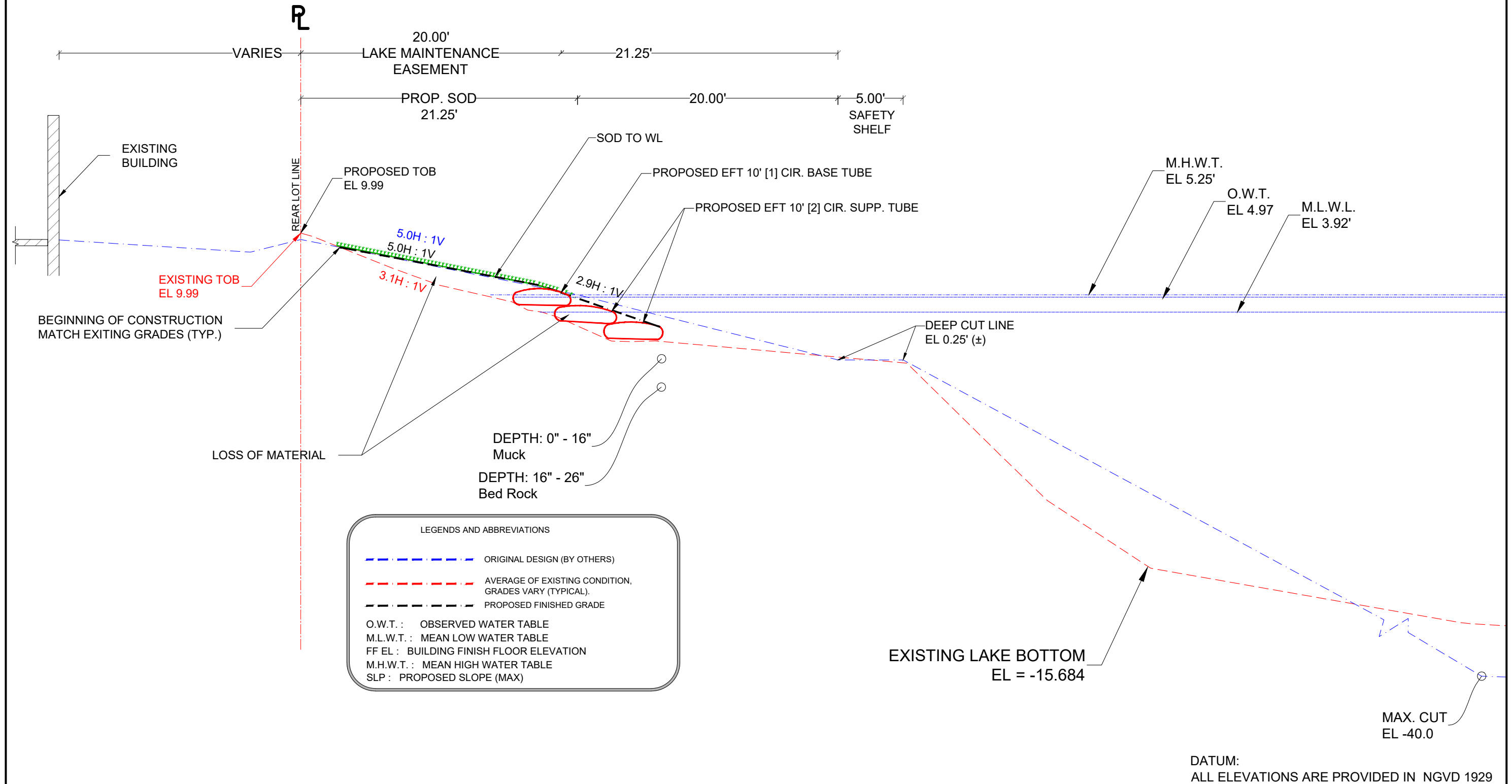
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TOPOGRAPHIC PLAN (LAKE 5)

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Erosion and Sedimentation Control Plan for
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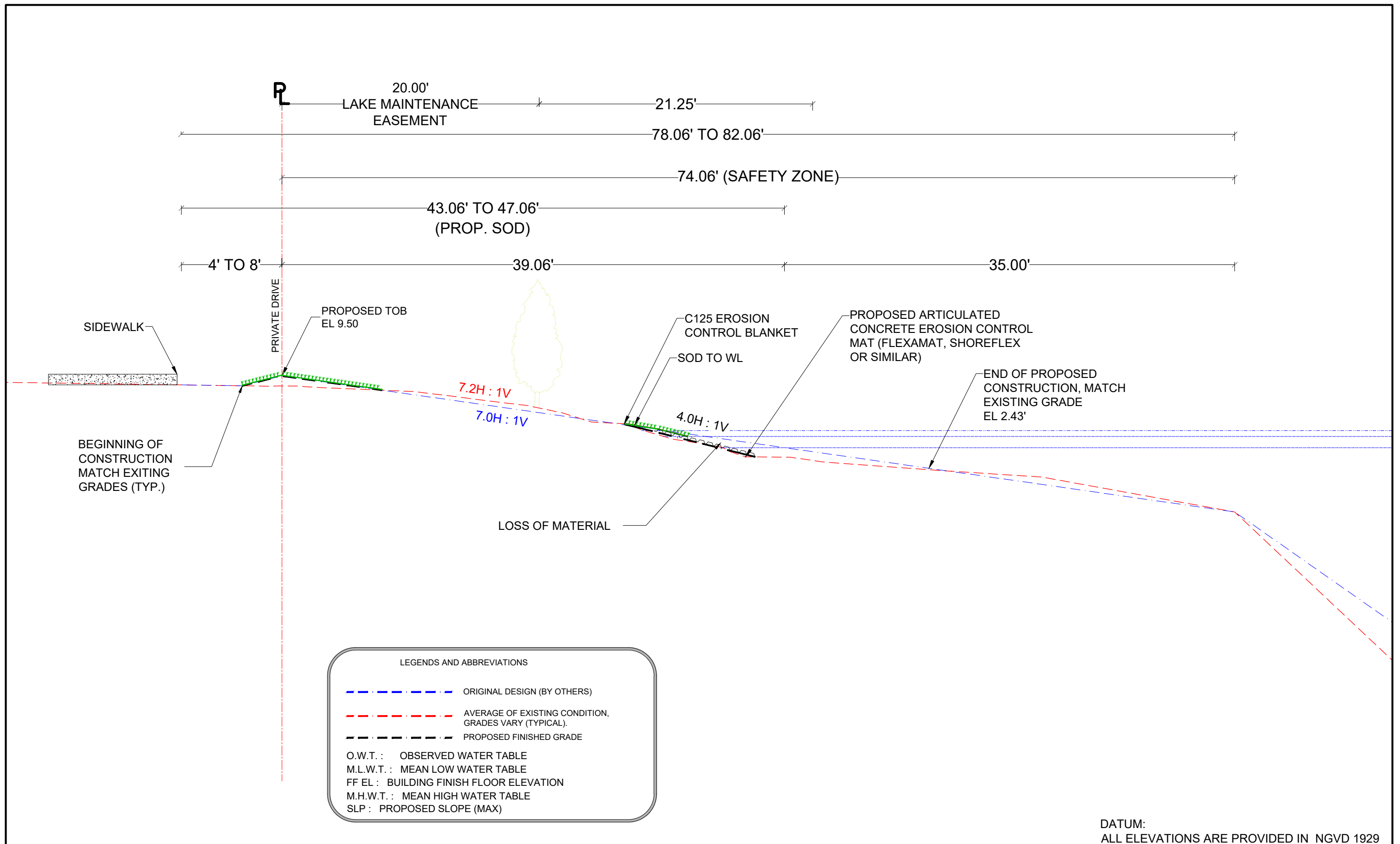
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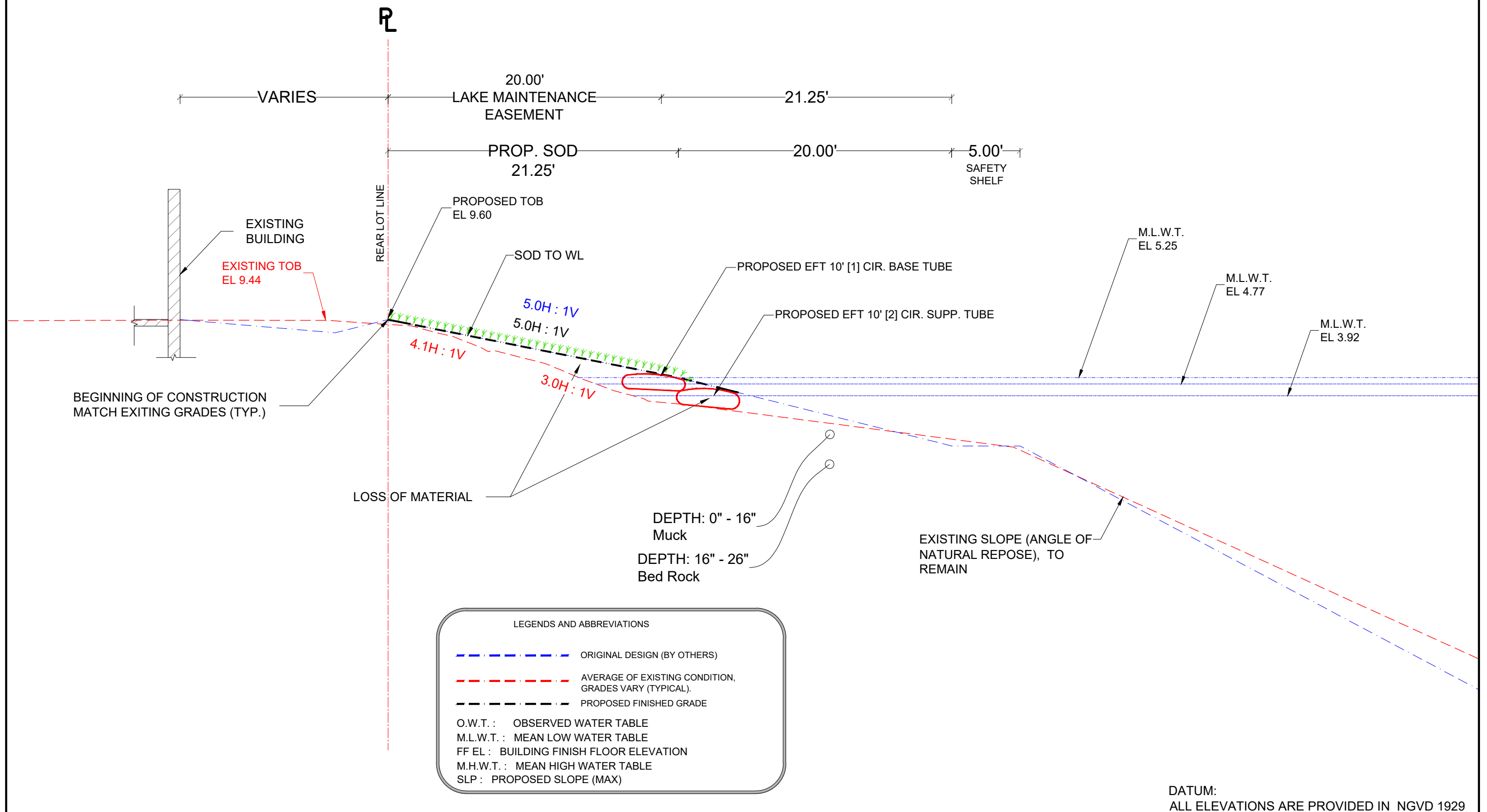
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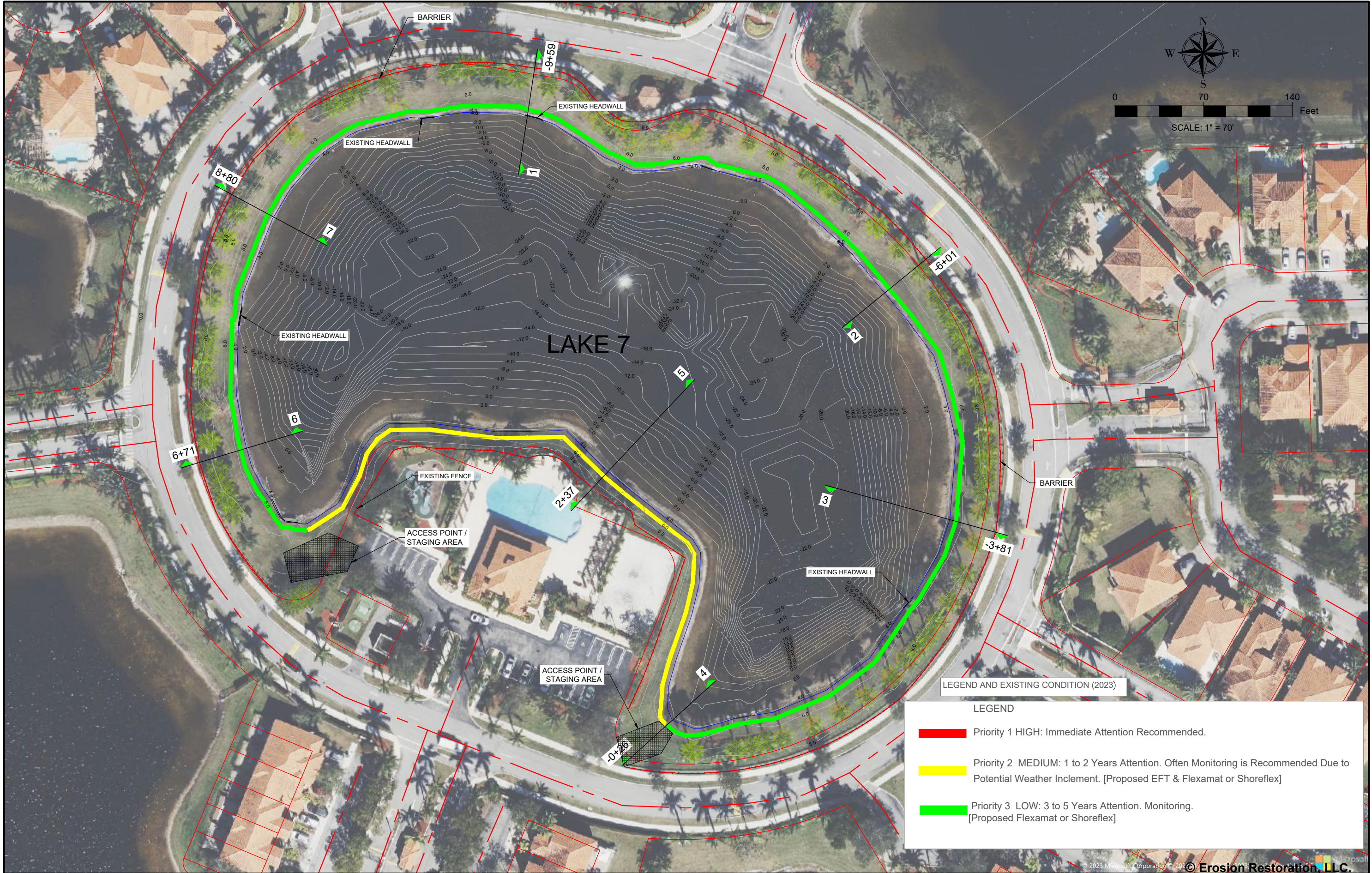
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TOPOGRAPHIC PLAN (LAKE 6)

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DRAWN BY: NV	DATE: 10/06/2023	SCALE: 1" = 60'







LEGEND

Priority 1 HIGH: Immediate Attention Recommended.

Priority 2 MEDIUM: 1 to 2 Years Attention. Often Monitoring is Recommended Due to Potential Weather Inclement. [Proposed EFT & Flexamat or Shoreflex]

Priority 3 LOW: 3 to 5 Years Attention. Monitoring. [Proposed Flexamat or Shoreflex]

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan for
Venetian Isles Community Development District



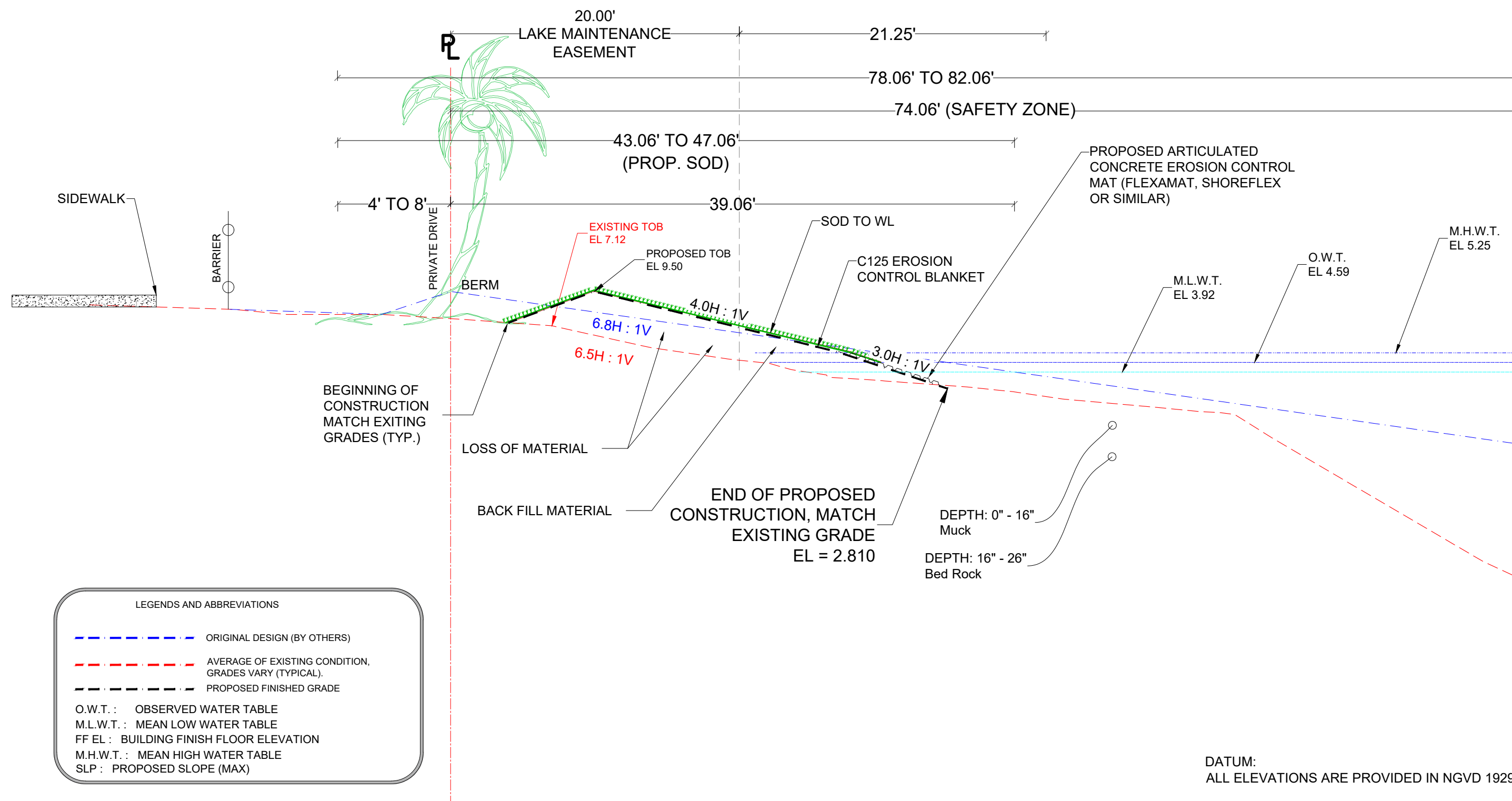
Landshore Enterprises, LLC
Environmental Engineering, Erosion
Control & Construction Management
d/b/a Erosion Restoration, LLC
"Your Shoreline Protection Specialists"

188 Triple Diamond Blvd., Ste. #A4
North Venice, FL 34275
Office: 941-303-5238
Fax: 941-218-6113
E-mail: info@landshore.com

Pieter M. Lombard, Professional Engineer, State of Florida, License No. 66596
This item has been digitally signed and sealed by Pieter M. Lombard, PE, on
XX/XX/2023.
Printer copies of this document are not considered signed and sealed and the
signature must be verified on any electronic copies.

TOPOGRAPHIC PLAN (LAKE7)

PROJECT NO.	SHEET	OF
2023-042	1	3
DRAWN BY:	DATE:	SCALE:
JP	10/06/2023	1" = 70'



LEGENDS AND ABBREVIATIONS

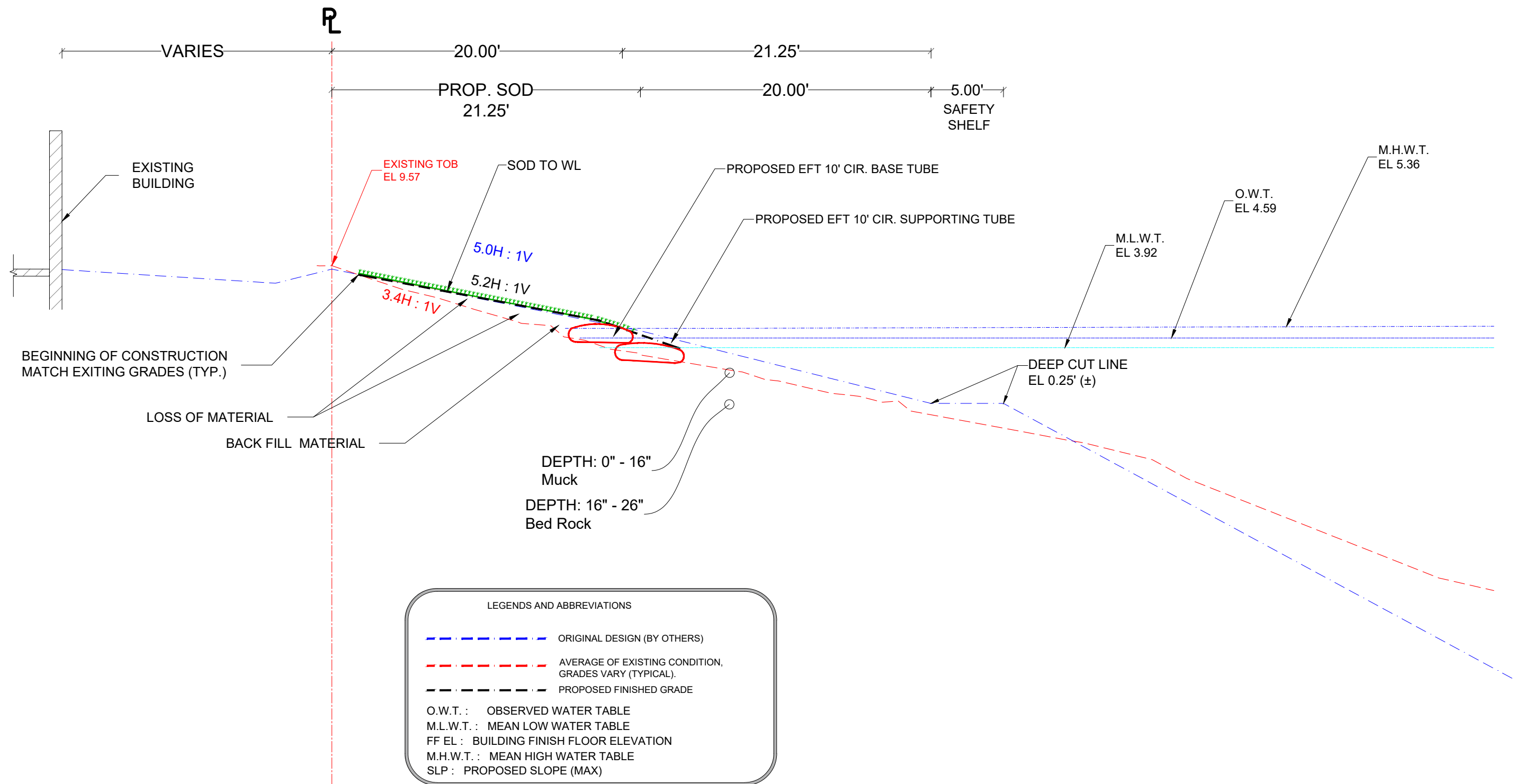
--- ORIGINAL DESIGN (BY OTHERS)

--- AVERAGE OF EXISTING CONDITION, GRADES VARY (TYPICAL).

--- PROPOSED FINISHED GRADE

O.W.T. : OBSERVED WATER TABLE
M.L.W.T. : MEAN LOW WATER TABLE
FF EL : BUILDING FINISH FLOOR ELEVATION
M.H.W.T. : MEAN HIGH WATER TABLE
SLP : PROPOSED SLOPE (MAX)

DATUM:
ALL ELEVATIONS ARE PROVIDED IN NGVD 1929



DATUM:
ALL ELEVATIONS ARE PROVIDED IN NGVD 1929

© Erosion Restoration, LLC.

REVISIONS			Erosion and Sedimentation Control Plan for Venetian Isles Community Development District	 Landshore Enterprises, LLC <i>Environmental Engineering, Erosion Control & Construction Management d/b/a Erosion Restoration, LLC</i> "Your Shoreline Protection Specialists"	188 Triple Diamond Blvd., Ste. #A4 North Venice, FL 34275 Office: 941-303-5238 Fax: 941-218-6113 E-mail: info@landshore.com	Pieter M. Lombard, Professional Engineer, State of Florida, License No. 66596 This item has been digitally signed and sealed by Pieter M. Lombard, PE, on XX/XX/2023. Printer copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	© Erosion Restoration, LLC.		
DATE	BY	DESCRIPTION					PROJECT NO. 2023-042	SHEET 3	OF 3
							DRAWN BY: JP	DATE: 10/06/2023	SCALE: AS SHOWN

Exhibit 2

Miami-Dade County Area, Florida

54—Biscayne marly silt loam, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9vd

Elevation: 0 to 10 feet

Mean annual precipitation: 42 to 70 inches

Mean annual air temperature: 77 to 81 degrees F

Frost-free period: 365 days

Map Unit Composition

Biscayne and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Biscayne

Setting

Landform: Marshes on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Silty marl over limestone

Typical profile

Lma1 - 0 to 5 inches: marly silt loam

Lma2 - 5 to 15 inches: marly silt loam

2R - 15 to 25 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 3 to 24 inches to lithic bedrock

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 100 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: C/D
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flats on islands
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Chekika

Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Convex
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G156AC521FL)
Hydric soil rating: No

Krome

Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G156AC521FL)
Hydric soil rating: No

Pennsuco, ponded

Percent of map unit: 3 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)

Hydric soil rating: Yes

Cooper town

Percent of map unit: 2 percent

Landform: Marshes on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, convex

Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)

Hydric soil rating: Yes

Shark valley

Percent of map unit: 2 percent

Landform: Depressions on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, convex

Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Miami-Dade County Area, Florida

Survey Area Data: Version 15, Aug 28, 2023

Miami-Dade County Area, Florida

58—Cooper Town muck, ponded-Urban land complex, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9vj

Elevation: 0 to 20 feet

Mean annual precipitation: 42 to 70 inches

Mean annual air temperature: 77 to 81 degrees F

Frost-free period: 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cooper town and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cooper Town

Setting

Landform: Marshes on marine terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Linear, concave

Across-slope shape: Convex, concave

Parent material: Herbaceous organic material over limestone

Typical profile

Oa - 0 to 16 inches: muck

2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 7 to 20 inches to lithic bedrock

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)

Depth to water table: About 0 to 1 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Organic soils in depressions and on flood plains (G156AC645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flats on islands
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Shark valley

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Convex, concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Jupiter

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Plantation

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave

Across-slope shape: Linear, concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Udorthents

Percent of map unit: 2 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, talf, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Biscayne

Percent of map unit: 2 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Miami-Dade County Area, Florida
Survey Area Data: Version 15, Aug 28, 2023

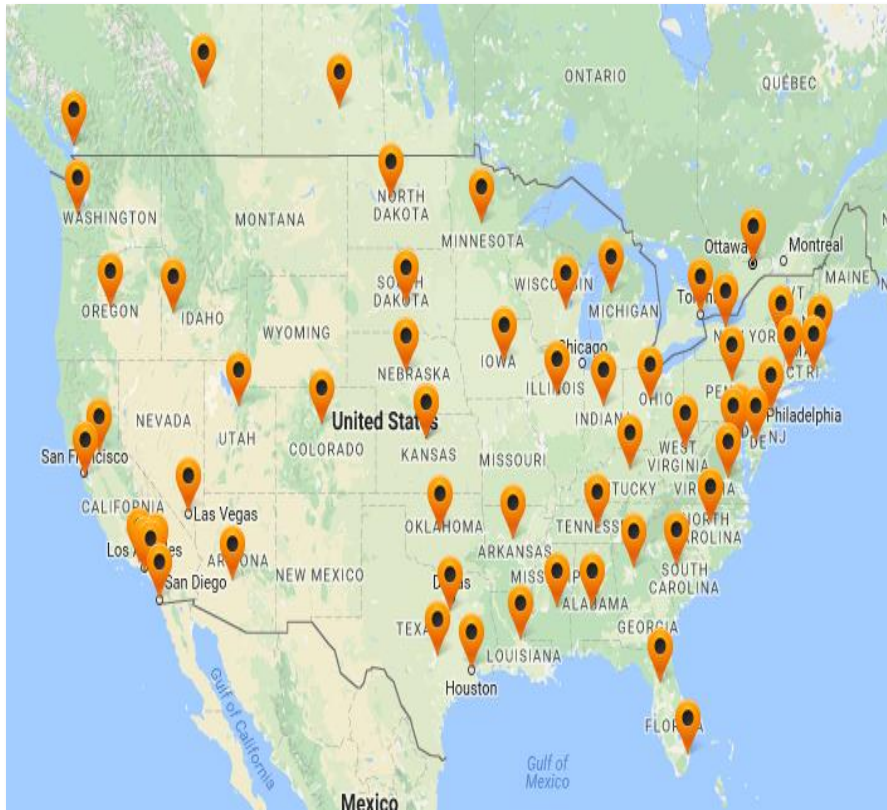
DETAILED FINAL BUDGET
VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	64,531	65,110	65,058	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	94,490	92,362	92,362	Expenditures/.94
Debt Assessments	343,250	344,402	344,402	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	50	420	540	Interest Projected At \$45 Per Month
TOTAL REVENUES	\$ 502,321	\$ 502,294	\$ 502,362	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance - Lake Tracts - Herbicides	9,227	9,800	9,800	No Change From 2022/2023 Budget
Aquatic Maintenance - Lake Tracts - Grass Carps	0	1,500	1,500	No Change From 2022/2023 Budget
General Maintenance - Lake Tracts/Shoreline Restoration	12,037	15,000	16,000	\$1,000 Increase From 2022/2023 Budget
Drainage Structure Maintenance/Cleaning	0	6,000	6,000	No Change From 2022/2023 Budget
Roadway/Street Improvements - Repairs (Including Signs)	7,418	9,000	9,000	No Change From 2022/2023 Budget
Engineers Report/Inspections/Consulting	3,800	1,500	3,250	\$1,750 Increase From 2022/2023 Budget
Field Operations Management	1,620	1,620	1,620	No Change From 2022/2023 Budget
Miscellaneous Improvement Projects	0	8,400	7,400	\$1,000 Decrease From 2022/2023 Budget
Security Camera MTE/Cable/Monitoring	0	2,500	2,500	No Change From 2022/2023 Budget
Infrastructure Reserve Fund	0	17,500	15,750	\$1,750 Decrease From 2022/2023 Budget
Pressure Cleaning	0	6,000	6,000	No Change From 2022/2023 Budget
Contingency (Maintenance & Storm Clean-up)	1,352	8,000	8,000	No Change From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	35,454	86,820	86,820	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,500	6,000	6,000	No Change From 2022/2026 Budget
Payroll Taxes	115	460	460	Supervisor Fees *7.65%
Management	31,740	32,688	33,660	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2022/2023 Budget
Legal	8,400	9,000	9,000	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,600	3,700	\$100 Increase From 2022/2023 Budget
Insurance	5,908	6,800	6,800	Insurance Estimate
Legal Advertisements	357	700	700	No Change From 2022/2023 Budget
Web Site Admin, Payroll Services, Meeting Room Rental & Mileage	3,018	3,500	3,500	No Change From 2022/2023 Budget
Office Supplies, Postage & Mailings	650	1,550	1,450	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,547	3,550	3,550	No Change From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Administrative Contingency	0	1,200	1,200	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	69,560	79,773	80,745	
TOTAL EXPENDITURES	\$ 105,014	\$ 166,593	\$ 167,565	
REVENUES LESS EXPENDITURES	\$ 397,307	\$ 335,701	\$ 334,797	
Bond Payments	(327,340)	(323,738)	(323,738)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 69,967	\$ 11,963	\$ 11,059	
County Appraiser & Tax Collector Fee	(4,838)	(10,038)	(10,036)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(18,424)	(20,075)	(20,073)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 46,705	\$ (18,150)	\$ (19,050)	
Carryover From Prior Year	0	18,150	19,050	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 46,705	\$ 0	\$ -	

SIDEWALK SAFETY EVALUATION



WHO WE ARE



Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,201,644

U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Geographical Information Systems Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.



Venetian Isles Community Development District
15355 Egret Lakes Circle
Miami, Florida 33185
C/O Ryan Quiroga

OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and
Patented Cutting
Technology to
repair trip hazards.



Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **ADA Compliance** - Approved and Compliant with ADA standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

BEFORE AND AFTER – LIABILITY REMOVED



GRINDING VS. SAW CUT TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions repair method is the quality, aesthetics, and ADA Compliance our patented saw-cutting offers.

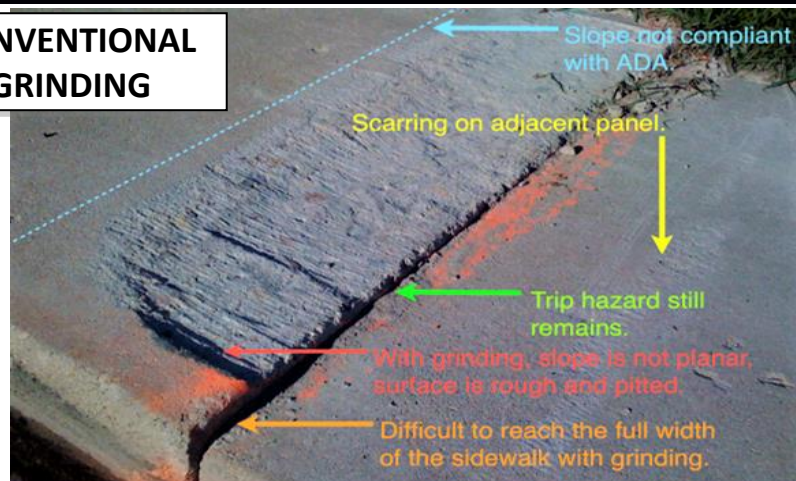
Grinding Limitations:

- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished, and highlights the uneven scarring
- Does not meet ADA slope requirements

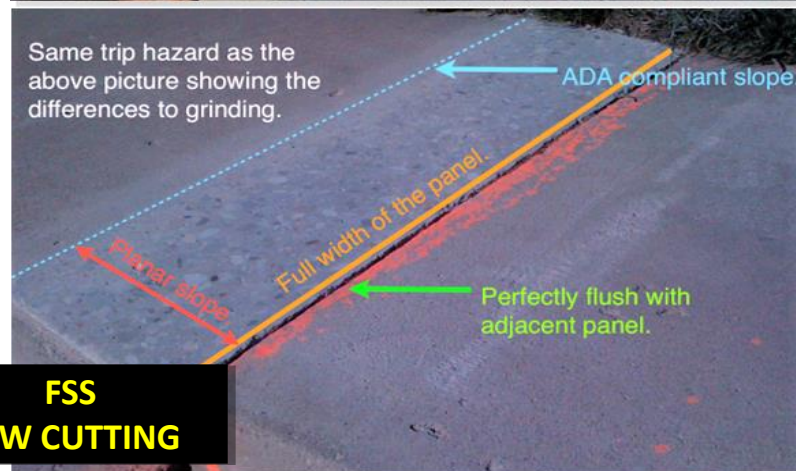
FSS Advantage:

- Our finish is the **finest**
- Our slope meets **ADA specifications**
- Our sidewalks are the **safest**
- Our technique is the **fastest**
- Our service is the **best**

CONVENTIONAL GRINDING



Same trip hazard as the above picture showing the differences to grinding.



FSS SAW CUTTING



SIDEWALK SURVEY RESULTS

Complete Survey Results :

- Trip Hazards Listed: **74**
- Lineal Feet of Corrections: **268**
- Location: **Venetian Isles CDD**
- Trip Hazard Repair Quote: **\$9,034.20**

The above quote reflects a 10% discount detailed on the following page

FSS Recommended Corrective Actions:

- Remove **74** Trip Hazards Correcting **268** Lineal Feet of Displaced, Heaved Sidewalk Currently Not Meeting ADA Sidewalk Safety Specifications





DISCOUNT OPTION

Proposed Sidewalk Trip Hazards Corrections - 74

Repair Quote

\$10,038.00

Pricing valid 90-days

***Quick Approval Incentive Offer**

\$9,034.20

10% Discount = \$1,003.80 Off

To approve by January 31, 2024

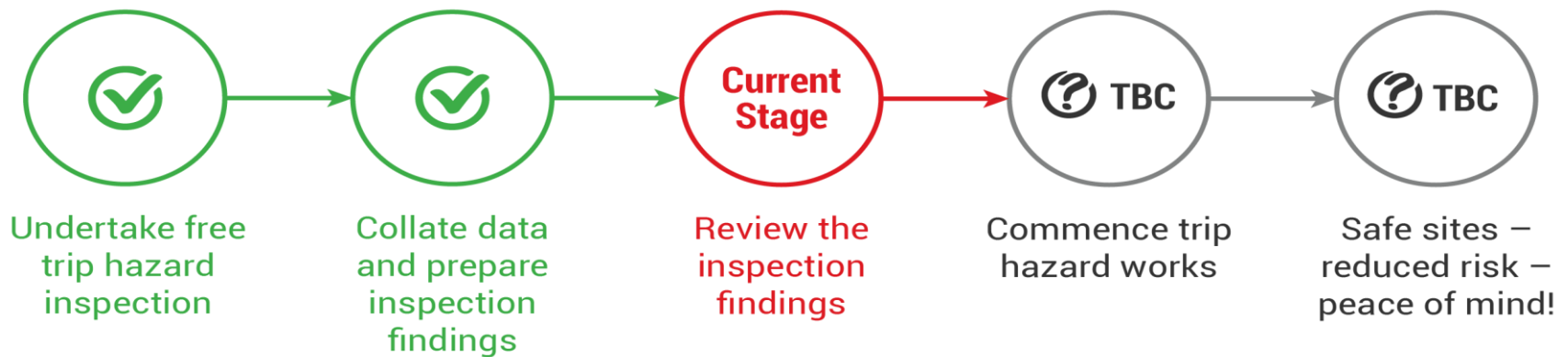
***QUICK APPROVAL DISCOUNT:**

- To take advantage of the **\$1,003.80 SAVINGS** approval must be received before **January 31, 2024.** This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval





Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators; therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has Seven locations that are beyond our scope of work and in need of replacement – see red pinpoints on map. Areas noted for replacement are recommendations only and are not included in this proposal. A list of replacement addresses / locations will be provided upon project approval. Replacements are the sole responsibility of the customer.
- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ Worker's Comp=\$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
Tel 786-694-0709
E-mail: operations@raptorvac.com

SIDEWALK TRIP HAZARD REMOVAL

PROPOSAL SUBMITTED TO: Venetian Isles CDD % SDS, Inc.	PROJECT NAME: Venetian Isles
BUSINESS ADDRESS: 2501A Burns Road Palm Beach Gardens, FL 33410	PROJECT LOCATION: 15355 Egret Lakes Cir, Miami, FL 33185
TELEPHONE: 561-630-4922	DATE: January 10, 2024

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Pick up truck, concrete scarifier and grinders to remove sidewalk trip hazards and restore seamless transition at seventy four (74) locations throughout development, most locations within Sienna sub division.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$6,512.00

Six Thousand Five Hundred Twelve Dollars and 00/100 Cents

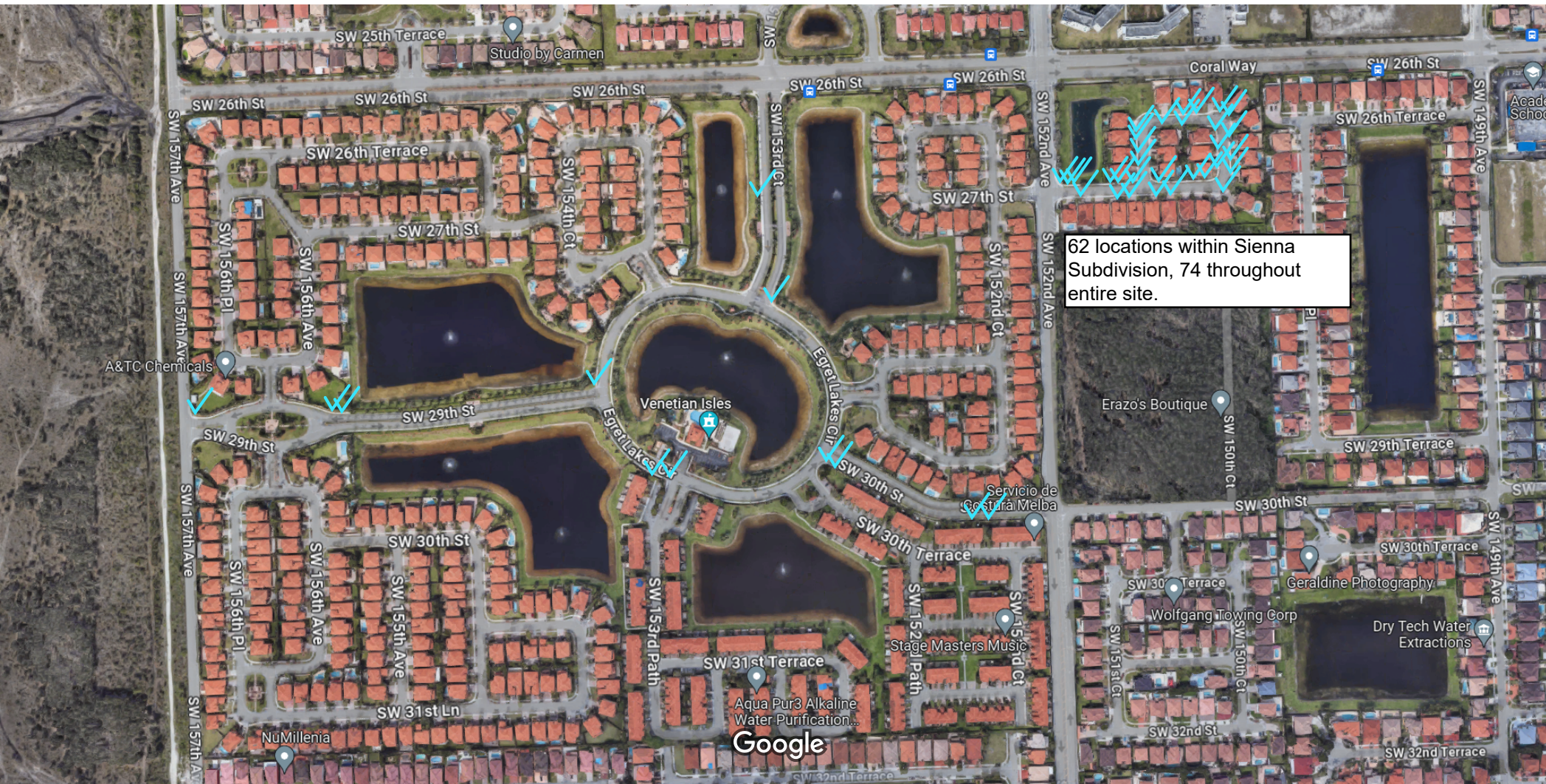
TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 200 ft