

June 27, 2025

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

**Re: Year 2025 Venetian Isles CDD Report**

Dear Ms. Nguyen:

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

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

**1. Infrastructure Ownership**

*a. Roads (See Exhibit 2)*

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

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

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

b. Stormwater Management System (See Exhibit 3)

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

c. Water and Sewer Systems

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

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

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

a. Roads

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

b. Stormwater Management System

The road drainage systems are in good working order and condition with the exception of an issue that exists in the vicinity of the intersection of SW155 Avenue and SW 31 Lane, where several pipes have been partially blocked by conflicts with the water mains. This situation needs to be addressed through reconstruction. The banks of the lakes exhibit varying degrees of erosion. The District engaged Landshore Enterprises, Inc. to prepare a Technical Engineering Memorandum addressing the condition of all the lakes. A decision regarding the restoration of the lake banks is pending.

### 3. Estimated Maintenance Costs for District Owned Infrastructure

#### a. General

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://venetianislescdd.org/financials/> for the FY 2025-2026 Proposed Budget).

#### b. District Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements of the CDD-owned roads, consisting of SW 29 St, Egret Lake Circle, SW 30 St, and SW 153 Ct. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n-1)$
PAVEMENTS									
2005	2035	2025	10	12,255	\$10.00	\$122,550	\$156,874	0.25%	\$15,512
PAVEMENT MARKINGS AND SIGNING									
2016	2026	2025	1	12,255	\$2.50	\$30,638	\$31,404	0.25%	\$31,404

#### c. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system District-wide. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 128 drainage structures and 18,862 Linear Feet of pipes in the District. It is also estimated that 5-6 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
128	18862	26					\$230.00	\$6.75	\$31,500
			26				\$236.00	\$6.92	\$32,300
				26			\$242.00	\$7.09	\$33,100
					25		\$248.00	\$7.27	\$33,700
						25	\$254.00	\$7.45	\$34,500

<sup>(1)</sup> Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

<sup>(2)</sup> Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced <sup>(1)</sup>	No. of Baffles Replaced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
26	6					\$600	\$3,600
		5				\$615	\$3,100
			5			\$630	\$3,200
				5		\$646	\$3,300
					5	\$662	\$3,400

<sup>(1)</sup> The estimate assumes that 25% of the 105 baffles in the District will need replacement in the next five years.

*d. Water and Sewer Systems*

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

#### 4. Insurance

Alvarez Engineers has reviewed the District's general liability, inland marine, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100124069 for the period

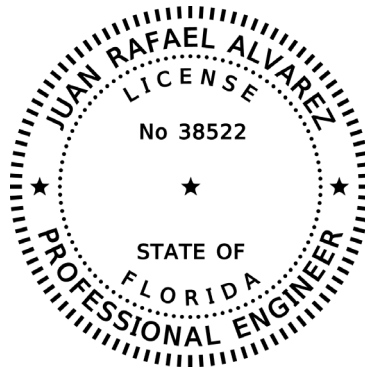
between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to renew the insurance policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions, please do not hesitate to contact us at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**

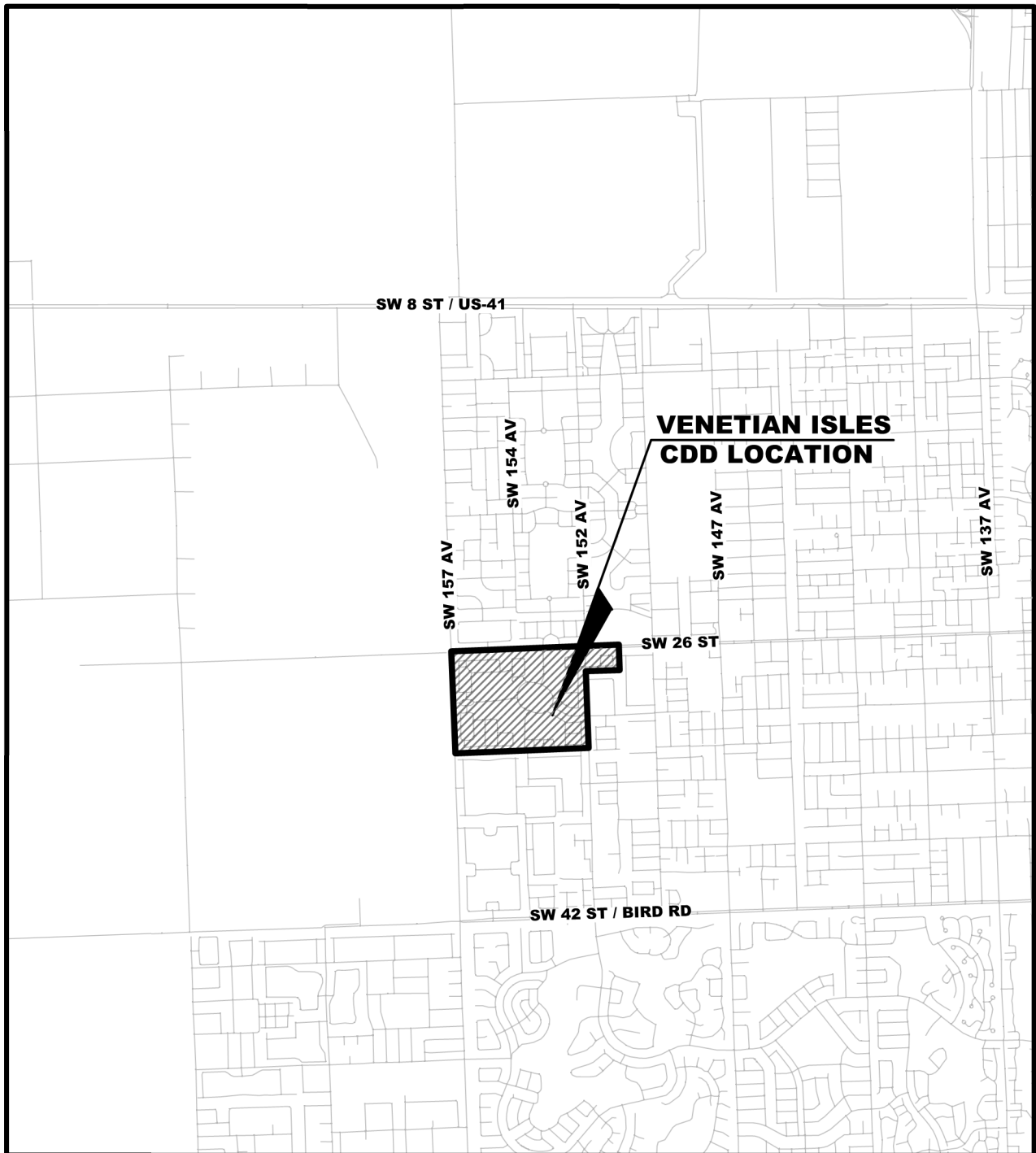
Juan R. Alvarez, PE,  
District Engineer  
Date: June 27, 2025



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 27, 2025.

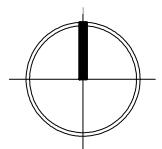
Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel [mjp@belmr.com](mailto:mjp@belmr.com)

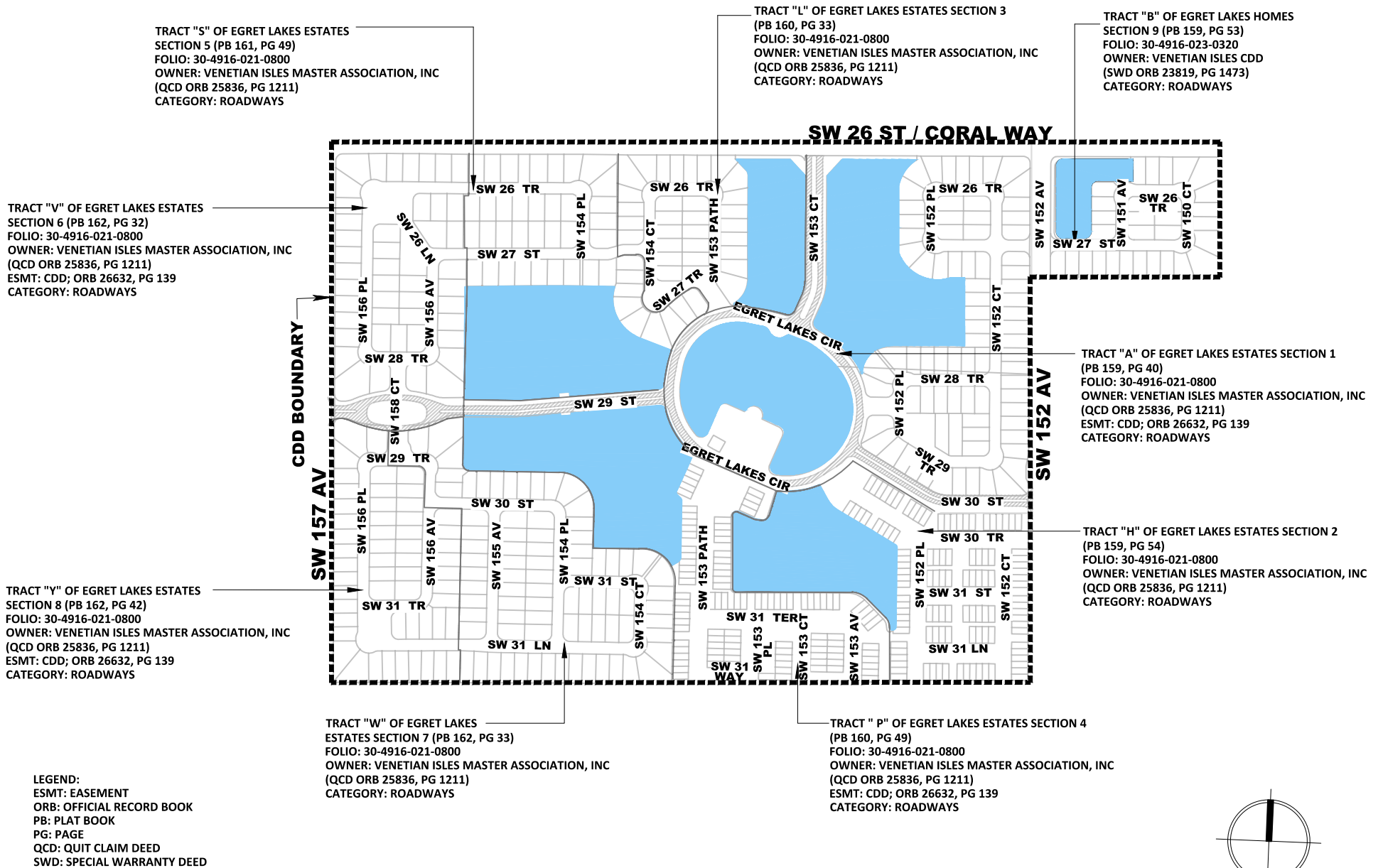


**ALVAREZ ENGINEERS, INC.**

**VENETIAN ISLES CDD  
LOCATION MAP**

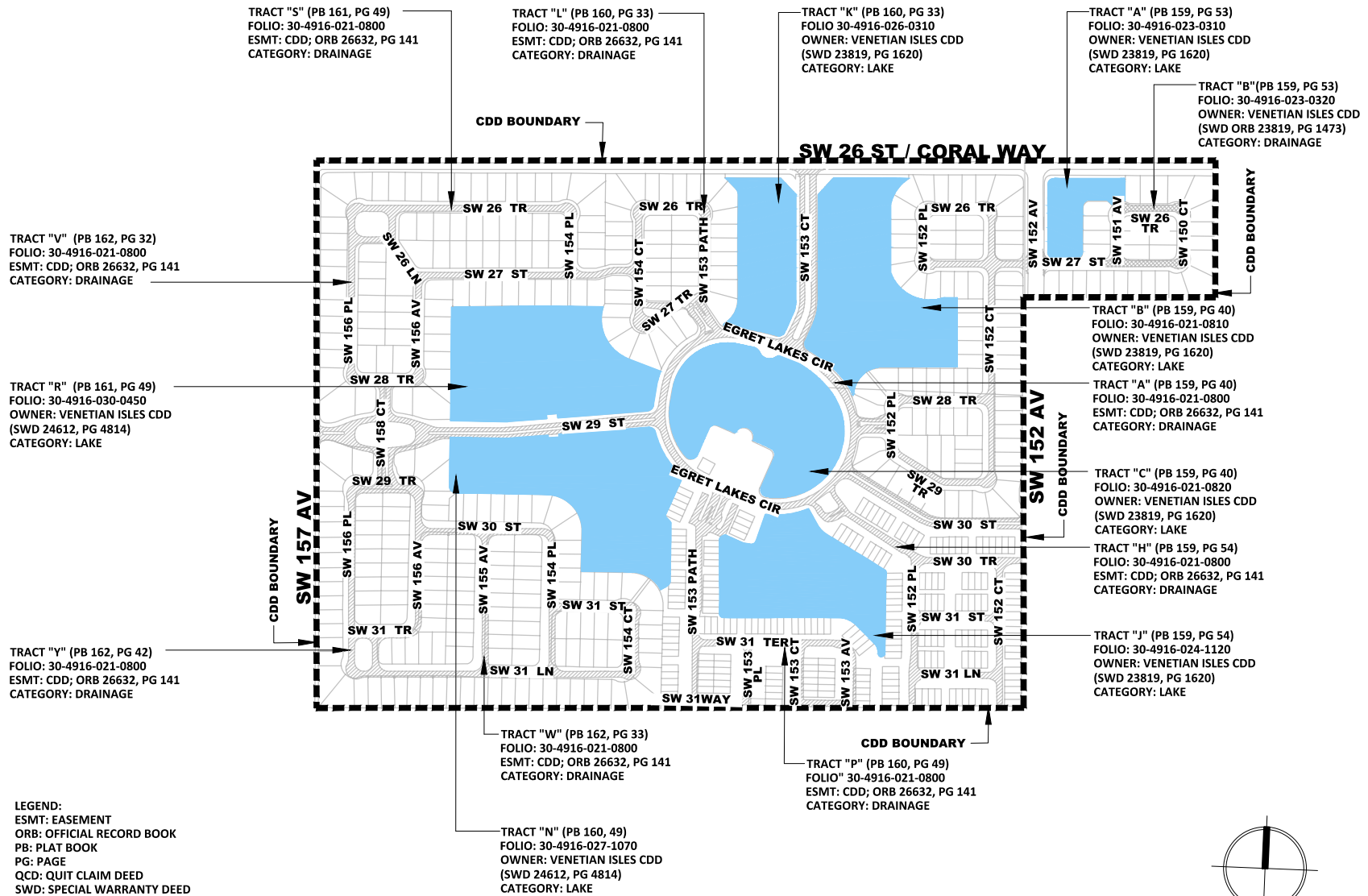


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# **ALVAREZ ENGINEERS, INC.** **VENETIAN ISLES CDD** **CDD LAND OWNERSHIP AND EASEMENTS**





**ALVAREZ ENGINEERS, INC.**  
VENETIAN ISLES CDD  
**CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 3

