



**VENETIAN ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JULY 22, 2025  
7:00 P.M.**

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

[www.venetianislescdd.org](http://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**  
**July 22, 2025**  
**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. May 27, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering).....Page 7
  - 2. Discussion Regarding Storm Drain Maintenance
- H. New Business
  - 1. Discussion Regarding Raised Driveway Apron due to Tree Roots (Sienna).....Page 8
  - 2. Discussion Regarding Venetian Isles Master Assoc. – ACC Report (Sienna).....Page 9
- I. Administrative & Operational Matters
  - 1. Discussion Regarding Legal Advertisements (Miami-Dade County ILA)
- J. Board Member and Staff Closing Comments
- K. Adjourn



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

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

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

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142067	606064	Print Legal Ad-IPL02012870 - IPL0201287		\$861.00	2	49 L

**Attention:** Laura J. Archer

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

### VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 19, 2024**  
**January 28, 2025**  
**March 25, 2025**  
**May 27, 2025**  
**July 22, 2025**  
**September 23, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website at [www.venetianislescdd.org](http://www.venetianislescdd.org) or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

### VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

[www.venetianislescdd.org](http://www.venetianislescdd.org)  
IPL0201287  
Nov 1 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

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

1 insertion(s) published on:

11/01/24

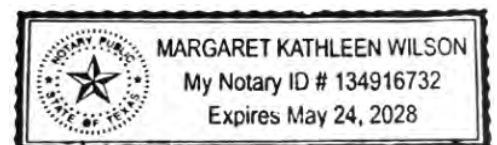
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 1st day of  
November in the year of 2024

*Margaret K. Wilson*

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



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

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 27, 2025**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the May 27, 2025, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:05 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 Herald* on November 1, 2024, as part of the District’s fiscal year 2024/2025 meeting schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman David Mattison, Vice Chairwoman Mary Ann Delgado, and Supervisors Jose Medina and David Marquez (who arrived at 7:09 p.m.) 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 Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Alvaro Saenz Sheen of Caltran Engineering

Also in attendance were the following District residents: Mary Mattison, Heidy Mendoza, Antonietta Azrak, Eduardo Molieri, Magda Campoamor, Joanna Benech, and Carlos Prieto.

**D. REMINDER OF VACANCY IN SEAT 1 – TERM EXP. 2028**

Ms. Nguyen stated that David Marquez confirmed his attendance and requested that this item be discussed when Mr. Marquez is in attendance. The Board of Supervisors present acknowledged Ms. Nguyen’s request.

**NOTE:** This item was discussed following item G. Approval of Minutes.

Ms. Nguyen explained that there is currently a vacancy in Seat 1, which term expires in November 2028. She asked if there were any qualified persons interested in serving on the Board or if there was a motion by a Board member to appoint a qualified person to the vacant seat. Mr. Carlos Prieto expressed his desire to serve on the Board. A discussion ensued, after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Mattison and unanimously passed to appoint Ms. Antonietta Azrak to Seat 1, which term expires in November 2028.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Azrak. In addition, Ms. Nguyen and Ms. Smoker will review the duties and responsibilities as a Board member

with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2024 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 following the meeting.

#### **E. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Nguyen informed the Board of Supervisors (the “Board”) that she would like to add the following item to the agenda:

- New Business, Item 2. – Discussion Regarding Second Extension & Amendment to Fountain Maintenance Agreement

The Board acknowledged Ms. Nguyen’s request.

#### **F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the members of the public.

#### **G. APPROVAL OF MINUTES**

##### **1. March 25, 2025, Regular Board Meeting**

Ms. Nguyen presented the minutes of the March 25, 2025, Regular Board Meeting and asked if there were any changes and/or corrections.

**NOTE:** Mr. Marquez arrived at approximately 7: 09 p.m.

Mr. Medina handed Ms. Nguyen a letter addressed to the Chairman requesting that the language in section K. Board Members & Staff Closing Comments of the March 25, 2025 Regular Board Meeting Minutes be amended to reflect the language indicated in Mr. Medina’s letter. Ms. Nguyen read the letter aloud.

**NOTE:** Ms. Nguyen stated that this discussion may be lengthy, as such, she requested the Board’s approval to pause the discussion and discuss Old Business, Item 1 at this time, as a courtesy to their guest, Alvaro Saenz Sheen of Caltran Engineering. The Board acknowledged the request.

The Board discussed the changes requested by Mr. Medina. The consensus of the other Board members was that the language in Mr. Medina’s letter expressed the same events reflected in Ms. Nguyen’s summary minutes. Board members were reminded that the minutes are a summary of the discussions that take place during District meetings.

A **motion** was made by Ms. Delgado, seconded by Mr. Mattison, approving the minutes of the March 25, 2025, Regular Board Meeting, as presented. The motion passed 3 to 1 with Mr. Medina dissenting.

Mr. Medina requested that his letter be added to the District’s records. Ms. Nguyen acknowledged Mr. Medina’s request.

**NOTE:** At this time, the Board discussed item D. Reminder of Vacancy in Seat 1 (Term Exp. 2028)

## **H. OLD BUSINESS**

### **1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)**

**NOTE:** This item was discussed midway through item G. Approval of Minutes, 1. March 25, 2025 Regular Board Meeting.

Ms. Nguyen introduced Mr. Alvaro Saenz Sheen representing Caltran Engineering. Mr. Saenz Sheen stated that he was in attendance to review cost estimates and revisions to the engineering plans requested by the Board during the November 19, 2024 Regular Board Meeting, as well as to answer Board and resident questions.

Mr. Saenz Sheen presented a plan depicting the auto turn for a pumper truck entering Egret Lakes Circle from SW 153 Court. The Board requested that clarification for the bike lane be provided. Mr. Saenz Sheen informed the Board that the plans call for a raised bike lane. The Board discussed the importance of resident involvement during the Egret Lakes Circle modifications decision-making process. The Board requested that Caltran Engineering provide the District with plans that are zoomed in at each ingress and egress to Egret Lakes Circle. This will allow the Board to better explain what the plans reflect. Additionally, the Board requested renderings of the raised bike lanes. The Board consensus is to ensure that the Board and the residents of the District can envision what the possible future plans for Egret Lakes Circle are. Mr. Saenz Sheen acknowledged the Board's request. There being no further questions for Mr. Saenz Sheen, he excused himself from the meeting.

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

**NOTE:** At this time, the Board continued the item G. Approval of Minutes, 1. March 25, 2025 Regular Board Meeting discussion.

### **2. Discussion Regarding Lake Vegetation (Grass Carp Stocking & Spike Rush)**

Ms. Nguyen informed the Board that she continues to receive complaints regarding the spike rush from one resident on the west side of the Palermo lake located on SW 29<sup>th</sup> Street. Ms. Nguyen stated that the resident's complaints are that the spike rush is attracting mosquitos, that there are dead animals in the spike rush, the spike rush is producing a foul smell, and that it is not aesthetically pleasing. Ms. Nguyen explained that an inspection was done in this area and District staff were unable to locate any deceased animals, nor were there any foul smells in the area. The Board consensus is to continue with the current plans for the spike rush.

### **3. Discussion Regarding Storm Drain Maintenance Class V Permit**

Ms. Nguyen explained that the District's Class V Permit Application was submitted to Miami-Dade County (the "County") for review. She further explained that the County had some remarks, which have been addressed. Ms. Nguyen stated that she anticipates that the permit will be awarded within the next month.

### **4. Update Regarding Venetian Isles HOA Reserve Study & Implications to the CDD**

Ms. Nguyen explained that Venetian Isles Master Association, Inc. President, Carlos Rosero, confirmed with Global Solution Partners, the preparer of the HOA's Reserve Study, that none of the

items included in the HOA's Reserve Study overlap District responsibilities. Ms. Nguyen stated that any questions regarding the HOA's Reserve Study should be addressed with the HOA.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

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

#### **RESOLUTION NO. 2025-02**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen reminded the Board that during the March 25, 2025 Regular Board Meeting, the Board discussed the District's maintenance expenditures and budgetary needs. Ms. Nguyen explained that per those discussions, she made the following adjustments, additions, and deletions to the Maintenance Expenditures budget lines:

- Aquatic Maintenance – Lake Tracts – Herbicides: Adjusted to match the current aquatic maintenance contract.
- General Maintenance – Lake Tracts/Shoreline Restoration: Adjusted to allow for a sinking fund for erosion repairs.
- Drainage Structure Maintenance/Cleaning: Adjusted to allow for the cleaning of the entire stormwater system in five (5) years, per the 2024 Engineer's Report.
- Storm Drainage/Class V Permit: Budget line added for permitting fees associated with Maimi-Dade County's new stormwater system requirements.
- Security Camera MTE/Cable/Monitoring: Budget line removed due to the HOA assuming the maintenance responsibilities of the District owned surveillance cameras in the Sienna subdivision entrance.
- Pressure Cleaning: Budget line added to cover the District's annual sidewalk pressure cleaning expenses.
- Sidewalk Milling/Replacements: Budget line added to cover the District's annual sidewalk milling and slab replacement expenses.
- Grounds Maintenance Contingency: Adjusted to contribute \$63,360 to the HOA for the mowing services of District owned lands.
- Landscaping (Tree & Palm Trimming, Palm Fertilization, Misc.): Budget line added to allow for tree and palm trimming, and fertilization of palms.
- Roadway Resurfacing, Signs & Markings: Budget line added to allow for a sinking fund to restore District owned roadways ten (10) years after the resurfacing project is completed.

Ms. Nguyen advised that since the overall proposed assessments are increasing in the fiscal year 2025/2026, letters to the residents would be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-02, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Delgado, seconded by Mr. Medina and unanimously passed to approve and adopt Resolution No. 2025-02, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for August 26, 2025, at 7:00 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185; and further authorizes publication/notice of the budget public hearing, as required by law.

**2. ADD-ON: Discussion Regarding Second Extension & Amendment to Fountain Maintenance Agreement**

Ms. Nguyen stated that the Extension and Amendment to Fountain Maintenance Agreement between the District and the HOA is due to expire August 6, 2025. She further explained that this instrument allows the HOA access to District's lakes to maintain the HOA owned fountains. Ms. Nguyen informed the Board that this Second Extension and Amendment to Fountain maintenance Agreement will extend the term through August 6, 2030.

A **motion** was made by Mr. Mattison, seconded by Ms. Delgado and unanimously passed approving the Second Extension and Amendment to Fountain Maintenance Agreement.

**J. ADMINISTRATIVE & OPERATION MATTERS**

**1. Reminder: 2024 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2025)**

Board members were reminded of the importance of electronically completing their individual 2024 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, 2025.

Board members were also reminded to complete their required 4-hour ethics training by December 31, 2025.

**K. BOARD MEMBERS & STAFF CLOSING COMMENTS**

There were no comments from Board Members or District Staff.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Azrak, seconded by Mr. Medina and passed unanimously adjourning the Regular Board Meeting at approximately 8:57 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

**UPDATE REGARDING FLOW OF  
TRAFFIC ON EGRET LAKES CIRCLE  
(CALTRAN ENGINEERING)**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**Venetian Isles Community Development District**  
Raised Pavers on Driveway Apron (Sienna)  
15180 SW 27<sup>th</sup> Street





# VENETIAN ISLES

Architectural Control Committee (ACC)

## SIENNA

A subdivision of ***Venetian Isles Master Association***

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>



# VENETIAN ISLES

## Architectural Control Committee (ACC)

Miami FL, 07/07/2025

To : **VI Board Members**

**Mr. Rosero, Mr. Vega, Mr. Lisandro**

Cc : **Mrs. Nancy Nguyen**  
District Manager VI CDD

**Mr. Eric Toro** / Property Manager  
FirstService Residential

**Subj** : **SIENNA** - Subdivision, part of Venetian Isles Master Association.  
Revitalization and Enhancement of the Sienna Community.

---

Dear Board Members, Property Manager, and CDD,

This report, compiled by the Venetian Isles Master Association's ACC Committee, directly addresses critical matters within the Sienna subdivision. Prompted by an invitation from Sienna residents, the Committee engaged in thorough dialogue and direct communication to understand their primary concerns and points of view. This document now provides a comprehensive overview of the challenges identified, particularly concerning external road safety on 152 Avenue, internal access control vulnerabilities, and the underutilization of key common areas. We present a meticulously crafted plan, advocating for a collaborative implementation strategy to secure, enhance, and ultimately elevate the standard of living for all Sienna residents.

The ACC Committee remains fully available to discuss any aspect of this report, elaborate on our findings, or explore additional solutions collaboratively. We are grateful for this opportunity to contribute to Sienna's future and eagerly anticipate the swift and positive transformation that will enhance the quality of life for every resident within the community.

**ACC Architectural Control Committee**  
VENETIAN ISLES MASTER ASSOCIATION

Mr. J. Cerutti  
Mr. C. Prieto

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### I. EXECUTIVE SUMMARY

The Sienna community, a vital component of the Venetian Isles Master Association, faces critical challenges directly impacting its safety, sense of community, and property values. This document presents a strategic, multi-faceted, and fiscally responsible plan to address these concerns. The objective is to implement essential improvements in road safety, establish a functional access control system, and activate underutilized common spaces, all while prioritizing quality, durability, and compliance with Miami-Dade County regulations. The presence of the Sienna Community Development District (CDD) offers a structured, long-term, and equitable funding mechanism for these community infrastructure enhancements.

#### **Key Problems to Address**

- **External Road Safety (152 Avenue)**  
Imminent danger due to excessive vehicle speeds (reported up to 70 mph in a 40 mph zone) on 152 Avenue, posing a significant threat to vehicles and pedestrians entering and exiting Sienna.
- **Internal Security and Access Control**  
Lack of a visible and efficient vehicle and pedestrian access control system, leading to unwanted traffic intrusion and security concerns, exacerbated by poor "Cul-de-Sac" signage, that is missing.
- **Underutilized Common Spaces**  
Existence of wasted land (the "never-finished gate") and the absence of functional amenities such as a small plaza, recreational areas for children and adults, as well wasted areas that can improve to use as a dog park.

#### **Anticipated Outcomes**

- \_ Active mitigation of road safety risks on 152 Avenue.
- \_ Effective control of traffic flow and access within the subdivision.
- \_ Fostering community cohesion and enhancing residents' overall quality of life.
- \_ Verifiable increase in the market appeal and value of properties within Sienna.
- \_ Establishment of a model for effective collaborative community management and improvement among homeowners, HOA, CDD, and the County government.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### II. DETAILED PROBLEM ANALYSIS AND PROPOSED SOLUTIONS

#### A. Critical Issue

Road Safety at 152 Avenue and Sienna Access

#### In-Depth Diagnosis

The high speed and volume of traffic on 152 Avenue, significantly exceeding the 40 mph limit, pose a constant threat. The absence of a clearly defined entrance and inadequate signage creates a "blind spot" and imminent danger for vehicles and pedestrians, including children, entering or exiting the subdivision. Homeowners with security backgrounds have identified this as a critical failure in community protection.

#### Legal Implications and Grounds for Demands (Miami-Dade County)

- **Public Safety Duty (Miami-Dade DTPW)**

The Miami-Dade County Department of Transportation and Public Works (DTPW) has a legal and fiduciary duty to maintain safe public roadways for all users. Failure to address documented excessive speeding and the associated risk to residential community access constitutes a potential breach of this duty.

- **Speed Limit Laws**

Florida Statutes § 316.183 (Maximum speed limits) and § 316.189 (Established speed zones) define the relevant regulations. Reported speeds of 70-mph in a 40-mph zone (assuming 40 mph is the posted or implicit limit for that section of 152 Ave) is a flagrant and dangerous violation of state law, demanding active intervention from County law enforcement and traffic engineering authorities.

- **Right to Traffic Calming Measures**

Residents have the right to request traffic studies and the implementation of mitigation measures through Miami-Dade DTPW's "Traffic Calming" programs. Resident safety is a paramount public priority.

## Architectural Control Committee (ACC)

### **Proposed Solution Dual Strategy of External Mitigation and Smart Perimeter Access Control.**

#### **Intervention at 152 Avenue (Primary County Responsibility)**

##### **Formal Request for Traffic Study**

The HOA/CDD must formally request Miami-Dade DTPW to conduct a comprehensive traffic engineering study focusing on speed and volume in the section of 152 Avenue adjacent to Sienna.

##### **Mandatory Implementation of Traffic Calming Measures**

Based on the study and safety concerns, we demand the implementation of appropriate measures, such as:

- **Advanced and Clear Signage**

Installation of large, illuminated signs with "REDUCE SPEED – RESIDENTIAL AREA AHEAD" and "RESIDENTIAL COMMUNITY ENTRANCE/EXIT" warnings before the Sienna entrance. Consider dynamic speed display signs.

- **Traffic Calming Devices**

If justified by the study, consider implementing rumble strips before the entrance or a formal and enforced reduction of the speed limit in that specific section.

- **Increased Law Enforcement Patrols**

Request increased presence and enforcement by the Miami-Dade Police Department on 152 Avenue to deter speeding.

#### **Modernized Access Control System (CDD/HOA Responsibility)**

##### **Objective**

Establish a functional and visible access control system that filters unwanted traffic while ensuring ease of access for residents and services.

##### **Key Components (Functionality and Durability)**

###### **Robust Vehicular Gate**

A standard but strong sliding or dual-swing gate made of aluminum or steel, equipped with a heavy-duty industrial motor and battery backup. Basic safety sensors are essential.

###### **Efficient Entry/Exit System**

Clearly defined entry and exit lanes.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### Practical Access Control

#### **RFID Readers / Barcode Scanners**

For quick, touchless resident access.

#### **IP Video Intercom with Mobile Connectivity**

Allowing residents to visually verify and grant access to visitors/deliveries remotely via their smartphones, with video recording.

#### **Keypad**

For regular service providers and temporary codes for guests.

#### **Emergency Services Access**

Integration with emergency systems (Opticom/Strobe-light detection) or a Knox box for Fire/EMS/Police.

#### **Secure Pedestrian Gate**

Separate from the vehicular gate, with key or code access.

### Strategic Video Surveillance System (CCTV)

#### **High-Definition IP Cameras (1080p or 2K)**

Strategically placed at the entrance (with good resolution for vehicle/license plate identification), and at key common area points (7-8 locations as per blue dots), covering entrances, exits, and high-traffic areas.

#### **Night Vision and Weather Resistance**

Essential for 24/7 effectiveness in Florida's climate.

#### **Network Video Recorder (NVR)**

With sufficient storage capacity (minimum 30 days continuous recording) and secure remote access for the HOA/CDD Board and law enforcement as needed.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### Legal Basis (CDD & HOA for Access Control)

#### Florida Statutes § 190.012 (CDD Special Powers)

Grants CDDs the authority to "finance, establish, construct, equip, operate, and maintain systems and facilities" for public infrastructure. This includes security and access control systems, especially if internal roads are CDD property, as security is a vital component of community infrastructure.

#### Florida Statutes § 720.303 (Homeowners' Associations)

Confirms HOAs' authority to manage common areas and establish rules, including security measures for the protection of their members and properties.

**Florida Statutes § 768.0706 (Multifamily Residential Property Safety and Security; Presumption Against Liability)** This statute is CRUCIAL. It establishes a "presumption against liability" for multifamily residential properties that implement specific security measures, such as:

"A functional access control system at all points of entry/exit."

"A closed-circuit television system at all points of entry/exit and in all common area parking lots, recording 24/7 and maintained for at least 30 days."

Good lighting, self-closing doors, etc.

Compliance not only enhances security but also provides legal protection for the HOA and CDD in the event of incidents.

## Architectural Control Committee (ACC)

### III. PROJECTED BUDGET (REALISTIC AND ACCESSIBLE)

Component	Estimated Cost
Access Control System	\$10,000 - \$25,000
Clear Traffic Signage (External and Internal)	\$1,000 – 3,000
Video Surveillance (7–8 cameras)	\$6,950
Dog Park	\$12,000
Plaza & Pergola	\$28,500
Playground	\$14,500
Design, Permits, Contingency (15%)	\$14,000
<b>TOTAL ESTIMATED RANGE</b>	<b>\$114,500 - \$117,500</b>

**Disclaimer on Costs:** Please be advised that the figures provided are preliminary estimates, based on current market understanding, and are not binding quotations. The final costs for these functions will be established through a formal procurement process, which falls under the responsibility of the Homeowners Association and the Property Management Company.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### B. Issue

Underutilized Common Spaces and Lack of Essential Amenities

#### In-Depth Diagnosis

The "never-finished gate" area represents valuable, wasted land. The absence of a safe, dedicated pet area and accessible recreational spaces for children and adults limits social interaction and resident well-being.

#### Proposed Solution

Creation of an Essential and Functional Community Amenities Hub.

### Sienna Gathering Place Design (Pink Box Area)

#### Areas Preparation

*(Transformation of the Underutilized 26th Street Entrance Area)*

The area at the proposed 26th Street entrance, currently featuring a "**never-finished gate**" structure, represents a significant and unused common area. This gate was initially installed with the intent of serving as an additional entrance/exit for Sienna. However, the anticipated road connection from 26th Street (Coral Way) was never formalized or constructed, rendering both the gate structure and the adjacent land without practical use as an access point. This portion of the community land remains unpaved and serves no functional purpose in its current state.

To rectify this, the existing gate structure will be permanently secured by converting it into a **fixed metal fence** through the expertise of a qualified welder. Concurrently, a portion of the common area originally designated for this unbuilt entrance road will be revitalized and repurposed to create a functional and aesthetically pleasing community amenity hub.

#### This transformation will include

- **Plazuela with Paver Flooring:** Establishment of a functional plaza area, approximately 150 to 250 sq ft, utilizing durable and economical brick pavers laid over a sand base. This provides a clean, inviting surface for community gatherings.
- **Simple Pergola Structure:** Installation of a straightforward pergola design featuring four columns and decorative wooden beams. This structure is intended to be simple and decorative, similar in concept to the existing pergola at the clubhouse area, providing an aesthetic focal point without complex functionality.
- **Seating and Pet Station:** Integration of three sturdy plaza benches for resident comfort, alongside a dedicated pet station area equipped with waste bag dispensers and a receptacle.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

This approach addresses the obsolete structure, activates underutilized land, and provides valuable amenities for residents, all while maintaining a fiscally responsible scope.

### **Water Feature**

A small, prefabricated or bubbling fountain as a decorative element, not a large, complex aquatic installation.

### **Basic Landscaping**

Perimeter planters with low-maintenance vegetation.

### **Sienna Kids' Corner Playground** (Integrated or Adjacent)

#### **Economical and Safe Play Equipment**

A play structure similar to or more economical than the proposed image, including a slide and swings, focusing on basic functionality and certified safety standards. Prioritize a durable and certified model.

#### **Safety Surfacing**

Engineered wood fiber mulch or washed sand, meeting minimum fall height requirements (ASTM standards).

#### **Shade**

Optional, but recommended if budget allows (e.g., a simple shade sail).

Sienna Pet Zone Dog Station (Green Box Area)

Functional Fencing Chain-link, standard height (4-6 ft), with a simple access gate.

#### **Surface**

Well-maintained natural grass or crushed gravel.

#### **Basic Amenities**

Pet waste bag dispensers and simple trash receptacles. A basic water spigot/fountain with direct water connection.

No complex agility elements.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### Legal Basis (CDD & HOA for Amenities)

#### Florida Statutes § 190.012 (CDD Special Powers)

This is the legal cornerstone for funding these improvements. Parks, recreational areas, landscaping, and water features are explicitly "community facilities" that a CDD can finance through bonds. This allows costs to be fairly distributed over many years to all property owners via their CDD property taxes.

#### Florida Statutes § 720.303 (Homeowners' Associations)

The HOA has the legal capacity to own and maintain these amenities. A formal agreement between the CDD (as the funding/infrastructure-owning entity) and the HOA (as the operating/daily maintenance entity) would be crucial.

### C. Other Strategic and Legal Suggestions

#### Community Lighting Optimization Program

##### Proposal

Audit existing common area lighting. Replace existing fixtures with low-consumption LED solutions, utilizing existing poles where feasible.

##### Benefits

Drastically reduces energy costs for the CDD/HOA, improves nighttime safety and aesthetics.

##### Legal Basis

HOAs and CDDs have the authority to improve infrastructure for the benefit of residents. Energy efficiency aligns with Miami-Dade County's sustainability policies.

##### Cost Estimation

\$5,000 - \$15,000 (depending on the number of fixtures and pole reusability).

## Architectural Control Committee (ACC)

### Collaboration with Miami-Dade Police (Neighborhood Safety Program)

**Proposal** Formalize a "Neighborhood Watch Program" and establish a point of contact with the Miami-Dade Police Department for periodic patrols, crime prevention education, and rapid incident response.

#### Benefits

Visible law enforcement presence, crime deterrence, strengthened community vigilance.

#### Legal Basis

It is a citizen's right and recommended practice for communities to collaborate with law enforcement agencies for public safety.

#### Cost Estimation

Minimal (primarily time and coordination).

## V. IMPLEMENTATION AND FUNDING STRATEGY

### A. Clear Roles and Legal Responsibilities

#### Community Development District (CDD)

Lead in Funding and Major Infrastructure Ownership.

#### Primary Role

The CDD is the optimal entity to finance the construction of the access gates, the main camera system, the plaza, the children's playground, and the dog park, as well as lighting and landscaping improvements. This will be done through bond issuance, repaid via an annual non-ad valorem assessment added to each Sienna homeowner's property tax bill, spreading the cost over several decades (e.g., 20-30 years).

#### CDD Advantages

Allows for larger-scale projects without massive HOA special assessments, and CDD assessments may be partially tax-deductible. The CDD is also responsible for the long-term maintenance of this infrastructure.

#### Legal Basis

Florida Statutes § 190.012.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### Homeowners Association (HOA)

Representation, Management, and Complementary Maintenance.

#### Primary Role

The HOA will act as the unified voice of the homeowners to both the CDD and the County. It will be responsible for the daily management and ongoing maintenance of the new amenities (e.g., regular dog park cleaning, organizing plaza events) if not fully assumed by the CDD. It will also establish and enforce rules for the use of the new facilities.

#### Supplementary Funding

The HOA will cover operational and maintenance costs not covered by the CDD through regular HOA dues or, if necessary, smaller, specific maintenance assessments.

#### Legal Basis

Florida Statutes § 720.303.

### Miami-Dade County (DTPW and Police)

Regulatory Authority and Road Safety Collaboration.

#### Primary Role

The County holds jurisdictional authority over 152 Avenue and bears the responsibility for road safety and traffic control.

#### Obligation

To respond to resident requests for traffic studies and consider implementing traffic calming measures and improved signage.

#### Legal Basis

Florida Statutes § 316.183, § 316.189, and § 768.0706.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### B. Strategic Implementation Roadmap

#### Initial HOA-CDD Consultation

The HOA Board must formally present this plan to the CDD Board of Supervisors to gain their endorsement and explore the CDD's capacity to fund and manage such projects.

#### Consultant Engagement

Engage a civil engineer or landscape architect with experience in Miami-Dade community projects for functional design and permit management.

#### Detailed Plan Development

Create construction drawings, material specifications, and a finalized budget.

#### Presentation to Residents

Conduct detailed informational meetings with Sienna homeowners, utilizing visuals and clear cost breakdowns, emphasizing long-term benefits and how CDD funding is advantageous.

#### CDD Approval

The CDD must formally approve the funding and assumption of responsibilities for the improvements at a public meeting.

#### Formal Request to the County

The HOA/CDD should submit the traffic study request and traffic calming measures to Miami-Dade DTPW, and coordinate with the police department.

#### Permitting and Bidding

Once funding is approved, initiate the permitting process with Miami-Dade County. The CDD will manage the public bidding process to select qualified contractors.

#### Construction and Oversight

Execute the works under the supervision of engineering and design consultants.

#### Continuous Communication

Keep residents informed about progress, milestones, and any adjustments.

# VENETIAN ISLES

## Architectural Control Committee (ACC)

### VI. PROJECTED TIMELINE (Adjusted to Local Reality)

- \_ **Phase 1:** Planning, Design, and Internal Approval (HOA/CDD): 1-2 months.
- \_ **Phase 2:** CDD Funding Acquisition and County Permitting, 2-4 months (this remains the most variable factor).
- \_ **Phase 3:** Construction: 1-3 months.
- \_ **Total Estimated Project Completion Time:** 4-8 months (approx.).

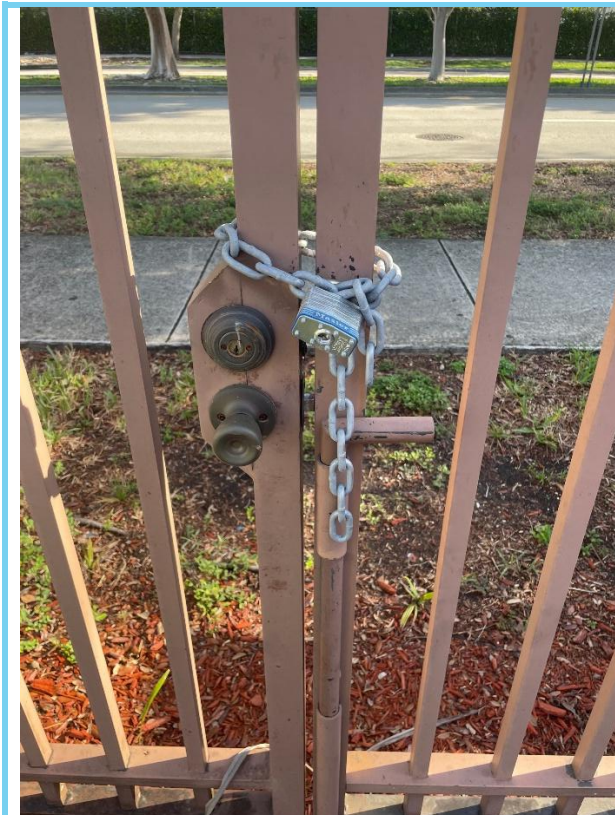
# VENETIAN ISLES

## Architectural Control Committee (ACC)

- Referential pictures



GATE (26<sup>th</sup> Street)



Locked (26<sup>th</sup> Street)

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>

# VENETIAN ISLES

Architectural Control Committee (ACC)



Actual lot beside at Coralway street



Play dog station (**Proposal View**)

# VENETIAN ISLES

Architectural Control Committee (ACC)



Visitor parking area (**Proposal View**)

SW 26<sup>th</sup> Terrace (4 parking spaces)



Visitor parking area (**Proposal View**)

SW 27<sup>th</sup> Street (4-5 parking spaces)

# VENETIAN ISLES

Architectural Control Committee (ACC)



Actual view and area proposal for plaza

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>

# VENETIAN ISLES



Architectural Control Committee (ACC)



Actual view and area proposal for plaza (**Proposal View**)

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>

Page | 20

# VENETIAN ISLES

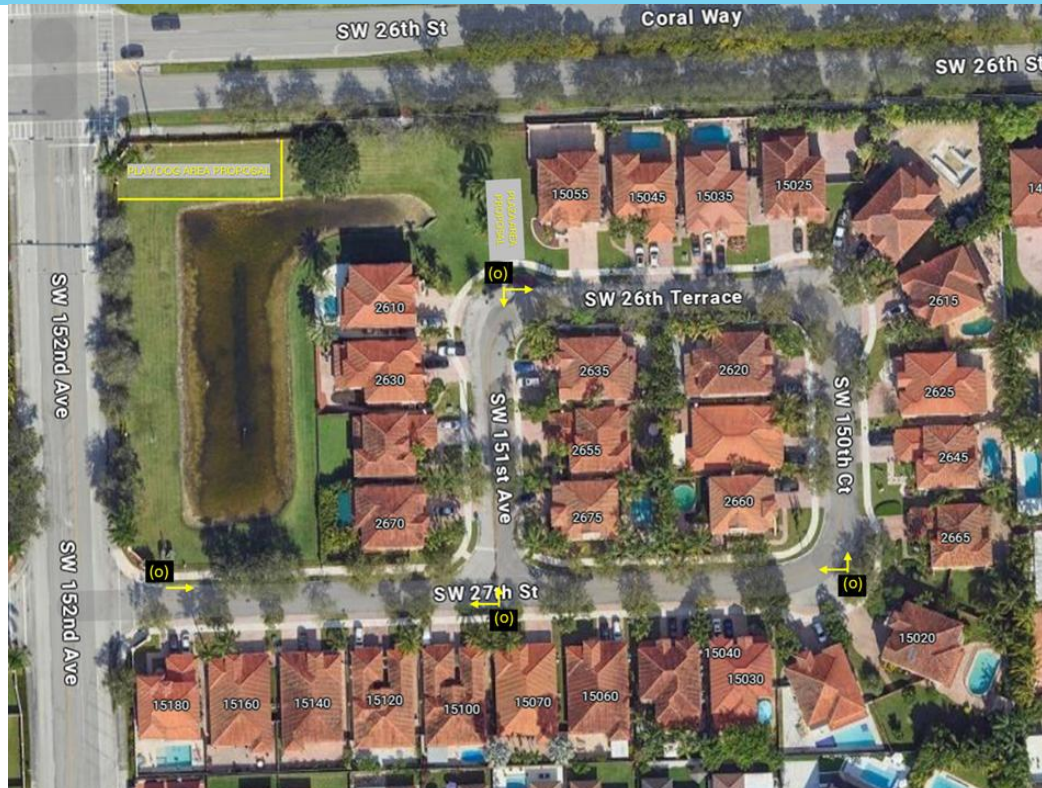
Architectural Control Committee (ACC)



**Exposed electrical cabling near the lake presents an immediate and significant safety hazard, particularly to children frequenting the area,**

# VENETIAN ISLES

Architectural Control Committee (ACC)



Aerial plan view (**Proposal**)

15355 Egret Lakes Circle Miami, FL 33185

Office: [305] – 999-5326 | Website: <https://venetianislesmaster.connectresident.com/>

# VENETIAN ISLES

Architectural Control Committee (ACC)



No Outlet sign is missing (**Proposal**)



We also recommend the installation of a traffic safety mirror on an existing pole to enhance visibility and security for Sienna residents.