



**VENETIAN ISLES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JANUARY 27, 2026
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 27, 2026
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. November 18, 2025 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering)
 - 2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Palermo Phase II)..Page 9
 - 3. Update Regarding Arborist Report (Sienna Trees & Main Area Trees).....Page 10
 - 4. Update Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
 - 5. Discussion Regarding Illegal Parking/Stopping on District Roads
- H. New Business
 - 1. Staff Report, as Required
- I. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
- J. Board Member and Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57917	IPL0285634	Legal Ad - IPL0285634		1.0	80.0L

ATTENTION: Venetian Isles Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
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 18, 2025
- January 27, 2026
- March 24, 2026
- May 26, 2026
- July 28, 2026
- September 22, 2026

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 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 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
IPL0285634
Nov 7 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, 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.

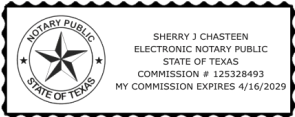
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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11/07/25 Print

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**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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**VENETIAN ISLES COMMUNITY
DEVELOPMENT DISTRICT**

www.venetianislescdd.org
IPL0285634
Nov 7 2025

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 18, 2025, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:03 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 7, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Mattison, Vice Chairwoman Mary Ann Delgado, and Supervisors Jose Medina, Antonietta Azrak, and David Marquez (who arrived at approximately 7:13 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: Alejandro Aleman of Alvarez Engineers, Inc.

Also in attendance were the following District residents: Arquimides Avila, Joanna Benech, Magda Campoamor, Gina Garcia, Oscar Martinez, Manuel Lopez Diaz, Mary Mattison, Carlos Isada, and Kevin and Brittney Hsiao.

Ms. Nguyen stated that as a courtesy to the District’s guest, Alejandro Aleman of Alvarez Engineers, Inc., she would like to take the meeting agenda out of order and discuss G. Old Business, Item 2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Bellagio Phase III and Palermo Phase I) first. The Board acknowledged Ms. Nguyen’s request.

NOTE: G. Old Business, Item 2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Bellagio Phase III and Palermo Phase I) was discussed at this time.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the members of the public.

F. APPROVAL OF MINUTES

1. August 26, 2025, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the August 26, 2025, 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. Mattison, seconded by Mr. Marquez, and passed unanimously approving the minutes of the August 26, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

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

Ms. Nguyen stated that Juan Calderon of Caltran Engineering has received a response from Miami-Dade County (the “County”) regarding the submitted application for the Master Plan of the Venetian Isles traffic circle. Ms. Nguyen explained that the County’s traffic division sees the Master Plan as favorable to proceed. The County has requested the development of formal pavement marking plans. Ms. Nguyen reminded the Board of Supervisors (the “Board”) that they would like to receive comments from the residents of the District prior to making any formal decision on how to move forward with the proposed modifications to Egret Lakes Circle.

A **motion** was made by Mr. Medina, seconded by Mr. Marquez and unanimously passed to table this item to a future meeting.

More discussion on this item will take place at a future meeting.

2. Update Regarding Stormwater System Line Maintenance – CCTV Reports (Bellagio Phase III & Palermo Phase I)

Ms. Nguyen introduced Mr. Alejandro Aleman of Alvarez Engineers, Inc. Mr. Aleman greeted the Board and explained that he will be providing information on the CCTV Reports received for Bellagio Phase III and Palermo Phase I. Mr. Aleman explained that the report indicates that private sewer laterals are crossing through the District’s stormwater system lines. He further explained that it has been reported that the drainage of water has improved since the lines were cleaned. Further stating that although the findings in the report appear alarming, it has been noted that there have been no visible impacts, such as depressions or potholes on the roadways above the noted areas. He recommended continued monitoring of the roadway surfaces for any changes.

NOTE: Mr. Marquez arrived at approximately 7:13 p.m.

Ms. Nguyen stated the importance of keeping records of the recent findings. She explained that Alvarez Engineers offers services for the preparation and implementation of comprehensive infrastructure maintenance program utilizing Geographic Information Systems (GIS). Mr. Aleman explained the benefits of having the recent CCTV stormwater system line data tracked using GIS. Ms. Nguyen stated that the proposal received from Alvarez Engineers for this service is \$13,250 for the stormwater infrastructure and \$5,000 for additional infrastructure. The Board consensus is to discuss this at a later date,

The Board inquired why the County would have closed the permits for the installation of these two systems when it would have been evident that the two systems were intercepting each other. Mr. Aleman stated that he could not answer that question, however, there could be several reasons why the sewer system was built in a manner where it intercepts the stormwater system lines, such as poor

craftmanship or errors in the construction plans. The Board pointed out that there are areas where the stormwater system line has collapsed and asked Mr. Aleman what the repair process would entail. Mr. Aleman explained that a common method would be to excavate the affected area, exposing the stormwater system line, and applying a seal bond connection to the stormwater system lines so that a connection between the two sections can be reestablished. Mr. Medina asked who would be responsible for allowing these interceptions to have occurred and if there is anyone who may be liable to share the costs of repairs. The Board requested that Ms. Nguyen review the District's history to try to determine which contractor installed the systems. Additionally, the Board requested that Mr. Aleman provide a cost estimate for the repairs.

A **motion** was made by Ms. Delgado, seconded by Mr. Medina and unanimously passed authorizing Alvarez Engineers, Inc. to provide a cost estimate for the repairs.

The Board consensus is to resume the scheduled cleaning of the stormwater system lines. It was determined that Palermo should be completed and the other subdivisions should be completed in the order in which the stormwater system was originally built. Below is the schedule the Board provided:

- Palermo
- Sienna
- Murano
- Verona
- Toscana

Ms. Nguyen stated that she will review the District's records to try to determine the contractor responsible for the installation of the two systems and will contact the District Engineer to obtain any missing information. Once all information has been gathered, District Counsel assistance will be requested if necessary.

Mr. Aleman thanked the Board for their time and left the meeting at approximately 8:05 p.m.

3. Update Regarding Landscape Maintenance Agreement – HOA and CDD (Ratify Actions)

Ms. Nguyen informed the Board that District Counsel updated the language on Exhibit B of the Landscape Maintenance Agreement (the "Agreement") between Venetian Isles Master Association, Inc. (the "HOA") and the District to remove any references to the irrigation system, as requested by the Board during the last meeting. Ms. Nguyen explained that the language was removed because the District does not own the irrigation system, therefore, it should not have been referenced in the Agreement. The annual compensation from the District to the HOA remained \$63,360.

Ms. Nguyen stated that the HOA accepted the changes and the Agreement went in effect on October 1, 2025. Ms. Nguyen stated that she executed the Agreement on behalf of the District and it would be on order to ratify her actions.

A **motion** was made by Mr. Mattison, seconded by Mr. Marquez and unanimously passed ratifying the District Manager's actions and accepting the Landscape Maintenance Agreement between the Venetian Isles Community Development District and the Venetian Isles Master Association, Inc.

4. Update Regarding Arborist Report (Sienna Trees)

Ms. Nguyen presented an arborist report for the Sienna subdivision trees prepared by Green Wise Group. Ms. Nguyen explained that the arborist has determined that there are 15 trees that are in “poor” condition, and the arborist is recommending their removal and replacement as soon as possible. The report indicates that the other trees in Sienna are in “fair” condition and their removal and replacement is not being recommended at this time. Ms. Nguyen further explained that she is still pending receipt of the arborist report for the trees in the main area of the District (Egret Lakes Circle, SW 29th Street, SW 153rd Court, and SW 30th Street). Ms. Nguyen will forward the report to the Board once it has been received.

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

5. Update Regarding Venetian Isles Master Association ACC Report

Ms. Nguyen stated that she has a conference call scheduled with the HOA Board of Directors to discuss the requests included in the HOA ACC Report. She further explained that Mr. Carlos Rosero, the HOA President, provided her with a brief overview of the HOA’s plans with the ACC Report requests. She stated that per Mr. Rosero, the HOA has agreed to install a small paved area with benches, a small fountain, and doggie station in the Sienna subdivision. Mr. Rosero also mentioned that the HOA will assume any future maintenance of these improvements. Ms. Nguyen reminded the Board that all open areas in Sienna are owned by the District. Ms. Nguyen will provide an update at a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. Ms. Nguyen explained that the expenditures exceeded the budgeted amount in the Drainage Structure Maintenance/Cleaning budget line due to the recent unanticipated cleaning of the stormwater system lines in Bellagio and Palermo. She further explained that there was an overage in spending on the Engineers Report/Inspections/Consulting budget line due to the additional engineering services needed this fiscal year for the analysis of possible road modifications to Egret Lakes Circle and review of the Bellagio and Palermo CCTV reports. Ms. Nguyen noted that there was an operating fund balance of approximately \$422,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Medina, seconded by Mr. Mattison and unanimously passed to adopt Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met.

Mr. Medina asked who determines whether the goals were met and who has the final decision on whether or not the goal was met. Ms. Nguyen informed Mr. Medina that she provides the Board with her determination on whether a goal was met, but the Board has the final authorization to approve or make changes to her determination. Mr. Medina stated that he agrees that all of the goals were met except for:

- District Administration, District records retained as required by law, and readily available to the public.

A discussion ensued, after which:

A **motion** was made by Mr. Mattison, seconded by Ms. Delgado accepting Resolution No. 2025-07, as presented, further adopting the Venetian Isles Community Development District's Goals and Objectives Annual Report. The **motion** passed 4 to 1 with Mr. Medina dissenting.

3. Discussion Regarding Illegal Parking/Stopping on District Roads

Ms. Nguyen explained that this item was added at the request of Mr. Medina. She stated that the HOA recently had contractors working on the perimeter wall of Palermo on SW 29th Street. Mr. Medina explained that these contractors had been blocking the roads and creating hazards for motorists and pedestrians in the area. Mr. Medina requested that the District seek assistance from the HOA regarding illegal parking and stopping on District roads. He further stated that the same laws

applicable to Miami-Dade County roads should be applied on District roads and requested that the HOA security guard proactively direct individuals to move improperly parked or stopped vehicles.

The Board also discussed the excessive amount of vehicles blocking the roadway in the mornings and afternoons during the bus pick up and drop off times of 6:30 a.m. and 2:00 p.m.

The Board requested that Ms. Nguyen contact the HOA and request their assistance with this matter. Ms. Nguyen acknowledged the Board's request.

I. ADMINISTRATIVE & OPERATION MATTERS

1. Staff Report, as Required

There was no staff report at this time.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no Board Member closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Mattison, seconded by Mr. Marquez and passed unanimously adjourning the Regular Board Meeting at approximately 9:16 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

VENETIAN ISLES CDD BELLAGIO & PALERMO - STORMWATER DRAINAGE REPAIR COST ESTIMATE			
Description of Work	Quantity	Unit	Total (\$)
Storm water pipe repair at each conflict location	1	LS/EA	15,000.00
			-
			-
Sub Total			15,000.00

SCOPE OF WORK

- 1. Assemble traffic maintenance signage and operations per MUTCD.**
- 2. Protect existing surrounding drainage inlets from sediment erosion.**
- 3. Sawcut asphalt pavement along perimeter of repair area.**
- 4. Clear and grub about 100 SF of work area.**
- 5. Excavate roadway to required depth.**
- 6. Cut existing drainage pipe at both sides of the conflict.**
- 7. Cut sanitary pipe at the conflict joint.**
- 8. Install proposed drainage conflict manhole in accordance with MDCPW Detail DSD-01.**
- 9. Install drainage pipes on to the conflict manhole restoring existing conditions.**
- 10. Pass the sanitary pipe through the conflict manhole.**
- 11. Backfill around the pipe at required density and elevation with suitable material.**
- 12. Stabilize subgrade at required density.**
- 13. Place limerock base.**
- 14. Place 1-1/2" of asphaltic pavement.**
- 15. Restore damaged sod and landscape.**
- 16. Clean associated drainage structures.**
- 17. Clean the site of all surface debris.**
- 18. Construct 10 LF of additional french drain in adjacent location and connect to the existing drainage system.**



Phone 786-521-6501

www.greenwisegroup.com

SUBMITTED TO: Nancy Nguyen

DATE: December 8, 2025

NAME/LOCATION: Venetian Isles – Main Area

ARBORIST REPORT

SUMMARY:

- The Live Oak trees on SW 30 Street have been overlifted and they are planted in small areas. This will cause root issues in the future (wrong tree / wrong place).
- The Live Oak trees on Egret Lakes Circle and SW 29 Street have been overlifted. These trees are planted too close to the street. There are no root issues thus far.

RECOMMENDATION:

- Remove and replace Live Oak trees on SW 30 Street.
- Install root barrier on street side of trees to prevent roots from encroaching into the street. This proactive measure will help to prevent damage to the asphalt.
- Pruning of trees should be scheduled in June or July. All Live Oaks should be trimmed by canopy thinning and corrective pruning.

SUBMITTED BY:

Gene Sherwood
ISA Certified Arborist # FL-0989A

Egret Lakes Circle

Tree #	Species	DBH	Height	Canopy	Condition
1	Live Oak	14	26	28	Poor
2	Live Oak	22	28	28	Good
3	Live Oak	13.5	24	32	Fair
4	Live Oak	28	32	26	Poor
5	Live Oak	27.5	29	28	Fair
6	Live Oak	32	29.75	32	Fair
7	Live Oak	30	32	32	Good
8	Live Oak	34	32	38	Poor
9	Live Oak	12	29.5	30	Poor
10	Live Oak	10.5	29.75	24	Poor
11	Live Oak	13.5	26.5	22	Poor
12	Live Oak	9	24	18	Good
13	Live Oak	13	23	19	Good
14	Live Oak	14.5	34	30	Good
15	Live Oak	14	28	32	Fair
16	Live Oak	18	36	32	Good
17	Live Oak	11	30	28	Good
18	Live Oak	17.5	34	39	Good
19	Live Oak	11	26	29	Poor
20	Live Oak	8.5	25	24	Poor
21	Live Oak	10.5	31	26	Good

SW 30th Street

Tree #	Species	DBH	Height	Canopy	Condition
1	Live Oak	11.5	29	14	Fair
2	Live Oak	11	30	23	Fair
3	Live Oak	4.5	17	12	Poor
4	Live Oak	16	29	17	Poor
5	Live Oak	14	32	21	Poor
6	Live Oak	16.5	30	14	Poor
7	Live Oak	15	29	28	Poor
8	Live Oak	8	15	18	Poor
9	Live Oak	12.5	20	24	Poor
10	Live Oak	13	32	28	Poor
11	Live Oak	14	30	26	Poor
12	Live Oak	10	26	22	Poor
13	Live Oak	12	24	24	Poor
14	Live Oak	11	28	30	Poor
15	Live Oak	10	16.5	18	Fair
16	Live Oak	16	28	22	Poor
17	Live Oak	14.5	32	29	Poor
18	Live Oak	12	26	26	Poor
19	Live Oak	10	14	16	Poor
20	Live Oak	13	19	15	Fair
21	Live Oak	13.5	21	18	Poor
22	Live Oak	10	17	18	Poor
23	Live Oak	8	15	7	Poor
24	Live Oak	12	18	18	Poor
25	Live Oak	11.5	14	16	Poor
26	Live Oak	10	19	10	Poor
27	Live Oak	12	17	20	Poor
28	Live Oak	11.5	18	12	Poor
29	Live Oak	14	22	18	Poor
30	Live Oak	16.5	26	12	Poor
31	Live Oak	10	17	14	Fair
32	Live Oak	13	22	22	Poor
33	Live Oak	18	26	28	Poor
34	Live Oak	19.5	23	26	Poor
35	Live Oak	10.5	17	6	Poor
36	Live Oak	11.5	15	12	Poor

SW 153th Court

Tree #	Species	DBH	Height	Canopy	Condition
1	Jacaranda	3.5	12	10	Poor
2	Jacaranda	3.5	16	10	Poor

SW 29th Street

Tree #	Species	DBH	Height	Canopy	Condition
1	Live Oak	10.5	25	30	Good
2	Live Oak	9	25	20	Good
3	Jacaranda	18	34	26	Poor
4	Jacaranda	17.5	29	26	Poor

Pic #

EGRET CIRCLE

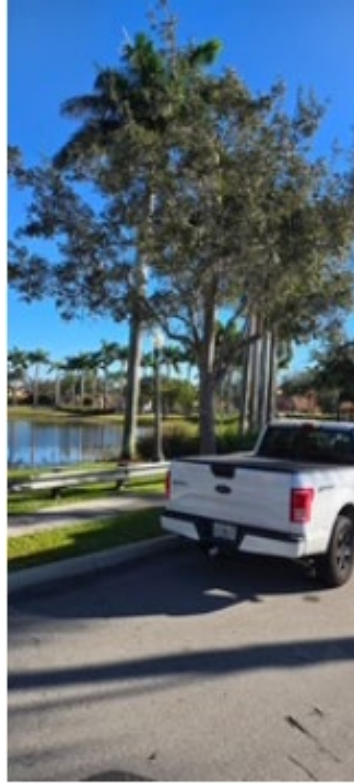
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EGRET CIRCLE

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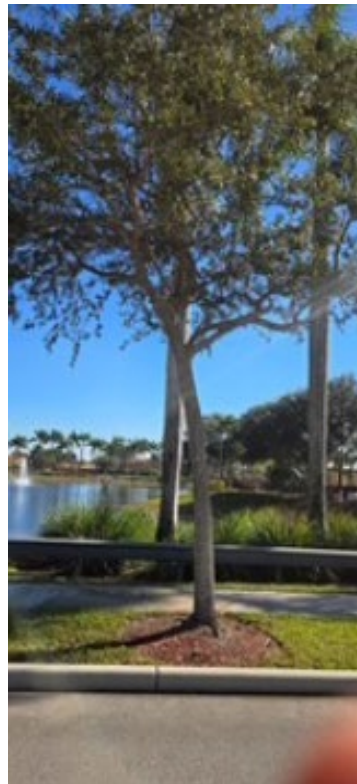
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Pic # SW 30 STREET

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Pic # SW 30 STREET

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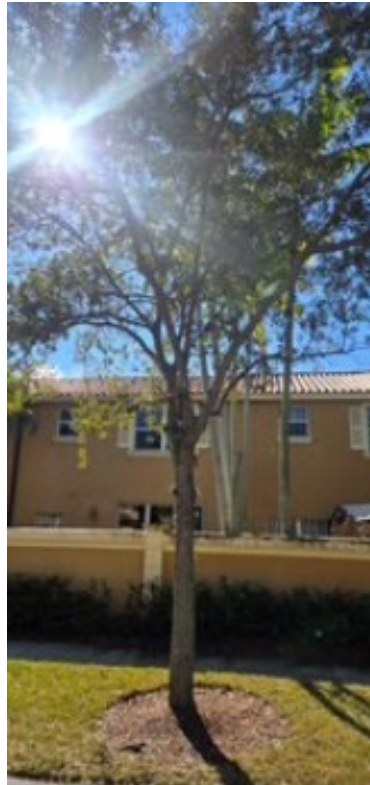
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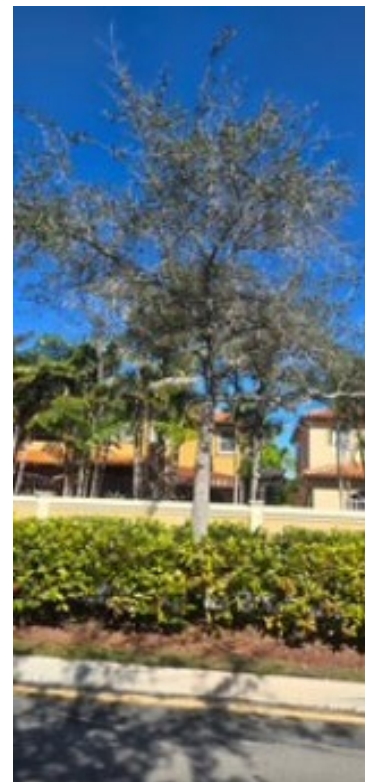
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Pic #

SW 153 COURT

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Pic #

SW 153 COURT

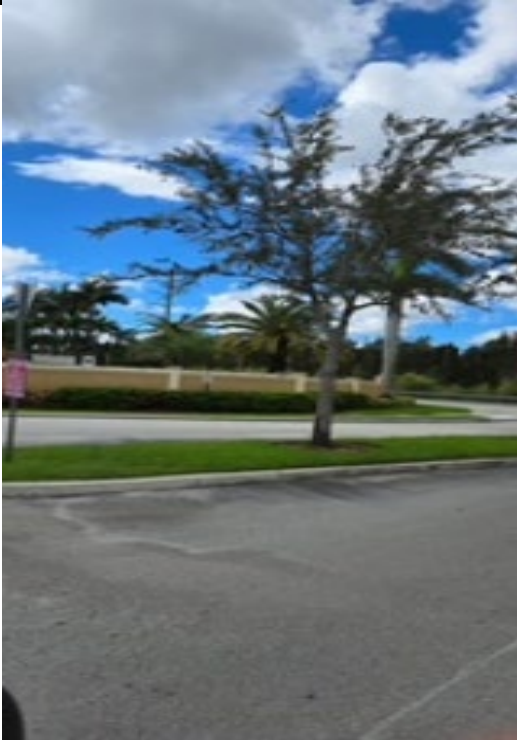
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Pic #

SW 29 STREET

1



Pic #

SW 29 STREET

2



3



4

