



**VENETIAN ISLES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
MAY 4, 2026  
6:30 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  
**SPECIAL BOARD MEETING**  
**May 4, 2026**  
**6:30 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation – Mary Ann Delgado, Effective 3/25/26 (Seat 4, Exp. 11/2026).....Page 3
- E. Consider Appointment to Vacant Seat (Seat 4, Exp. 11/2026)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. March 24, 2026 Regular Board Meeting.....Page 4
- K. Old Business
  - 1. Update Regarding Flow of Traffic on Egret Lakes Circle (Caltran Engineering).....Page 10
  - 2. Discussion Regarding Arborist Report (Sienna Trees & Main Area Trees).....Page 39
  - 3. Discussion Regarding Venetian Isles Master Assoc. ACC Report (Sienna)
  - 4. Discussion Regarding Illegal Parking/Stopping on District Roads
  - 5. Discussion Regarding Department of Transportation and Public Works License Agreement.....Page 64
- L. New Business
  - 1. Staff Report, as Required
- M. Administrative & Operational Matters
  - 1. Reminder of Qualifying Period: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)
  - 2. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due July 1, 2026)
  - 3. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)
- N. Board Member and Staff Closing Comments
- O. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57917	IPL0334423	Legal Ad - IPL0334423		1.0	66.0L

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

**Special Board Meeting of the Venetian Isles Community Development District**

The Board of Supervisors (the "Board") of the Venetian Isles Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") on May 4, 2026, at 6:30 p.m. in the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185.

The Meeting will be a joint meeting with the Venetian Isles Master Association, Inc. to discuss landscaping maintenance, flow of traffic and a roadway project on Egret Lakes Circle, improvements to District property, other community issues, and for the Board to address any other business which may properly and lawfully come before it. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record. A copy of the Agenda may be obtained from the District's website or by email at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org).

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this Meeting should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the Meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

**Venetian Isles Community Development District**  
[www.venetianislescdd.org](http://www.venetianislescdd.org)  
**PUBLISH: MIAMI HERALD**  
**04/27/26**  
 IPL0334423  
 Apr 27 2026

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 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.

1.0 insertion(s) published on:  
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 me on



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Venetian Isles Community  
Development District**

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**Venetian Isles Community  
Development District**  
[www.venetianislescdd.org](http://www.venetianislescdd.org)

**PUBLISH: MIAMI HERALD**

**04/27/26**

IPL0334423

Apr 27 2026

March 25, 2026

Board of Supervisors  
□□□ Venetian Isles Community Development District  
c/o Special District Services, Inc., District Manager  
2501A Burns Road  
Palm Beach Gardens, FL 33410

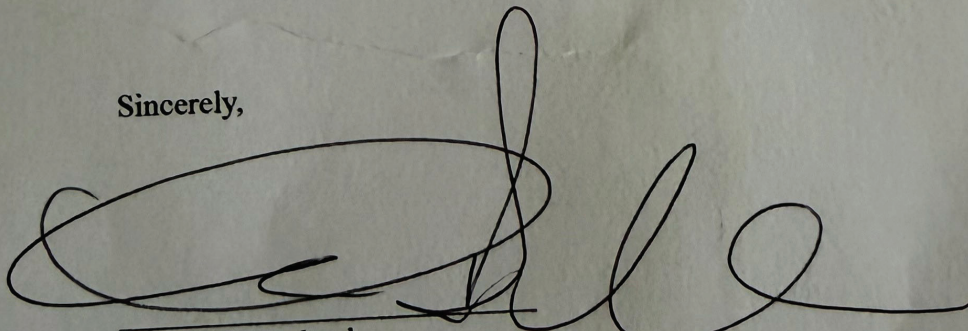
**RE: Resignation**

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Supervisor on the Board of Supervisors of the **Venetian Isles Community Development District** effective today, March 25, 2026.

It has been a pleasure serving as a Board Member.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Ann Delgado', written in a cursive style with a large loop at the beginning.

Mary Ann Delgado

**VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 24, 2026**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the March 24, 2026, Venetian Isles Community Development District (the “District”) Regular Board Meeting to order at approximately 7:06 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 Supervisor David Marquez 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, P.A.

Also in attendance were the following District residents: Manuel Lopez and Heidy Martinez.

**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. January 27, 2026, Regular Board Meeting**

Ms. Nguyen presented the minutes of the January 27, 2026, Regular Board Meeting 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 Ms. Delgado, and passed unanimously approving the minutes of the January 27, 2026, Regular Board Meeting, as presented.

**NOTE:** Ms. Nguyen explained that today’s meeting was geared towards providing information to the Board.

**G. OLD BUSINESS**

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

Ms. Nguyen stated that as requested by the Board during the last meeting, she prepared an itemized list of the various modification options included in the Road Modification Master Plan. Furthermore, she was unable to associate estimated costs with each modification option, and as such, she forwarded the list to Juan Calderon of Caltran Engineering. The list has been emailed to the Board, and once the estimated costs have been received, she will email those to the Board as well.

Ms. Nguyen explained that she was still awaiting the receipt of a schedule of available dates and times from the Venetian Isles Master Homeowners Association (the “HOA”) in order to hold a joint meeting of the District and the HOA. She further explained that the purpose of the joint meeting was to receive comments and input from the HOA Board of Directors on the modifications being contemplated. Upon receipt of the proposed dates, Ms. Nguyen will provide them to the District Board to establish a quorum. A Special Board Meeting will be scheduled for the date and time selected.

A **motion** was made by Mr. Mattison, seconded by Mr. Marquez and unanimously passed approving the scheduling of a Special Board Meeting for the purpose of discussing road modifications with the Venetian Isles Master Homeowners Association, to be held on a date and time to be determined, at the Venetian Isles Community Clubhouse Meeting Room located at 15355 Egret Lake Circle, Miami, Florida 33185; and further authorizing the publication/notice of the Special Board Meeting, as required by law.

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 advised that the annual stormwater system inspection and associated maintenance had been completed. She further advised that the stormwater system line cleaning for Palermo (Palermo Phase II) had also been completed. Upon receipt of the CCTV inspection report, she will distribute it to the Board. Ms. Nguyen noted that due to the availability of funds in the District Drainage Structure Maintenance/Cleaning budget line, she authorized the contractor to proceed with the stormwater system line cleaning in Sienna, which has since been completed. The Sienna CCTV report will likewise be distributed to the Board once it has been received.

Ms. Nguyen reminded the Board of the stormwater system line cleaning schedule approved by the Board during the November 18, 2025, meeting, as follows:

- Bellagio - completed
- Palermo - completed
- Sienna - completed
- Murano
- Verona
- Toscana

## **3. Update Regarding Arborist Report (Sienna Trees & Main Area Trees)**

Ms. Nguyen presented three (3) proposals and explained that the arborist recommended the removal and replacement of 48 trees in the main area of the District and 15 trees within the Sienna subdivision,

as well as the installation of several tree root barriers. Ms. Nguyen further noted that during the January 27<sup>th</sup> meeting the Board requested that a comprehensive survey be completed, which could also be utilized for future roadway resurfacing and/or any road modifications the Board may approve.

Ms. Nguyen reviewed the following proposals with the Board:

- BrightView Landscape Services: \$91,609.10 (only includes a tree survey, totaling \$3,000)
- Super Landscape & Maintenance: \$119,590 (includes both a tree and land survey totaling \$23,540)
- Colliers Engineering & Design: \$21,400 (proposal for private tree and land survey services)

Ms. Nguyen explained that it would be more cost effective for the Board to obtain the tree and land survey from a private firm, such as Colliers Engineering & Design, and provide the completed survey to the selected tree mitigation contractor for permitting, architectural, tree removal, and replacement services. She further explained that the HOA may be required to provide authorization for the tree mitigation permit due to its ownership of the land where some of the trees are located.

This item will be further discussed at a future meeting when all Board Supervisors are present.

#### **4. Update Regarding Venetian Isles Master Association ACC Report**

Ms. Nguyen reminded the Board that during the January 27<sup>th</sup> meeting, the Board agreed, in concept, to allow the HOA to install pavers and benches on the District owned Tract “A” within Sienna. As a condition of such approval, the District Board requested that the HOA provide renderings and specifications of the proposed materials, including images of the benches and the type of pavers to be utilized. The District Board also requested information regarding the proposed dimensions and exact location of the paved area.

Ms. Nguyen stated that she had requested this information from the HOA and was currently awaiting receipt of the requested materials.

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

#### **5. Discussion Regarding Illegal Parking/Stopping on District Roads**

Ms. Nguyen provided an update regarding her prior request to enter into an enforcement agreement with the Miami-Dade Police Department, Hammocks District Station (the “Police Department”). Ms. Nguyen stated that she had not received a response from the Police Department. Ms. Nguyen further explained that, upon recommendation of Ms. Smoker, she contacted the Police Department’s legal department for guidance. Following their review of the request, they advised that approval must first be obtained from the office of Commissioner Roberto Gonzalez. Once such approval is obtained, the Police Department’s legal department will consider entering into an enforcement agreement with the District. Ms. Nguyen stated that she contacted Commission Gonzalez’s office, and her request is currently being reviewed. Ms. Nguyen will continue to communicate with them and will provide additional information on this item at a future meeting.

#### **6. Update Regarding Department of Transportation and Public Works Letter of Consent**

Ms. Nguyen explained that following the January 27<sup>th</sup> meeting, she requested that Miami-Dade County Department of Transportation and Public Works (“DTPW”) provide the District with the full project plans for SW 152<sup>nd</sup> Avenue, as well as renderings or images of the specific ADA compliant ramps DTPW intends to add near the Sienna subdivision entrance, as requested by the Board. She further explained that following her continued requests, DTPW has responded that it has been in extensive coordination with the Florida Department of Transportation (FDOT) and the County Attorney’s Office regarding this matter. DTPW has now determined that a Letter of Consent is no longer required by the District and that a formal License Agreement is now the anticipated legal instrument required.

Ms. Nguyen further stated that DTPW has advised that it will be conducting internal meetings to determine the appropriate next steps. Ms. Nguyen stated that DTPW will provide her with the appropriate legal instrument, along with the project plans and supporting documentation previously requested once DTPW has determined the necessary legal instrument required from the District.

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

## **H. NEW BUSINESS**

### **1. Alligator Sighting in the Bellagio Subdivision Lake**

Ms. Nguyen stated that on Saturday, March 14<sup>th</sup>, she was informed that on Friday, March 13<sup>th</sup> at approximately 11:00 p.m., an alligator was spotted in the pool area of a home in the Bellagio subdivision. Upon receipt of this information, Ms. Nguyen contacted the Florida Fish and Wildlife Conservation Commission (FWC) Nuisance Alligator Hotline to report the sighting and attain an alligator removal permit. Furthermore, Ms. Nguyen prepared a notice for the residents of the community and requested the assistance of the HOA to send a mass communication of the notice on behalf of the District. Ms. Nguyen acknowledged **prompt** assistance from the HOA in communicating this important information to the residents. She further explained that the FWC assigned alligator trapper performed an inspection of the community and the lakes to familiarize himself with the surroundings and determine the best practice to trap an alligator should there be another sighting. Board members were encouraged to contact the District Manager immediately if there is another alligator sighting in the community.

### **2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Ms. Nguyen presented Resolution No. 2026-01, entitled:

#### **RESOLUTION NO. 2026-01**

**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 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$2,700 from the projected fund balance as of September 30, 2026. Additionally, Ms. Nguyen stated that the District currently has a fund balance of approximately \$250,000, in addition to approximately \$214,000 held within the Infrastructure Reserve Fund. Ms.

Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Mattison, seconded by Ms. Delgado and unanimously passed to approve and adopt Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for May 26, 2026, 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.

### **3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.**

Ms. Smoker explained that District Counsel’s firm, Billing Cochran, P.A., has had the current fee structure in place since 2023. Ms. Smoker further explained that although the firm was mindful of the necessity to keep increases in the District’s expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective October 1, 2026.

Ms. Nguyen confirmed that the District’s budget includes sufficient funds for the legal budget line, and that the increase in billing rates will not affect the District’s budget.

A **motion** was made Ms. Delgado, seconded by Mr. Mattison and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

## **I. ADMINISTRATIVE & OPERATION MATTERS**

### **1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 3 & 4)**

Ms. Nguyen advised that the 4-year terms of office for Seat 3 (David Mattison), and Seat 4 (Mary Ann Delgado) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026, through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections’ Office located at 2700 NW 87<sup>th</sup> Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

### **2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)**

Board members were reminded of the importance of electronically completing their individual 2025 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, 2026.

## **J. BOARD MEMBERS & STAFF CLOSING COMMENTS**

There were no further Board Member comments.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Marquez, seconded by Ms. Delgado and passed unanimously adjourning the Regular Board Meeting at approximately 8:17 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL
<b>VENETIAN ISLES - RAISED SIDEPAATH</b>					
102 1	MAINTENANCE OF TRAFFIC	LS	\$1,732.83	1	\$1,732.83
110 1 1	CLEARING & GRUBBING	AC	\$39,639.91	0.71	\$28,144.34
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$40.11	1,897.34	\$76,102.31
160 4	TYPE B STABILIZATION	SY	\$6.98	532.40	\$3,716.15
285706	OPTIONAL BASE, BASE GROUP 6	SY	\$23.24	532.40	\$12,372.98
327 70 1	MILLING EXISTING ASPHALT PAVEMENT, 1" AVG DEPTH	SY	\$6.84	5,737.00	\$39,241.08
334 1 13	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C 1"	TN	\$148.47	29.30	\$4,350.17
0337 7 82	ASPHALT CONCRETE FRICTION COURSE, TRAFFIC C, FC-9.5, PG 76-22	TN	\$196.73	275	\$54,100.75
0520 2 4	CONCRETE CURB, TYPE D	LF	\$36.67	1,707.61	\$62,618.06
0520 3	VALLEY GUTTER- CONCRETE	LF	\$47.91	1,707.61	\$81,811.60
0570 1 2	PERFORMANCE TURF, SOD	SY	\$4.95	334.00	\$1,653.30
<b>SIGNS AND PAVEMENT MARKINGS</b>					
0700 1111	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF	EA	\$545.58	39	\$21,277.62
0700 1600	SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE	EA	\$28.82	18	\$518.76
0705 11 1	DELINEATOR, FLEXIBLE TUBULAR	EA	\$108.81	30	\$3,264.30
0710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS/LS	\$4,729.05	1	\$4,729.05
0711 16201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	\$5,467.38	0.1894	\$1,035.52
711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	\$2.62	378.96	\$992.88
711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	\$5.11	248	\$1,267.28
0711 11141	THERMOPLASTIC, STANDARD, WHITE, 2-4 DOTTED GUIDELINE/ 6-10 GAP EXTENSION, 6"	GM	\$2,230.67	0.091	\$202.99
0711 11160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	\$151.36	20	\$3,027.20
0711 11170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	\$81.44	33	\$2,687.52
0711 11241	THERMOPLASTIC, STANDARD, YELLOW, 2-4 DOTTED GUIDE LINE /6-10 DOTTED EXTENSION LINE, 6	GM	\$3,690.78	0.2678	\$988.39
0714 10	GREEN-COLORED PAVEMENT MARKINGS, BIKE LANE	SF	\$10.95	4939	\$54,082.05
<b>TOTAL</b>					<b>\$459,917.12</b>
DESIGN (20%)					\$91,983.42
POST DESIGN (9%)					\$41,392.54
MOBILIZATION & MOT (15%)					\$68,987.57
CONTENGENCY (10%)					\$45,991.71
CEI (15%)					\$68,987.57
<b>GRAND TOTAL</b>					<b>\$777,259.93</b>

PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL
<b>VENETIAN ISLES - RAISED CHANNELIZED</b>					
102 1	MAINTENANCE OF TRAFFIC	LS	\$1,732.83	1	\$1,732.83
110 1 1	CLEARING & GRUBBING	AC	\$39,639.91	0.1	\$3,963.99
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$40.11	92.95	\$3,728.21
522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	\$67.81	130.36	\$8,839.71
0520 2 4	CONCRETE CURB, TYPE D	LF	\$36.67	226.16	\$8,293.29
0520 3	VALLEY GUTTER- CONCRETE	LF	\$47.91	216.00	\$10,348.56
0570 1 2	PERFORMANCE TURF, SOD	SY	\$4.95	200.52	\$992.57
<b>SIGNS AND PAVEMENT MARKINGS</b>					
0705 11 1	DELINEATOR, FLEXIBLE TUBULAR	EA	\$108.81	13	\$1,414.53
0710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS/LS	\$897.37	1	\$897.37
711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	\$2.62	363.7	\$952.89
711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	\$5.11	266	\$1,359.26
0711 11241	THERMOPLASTIC, STANDARD, YELLOW, 2-4 DOTTED GUIDE LINE /6-10 DOTTED EXTENSION LINE, 6	GM	\$2,230.67	0.01945	\$43.39
TOTAL					\$42,566.61
DESIGN (20%)					\$8,513.32
POST DESIGN (9%)					\$3,830.99
MOBILIZATION & MOT (15%)					\$6,384.99
CONTENGENCY (10%)					\$4,256.66
CEI (15%)					\$6,384.99
<b>GRAND TOTAL</b>					<b>\$71,937.57</b>

PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL
<b>VENETIAN ISLES - RAISED CROSSWALK</b>					
102 1	MAINTENANCE OF TRAFFIC	LS	\$1,732.83	1	\$1,732.83
110 1 1	CLEARING & GRUBBING	AC	\$39,639.91	0.1	\$3,963.99
0110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$40.11	35.61	\$1,428.32
0337 7 82	ASPHALT CONCRETE FRICTION COURSE, TRAFFIC C, FC-9.5, PG 76-22	TN	\$196.73	19	\$3,737.87
522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	\$67.81	170.94	\$11,591.44
<b>SIGNS AND PAVEMENT MARKINGS</b>					
0700 1111	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF	EA	\$545.58	9	\$4,910.22
0700 1600	SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE	EA	\$28.82	13	\$374.66
0710 90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS/LS	\$667.72	1	\$667.72
711 11 123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	\$2.62	130	\$340.60
711 11 125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	\$5.11	96	\$490.56
0711 11160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	\$151.36	4	\$605.44
TOTAL					\$29,843.65
DESIGN (20%)					\$5,968.73
POST DESIGN (9%)					\$2,685.93
MOBILIZATION & MOT (15%)					\$4,476.55
CONTINGENCY (10%)					\$2,984.36
CEI (15%)					\$4,476.55
<b>GRAND TOTAL</b>					<b>\$50,435.77</b>



## Egret Lakes Circle

## Venetian Isles Community

## Traffic Evaluation

Caltran Engineering Group, Inc.  
790 NW 107 Avenue, Suite 200  
Miami, FL 33172  
Phone: 786-456-7700  
Fax: 786-513-0711

### Engineer's Certification

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18. F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

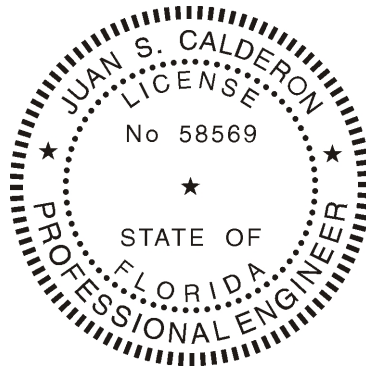
**Project:** Venetian Isles Community  
Egret Lakes Circle Traffic Evaluation

**Location:** Miami-Dade County, Florida

**Client:** Venetian Isles Community Development District (CDD)

**Report Prepared by:** CALTRAN Engineering Group, Inc.  
790 NW 107<sup>th</sup> Avenue Suite 200  
Miami, FL 33172  
Certificate of Authorization 29379

I acknowledge that the procedures and references used to develop the results contained in this report are standards to the professional practice of transportation engineering as applied through professional judgement and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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- Appendix D: Miami-Dade County Policy on Speed Humps

## **1.0 Background**

CALTRAN Engineering Group, Inc. (CALTRAN) was retained by Venetian Isles Community Development District (CDD) to perform the evaluation of improvements along the Egret Lakes Circle located within the residential community of Venetian Isles.

Venetian Isles Community is located at 15355 Egret Lakes Circle, Miami, FL 33185. This residential community is bordered on the north by SW 26<sup>th</sup> Street, on the east by SW 152<sup>nd</sup> Street, on the west by SW 157<sup>th</sup> Avenue, and on the south by the residential communities of Caribe Lakes and Bismark Homes at Venezia.

The Venetian Isles community CDD has received concerns from residents regarding traffic and safety, as well as the geometric layout at Egret Lakes Circle. There is also a need to improve the overall streetscape experience, particularly for vulnerable roadway users within the community.

Through the enhancement of the existing roadway infrastructure, Venetian Isles aims to elevate the well-being, social interconnectedness, and overall safety of the entire community.

This study's main goal is to evaluate the Egret Lakes Circle in order to provide feasible and cost-effective alternatives while enhancing the safety for both motorized and non-motorized users of the internal community streets and maintaining acceptable level of service at the Egret Lakes Circle and adjacent roadways.

**Figure 1** shows the overall study location map of this community and the Egret Lakes traffic circle key intersections along with the type of data collection efforts.

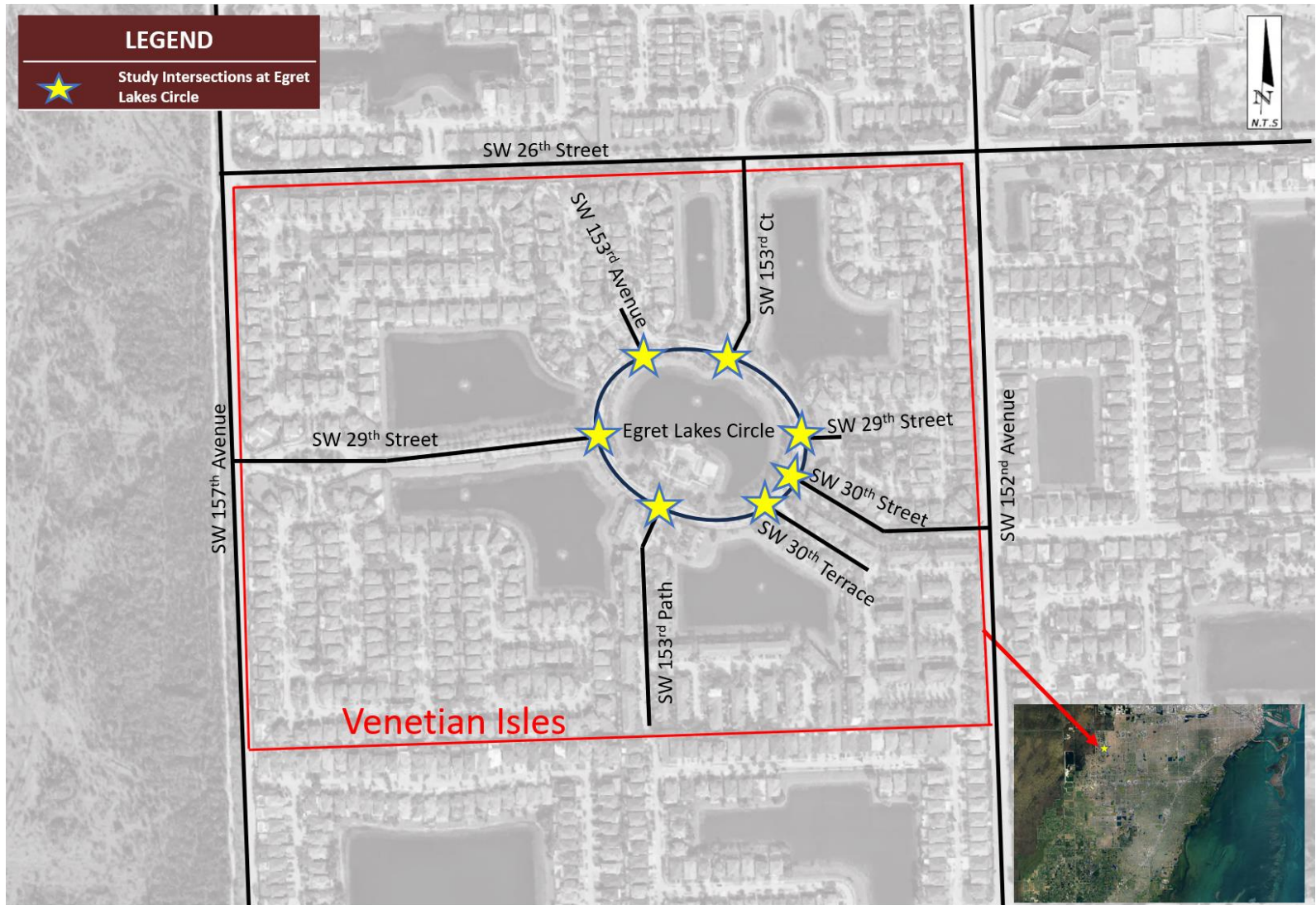


Figure 1. Overall Study Location

## 2.0 Existing Conditions

Existing conditions evaluation includes a detailed field review to determine the existing roadway geometry, traffic control devices, and other factors which may affect the studied Egret Lakes Circle.

### 2.1 Egret Lakes Circle Existing Conditions

The existing geometric conditions at the Egret Lakes Circle are summarized in **Table 1**. **Figure 2** presents the existing geometric conditions on all intersections along the Egret Lakes Circle.

**Table 1: Egret Lakes Traffic Circle Typical Section Characteristics**

Location	Posted Speed	Egret Lakes Circle Number of Lanes	Lane Width (feet)	Outside Shoulder	Traffic Calming Features	Sidewalk
Egret Lakes Traffic Circle	25 mph	2	12	Curb and gutter followed by lawn	6 speed humps along the Egret Lakes Circle	Present on both sides of the circle.

It is important to note that the Egret Lakes Circle contains seven (7) unsignalized stop controlled intersections and operates in a counterclockwise operation with all traffic entering the circle are regulated to turn right at each intersection.

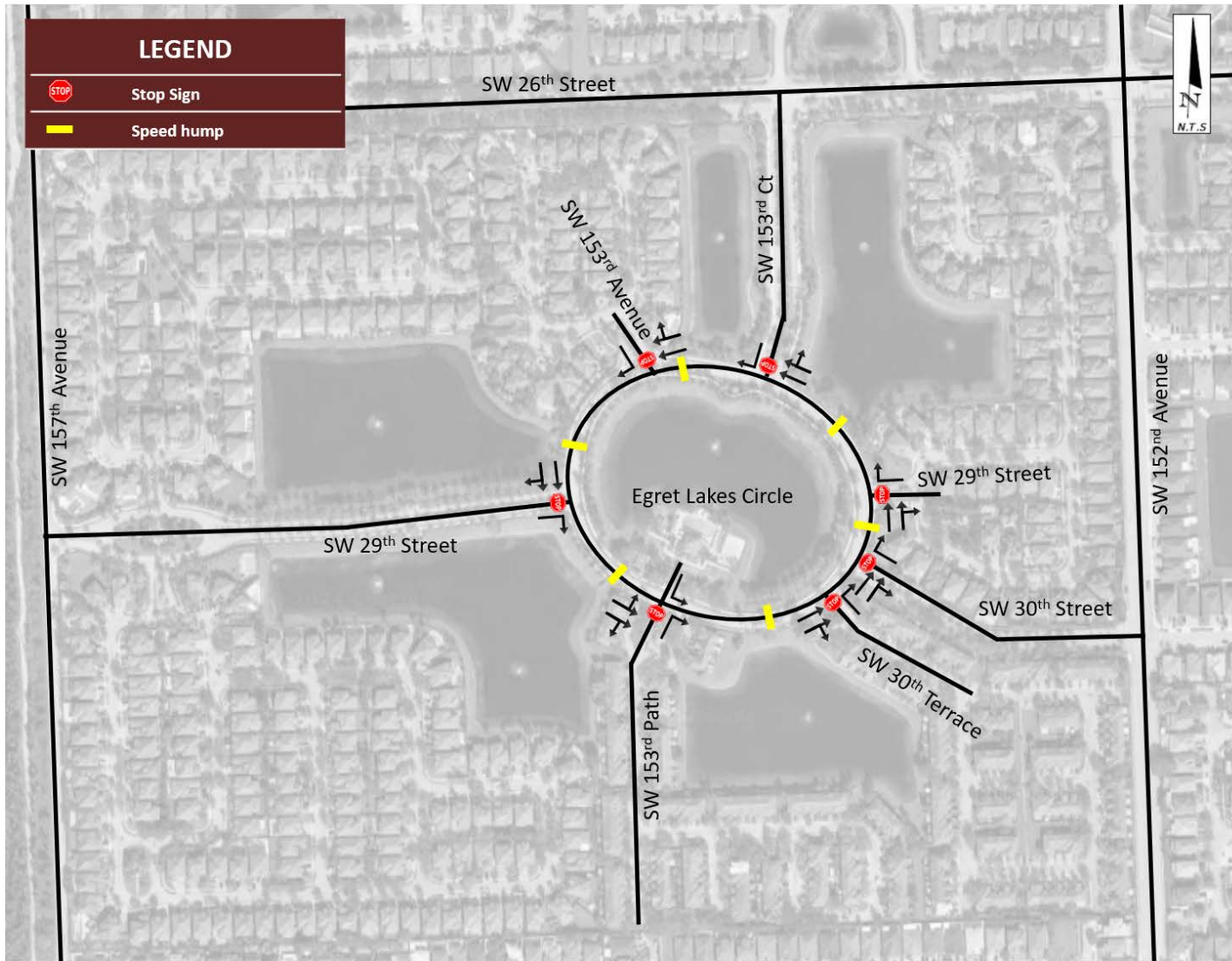


Figure 2. Existing Geometric Conditions

### 3.0 Data Collection

Traffic data was collected at all seven intersections along Egret Lakes Circle. Traffic data includes daily and peak vehicular volumes, as well as pedestrian/bicycles volumes. Traffic data was collected during a typical weekday (Thursday) September 5<sup>th</sup>, 2024.

The purpose of the data collection effort is to gather information to facilitate the analysis of recommendations and/or counter-measures to improve the safety of all road users, including pedestrians, bicyclists, and motorists within the community of Venetian Isles.

The data gathering effort consisted in the following aspects:

- 1) Volume counts: Data collection efforts included capturing daily and peak traffic at two stations during consecutive 24-hours along Egret Lakes Circle.
- 2) Turning Movement Counts (TMCs) and Pedestrian and Bicyclist Internal Counts: Data collection efforts collecting 4-hours of turning movements for motorized and non-motorized traffic (pedestrian and bicyclist) during the AM and PM peak periods (from 7:00 AM to 9:00 AM and from 4:00 PM TO 6:00 PM).

Raw data collection information can be found in **Appendix A**.

### 3.1 Daily Traffic Volumes

Consistent with the FDOT Data Collection standard methodologies, traffic data was collected on a typical school active weekday on September 5<sup>th</sup>, 2024 within the studied roadway network. Traffic volumes data collection includes two 24-hour traffic volume stations. The daily and peak hour traffic volumes are summarized in **Table 2**. In addition, **Figure 3** presents the vehicular volumes.

**Table 2: Daily and Peak Hour Traffic Volumes**

Location	Direction	Daily Average Volume	AM Peak Average Volume	PM Peak Average Volume
Egret Lakes Circle east of SW 153 <sup>rd</sup> Path	Eastbound	1,621	174	121
Egret Lakes Circle west of SW 153 <sup>rd</sup> Ct	Westbound	1,569	86	136

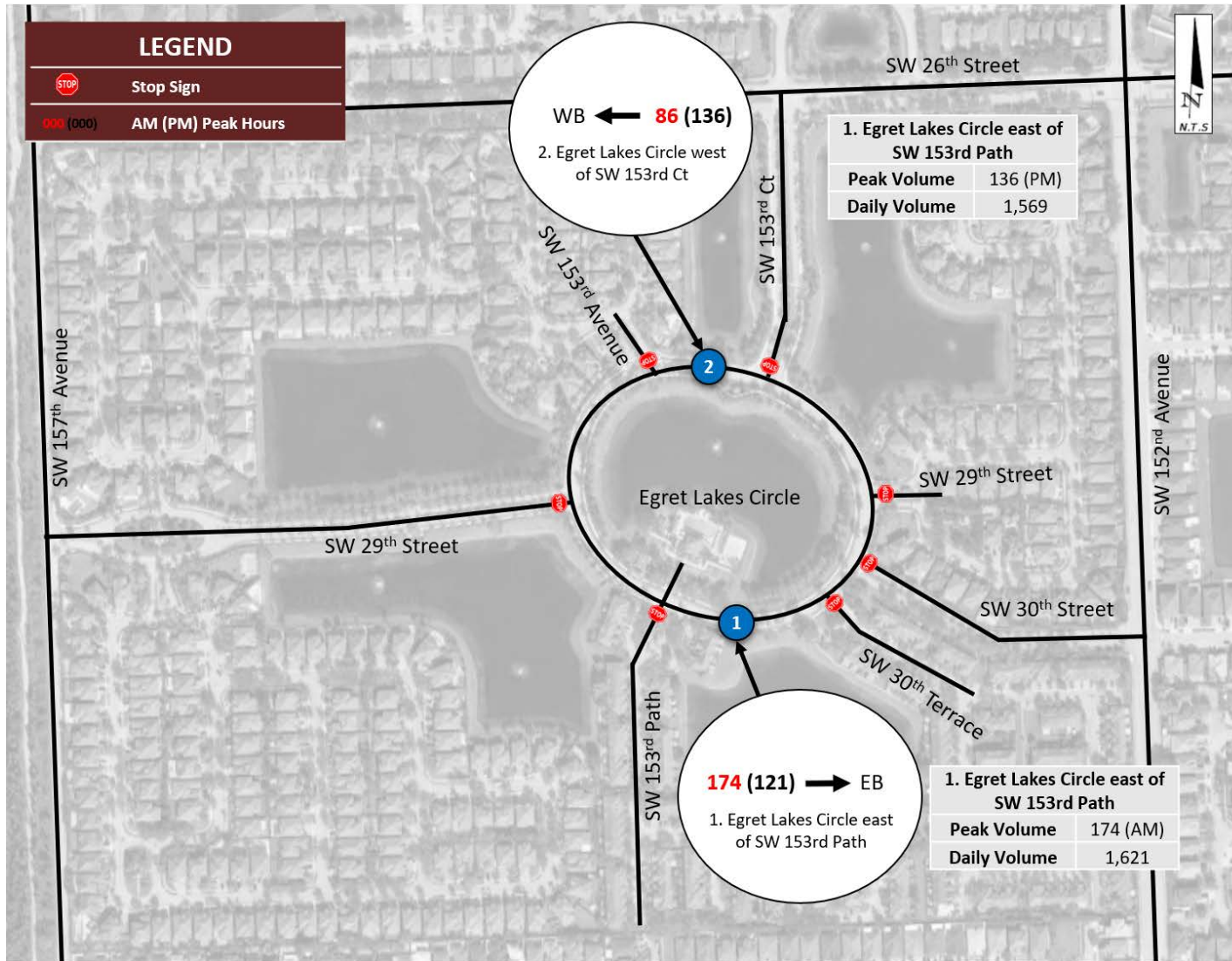


Figure 3. Vehicle Daily and Weekday Peak Weekday Volumes

### 3.2 TMCs with Pedestrian and Bicyclist Data Collection

Turning Movement Counts (TMCs) data was collected during the AM and PM peak periods (from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM) respectively. TMC data includes pedestrian and bicycle volumes on a regular weekday.

The following adjustment factors correspond to collected vehicular volume counts:

In order to present conservative results, a peak season conversion factor of 1.02 was applied to the collected vehicular data.

An additional field review was conducted during a Saturday morning on October 12, 2024, in order to assess the pedestrian and bicycle activity during weekends at the Egret Lakes Circle. A moderate pedestrian activity was observed during the field assessment. Residents were observed walking, jogging, and walking their pets. In addition, some residents were observed riding bikes along the circle. **Figure 4** illustrate pedestrian and bicycle activity observed during the field assessment.



**Figure 4. Saturday Morning Field Review**

**Figure 5** present the turning movement counts during the AM and PM peak hours obtained for the day of September 5<sup>th</sup>, 2024.

**Figure 6** present the pedestrian and bicyclist for the AM and PM peak volumes obtained for the day of September 5<sup>th</sup>, 2024.

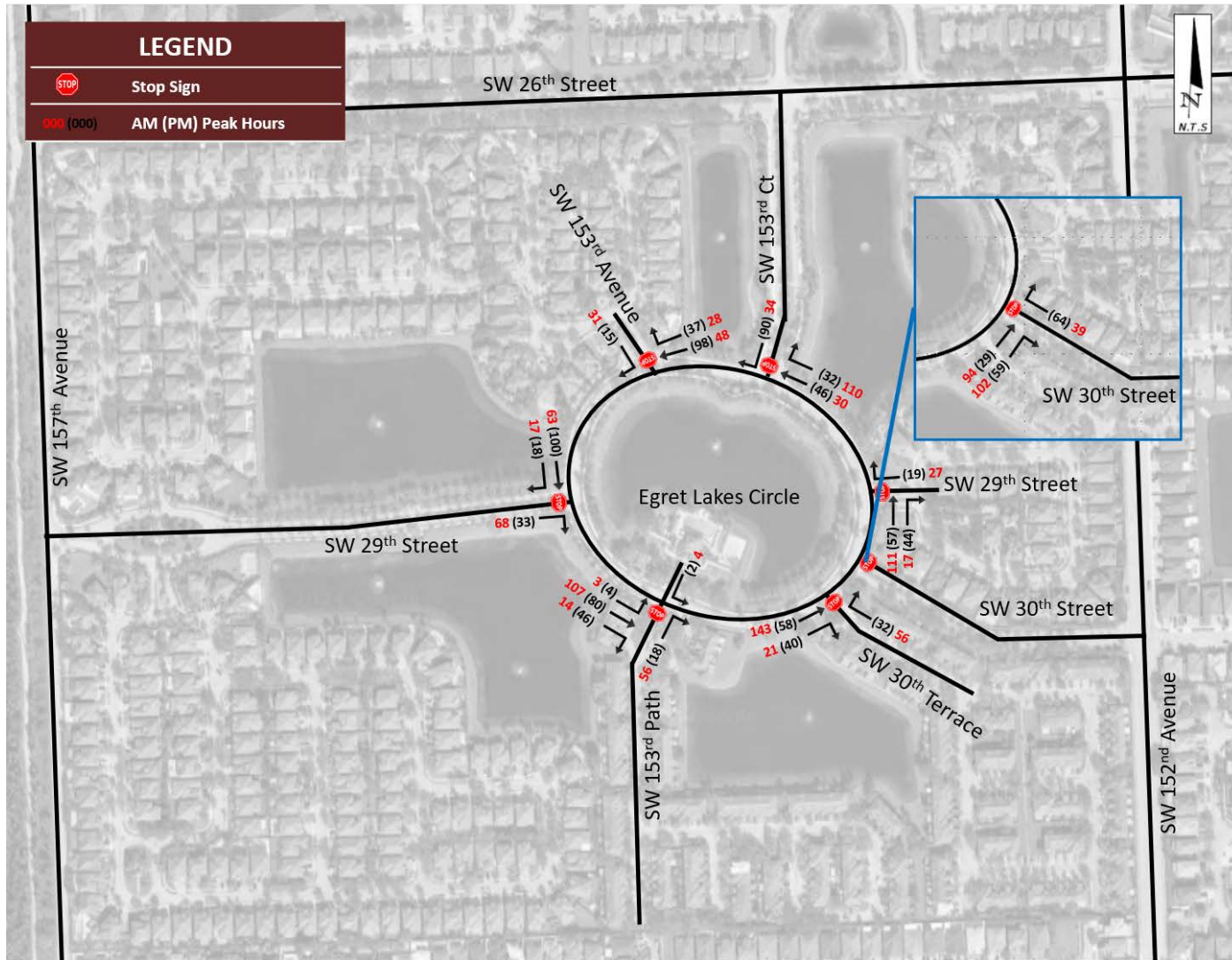


Figure 5. Peak Hour Weekday Turning Movement Counts (TMCs)

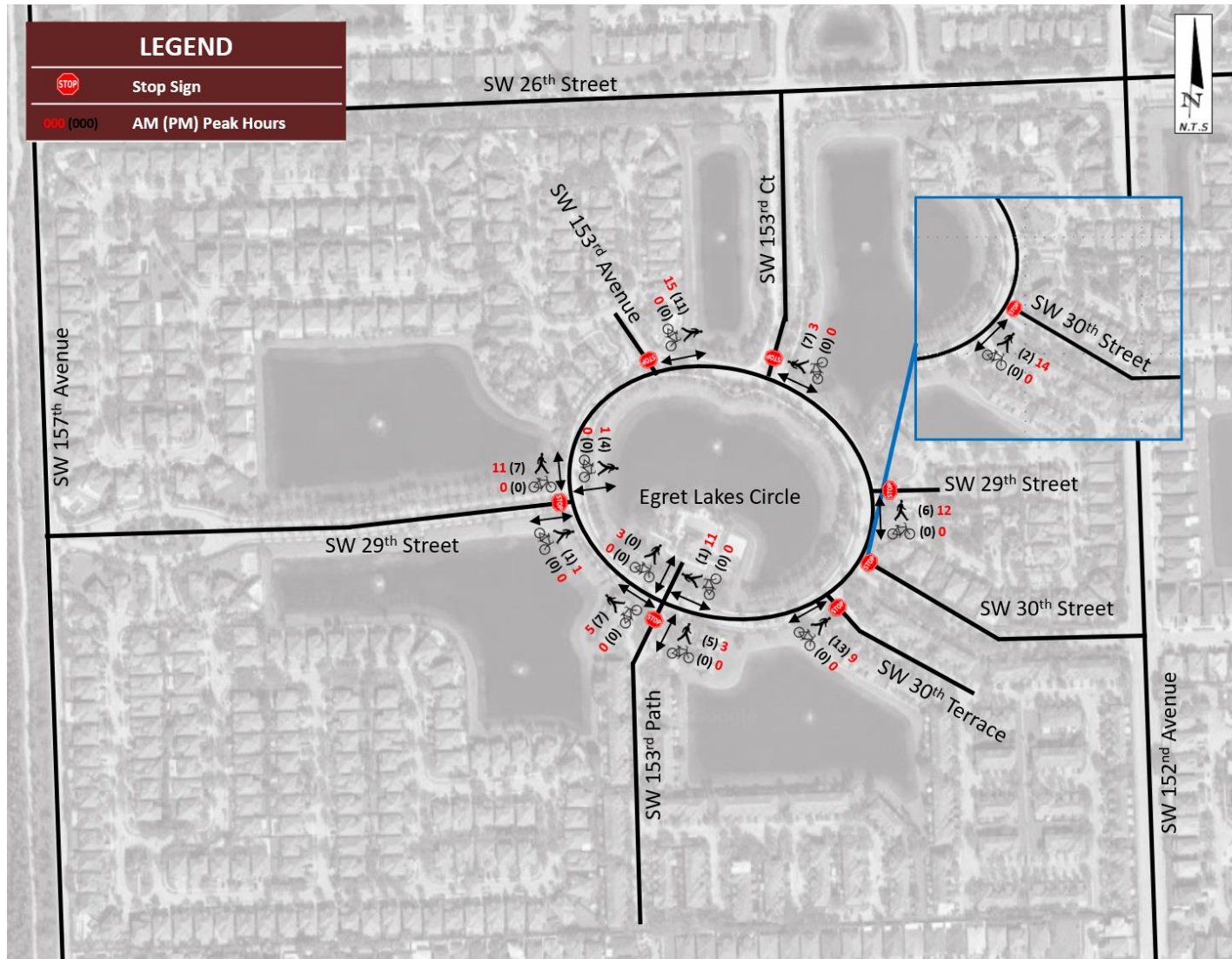


Figure 6. Peak Hour Weekday Pedestrian/Bicyclist Volume

## 4.0 Existing Traffic Operations

An evaluation of existing traffic operations at all intersections along the Egret Lakes Circle was conducted. This traffic analysis utilizes Synchro 11, which applies methodologies outlined in the Highway Capacity Manual, 6<sup>th</sup> Edition.

### 4.1 Existing Condition Intersection Level of Service

Level of Service (LOS) Analysis for signalized/un-signalized intersections is based on the amount of control delay which is a measurement in seconds per vehicle that acts as an indicator of lost time, fuel consumption, frustration and driver's discomfort at the signalized intersections. The level of services for unsignalized intersections is a scale from "A" to "F" in accordance with control delay thresholds that range from less than 10 seconds (level of service "A") to greater than 50 seconds (Level of service "F") of delay per vehicle for unsignalized intersections.

The goal of this traffic evaluation is to provide an understanding of the current vehicular delay that motorists experience at all intersections along the Egret Lakes Circle and identify any potential operational deficiencies. This evaluation helps to identify opportunities for roadway improvements which could enhance the safety for both motorized and non-motorized users within the studied residential community of Venetian Isles.

**Table 3** show the existing LOS and delay for the identified study intersections and driveways; details of the LOS results and Operational analysis are documented in **Appendix B**.

The LOS analysis indicates that all studied intersections currently operate at an acceptable Level of Service "LOS A" in each approach during the highest AM and PM peak traffic demands.

**Table 3: Intersections Level of Service Analysis**

Segment / Intersection	Approach		Existing Conditions			
			AM		PM	
			LOS	Delay	LOS	Delay
Egret Lakes Circle	SW 153 <sup>rd</sup> Path	EB	A	0.2	A	0.2
		WB	-	-	-	-
		NB	A	9.0	A	8.8
		SB	A	9.4	A	9.0
	SW 30 <sup>th</sup> Terrace	EB	-	-	-	-
		WB	A	9.3	A	8.9
		NB	A	0	A	0
		SB	-	-	-	-
	SW 30 <sup>th</sup> Street	EB	-	-	-	-
		WB	A	9.4	A	8.9
		NB	A	0	A	0
		SB	-	-	-	-
	SW 29 <sup>th</sup> Street (East)	EB	-	-	-	-
		WB	A	9.0	A	8.8
		NB	A	0	A	0
		SB	-	-	-	-
	SW 153 <sup>rd</sup> Ct	EB	-	-	-	-
		WB	A	0	A	0
		NB	-	-	-	-
		SB	A	9.1	A	9.0
	SW 153 <sup>rd</sup> Avenue	EB	-	-	-	-
		WB	A	0	A	0
		NB	-	-	-	-
		SB	A	8.9	A	8.8
	SW 29 <sup>th</sup> Street (West)	EB	A	9.0	A	8.9
		WB	-	-	-	-
		NB	-	-	-	-
		SB	A	0	A	0

#### 4.2 Existing Condition Segment Capacity Analysis

In addition, a roadway capacity analysis was conducted to establish the current roadway segment Level of Service along Egret Lakes Circle. The capacity analysis adhered to FDOT standards for Concurrency Analysis in accordance with the Florida Department of Transportation 2020 Quality/Level of Service Generalized Service Volume Table 7 (Peak Hour Directional Volumes). The analysis was performed for the AM and the PM peak periods, for existing conditions.

The analysis shows that the studied segment is able to sustain traffic demands while operating at an acceptable level of service (LOS C) under current conditions.

**Table 4** summarizes the results of the segment level of service analysis. For FDOT tables and related to calculations, please refer to **Appendix C**.

**Table 4: Existing Segments Capacity Analysis as per the FDOT Generalized Tables**

Scenario	Roadway (Period)	Segment Capacity	Traffic Volume	LOS
Existing Conditions	Egret Lakes Circle east of SW 153rd Path (AM)	1,100	174	C
	Egret Lakes Circle east of SW 153rd Path (PM)	1,100	121	C
	Egret Lakes Circle west of SW 153rd Ct (AM)	1,100	86	C
	Egret Lakes Circle west of SW 153rd Ct (PM)	1,100	136	C

This traffic operations analysis concludes that a potential reconfiguration of the roadway, including a reduction in the number of lanes along Egret Lakes Circle, could be considered feasible to improve safety, calming traffic, improving mobility and access for all road users, and ultimately elevating the overall quality of life.

### 5.0 Proposed Alternatives

In order to enhance the streetscape environment and ensure the safety of both motorists and non-motorists, alternatives for reconfiguring the roadway were considered. The most relevant alternative assessed is potentially modify the Egret Lakes Circle by performing a road diet from two lanes to a single lane. This improvement was considered based on an analysis of traffic data and the results of traffic operations within the specific roadway under study.

Other, proposed alternatives encompass road channelization for specific approaches to Egret Lakes Circle, implementation of raised crosswalks, and the potential implementation of a dedicated raised shared-used path adjacent to the road (sidepath) along Egret Lakes Circle as part of the road diet.

The primary objective behind integrating these concepts is to incorporate newer design traffic calming techniques that prioritize the safety of all users, including pedestrians and cyclists of varying ages and abilities. The community of Venetian Isles anticipates that the implementation of the proposed alternatives will lead to an improvement in the overall well-being, social interconnectedness, and safety of the entire community.

## **5.1 Road Diet**

The implementation of a road diet is a traffic calming technique that entails reducing the number of travel lanes of the Egret Lakes Traffic Circle from two lanes to a single lane. Upon examination of traffic data gathered at all intersections along Egret Lakes Circle and an assessment of the current level of service and vehicular delay in the area under study, it has been ascertained that implementing a road diet on Egret Lakes Circle is a viable option since the effect in vehicular delay is nominal (less than 1 second at intersections) and roadway capacity will not be negatively impacted, while maintaining an acceptable Level of Service as noted in Section 6.0 of this report.

The new roadway reconfiguration is expected to slow down vehicle speeds, control driving behaviors, enhance safety, and improve the overall experience for pedestrians, cyclists, and motorists. Drivers are more likely to adhere to speed limits and drive more cautiously in a road diet environment. In addition, the benefits of the proposed improvements include enhancement of the street environment resulting in a more pleasant experience to walk and bike promoting a more livable, safe, and vibrant community.

## **5.2 Raised Sidepath**

Utilizing the opportunity created by the proposed road diet, a raised sidepath is recommended to replace the removed outer lane along Egret Lakes Circle.

Raised bicycle facilities are elevated at a different height from motor vehicle traffic level. This separation is commonly accomplished by raising the facility slightly above the adjacent roadway level. Usually, a buffer zone is situated between the bike lanes and the lanes for motor vehicles. Tubular markers will be provided at all intersections along Egret Lakes Circle to provide adequate separation between the sidepath and the travel lanes.

This facility offers a protected space for cyclists, reducing conflicts and potential accidents with motor vehicles. The buffer zone and the elevation difference between the bike lane and motor vehicle lanes restrict motorists' access to the sidepath, ensuring a clear and

safe route for cyclists. Overall, raised bike lanes offer various advantages that enhance safety, comfort, and usability for cyclists and other vulnerable road users.

### 5.3 Channelized Directional Islands

In order to prevent prohibited and dangerous maneuvers at the studied Egret Lakes Circle, channelized directional islands are recommended at the main intersections along Egret Lakes Circle, which provide connection to public roads. This channelization is achieved through the implementation of raised traffic island that separate vehicles moving in opposite directions or restrict vehicles from performing prohibited and dangerous movements at intersections.

A previous traffic study conducted by CALTRAN, identified some vehicles performing prohibited movements from SW 30<sup>th</sup> Street Going to SW 30<sup>th</sup> Terrace and SW 28<sup>th</sup> Terrace Going to SW 30<sup>th</sup> Street. In order to restrict and prevent prohibited movements it is recommended to implement channelized directional islands at all the approaches to Egret Lakes Circle.

**Figure 7** illustrate prohibited and dangerous maneuvers documented at the studied Egret Lakes Circle.



**Figure 7. Prohibited and Dangerous Maneuvers at Egret Lakes Circle**

#### **5.4 Speed Humps**

Currently, speed humps have been implemented within the Venetian Isles community to address concerns related to speeding and to enhance overall safety. Speed hump's locations include the following:

- Six (6) speed humps are present along Egret Lakes Circle
- Two (2) speed humps are present along SW 30<sup>th</sup> Street
- Three (3) speed humps are present along SW 153<sup>rd</sup> Ct
- Six (6) speed humps are located along SW 29<sup>th</sup> Street

It is important to note that the existing speed humps are not in compliance with Miami-Dade County Standards in reference to road profile and signage; Thus, it is recommended to replace the existing speed humps with speed humps that meet the Miami-Dade County design standards. Detailed information regarding the Miami-Dade County policy on speed humps and the specifications for speed hump design can be found in **Appendix D**.

This measure is intended to enhance pedestrian safety, particularly for vulnerable users utilizing the existing crosswalk situated north of Egret Lakes Circle.

#### **5.5 Raised Crosswalk**

A raised crosswalk is a traffic calming feature that includes a roadway pedestrian crossing elevated to the same level as the sidewalk. This feature is strategically design to optimize safety and visibility for pedestrians.

Raised crosswalks provide many benefits such as increase drivers' awareness of the presence of pedestrian crossings, vehicular speed reduction, and enhances access for people with disabilities by providing a level crossing.

Currently, the Egret Lakes Circle lacks designated pedestrian crosswalks for traversing from the outer sidewalk to the inner sidewalk along the circle. It is recommended to replace some of existing speed humps such as those situated west of SW 153rd Path, west of SW 30th Terrace, and east of SW 153rd Avenue with elevated crosswalks designed to heighten pedestrian safety within the community.

In addition, it is recommended to remove the existing speed humps along SW 153<sup>rd</sup> Court and install a raised crosswalk along SW 153<sup>rd</sup> Court north of Egret Lakes Circle. Furthermore, it is recommended to eliminate the four existing speed humps situated a short distance from the current crosswalk along SW 29<sup>th</sup> Street west of Egret Lakes Circle and install a raised crosswalk at the location of the existing level crosswalk.

The proposed elevated crosswalks will facilitate a secure pathway for residents to access the Venetian Isles Club House, which is located at the center of Egret Lakes Circle.

**Table 5** shows a set of tools that were considered as part of the alternatives for the concerned locations aimed to address the residents' concerns.

**Table 5: Traffic Calming Alternative**

Traffic Calming Device	Picture	Description	Design Considerations	Potential Impacts
<p><b>Road Diet</b></p>		<p>Road diet is a traffic calming technique that entails reducing the number of travel lanes or narrowing existing lanes on a roadway.</p>	<ul style="list-style-type: none"> <li>• Roads with an average daily traffic of 25,000 or less.</li> <li>• 15-foot width minimum</li> </ul>	<ul style="list-style-type: none"> <li>• Public opposition to lane reduction.</li> <li>• Modification of existing roadway layout.</li> <li>• crash reduction.</li> <li>• Vehicular speed reduction.</li> </ul>
<p><b>Sidepath</b></p>		<p>Raised bike lanes are bicycle facilities that are elevated at a different height from motor vehicle traffic. This separation is commonly accomplished by raising the bike lane above the adjacent roadway level. This type of bicycle lane design offers a protected space for cyclists, reducing conflicts and potential accidents with motor vehicles. Raised bike lanes offer various advantages that enhance safety, comfort, and usability for cyclists and other vulnerable road users.</p>	<ul style="list-style-type: none"> <li>• Local road, minor and major highways.</li> <li>• Roads with speed limits of 45 mph or lower.</li> <li>• Provide adequate sight distance at intersections and driveways.</li> <li>• Sidepath should provide a minimum width separation of 2 feet from travel lanes.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase safety for bicyclists.</li> <li>• Increase the use of bicycles within the community.</li> <li>• Modification of existing roadway layout.</li> <li>• Protected bike lanes can improve safety for all road users.</li> <li>• Protected bike lanes can reduce collisions.</li> </ul>
<p><b>Splitter Island</b></p>		<p>Splitter islands, placed in intersections, around which traffic circulates. Requires drivers to slow to a speed that allows them to comfortably maneuver around them. Sometimes called intersection islands. In addition, a splitter island is a type of channelization that can be used at intersections to separate traffic and improve safety</p>	<ul style="list-style-type: none"> <li>• Intersections of local or collector streets</li> <li>• One lane each direction entering intersection</li> <li>• Not typically used at intersections with high volume of large trucks and buses turning left</li> </ul>	<ul style="list-style-type: none"> <li>• No effect on access.</li> <li>• Diversion of traffic.</li> <li>• Reduce intersection collisions.</li> <li>• Can result in bicycle/auto conflicts at intersections because of narrowed travel lane.</li> </ul>
<p><b>Raised Crosswalk</b></p>		<p>A raised crosswalk is a traffic calming feature that includes a roadway crossing elevated to the same level as the sidewalk. Its strategic design aims to optimize safety and visibility for pedestrians.</p>	<ul style="list-style-type: none"> <li>• Appropriate warning signs and roadway markings should accompany raised crosswalks.</li> <li>• Detectable warning strips (truncated domes) should be provided at crosswalk locations.</li> <li>• Local road, minor roads. Not suitable for arterial roadways</li> </ul>	<ul style="list-style-type: none"> <li>• Increase safety for pedestrians.</li> <li>• Vehicular speed reduction.</li> <li>• Increase drivers' awareness of the presence of pedestrian crossings.</li> </ul>

## 6.0 Proposed Traffic Operations

An evaluation of traffic operations under proposed conditions was conducted at all intersections along the Egret Lakes Circle. As well as in the existing traffic operations analysis, this proposed traffic operation analysis utilizes Synchro 11, which applies methodologies outlined in the Highway Capacity Manual, 6<sup>th</sup> Edition.

### 6.1 Proposed Conditions Intersection LOS

The goal of this traffic evaluation is to provide an understanding of the vehicular delay that motorist will experience under proposed conditions after the implementation of the propose road diet at all intersections along the Egret Lakes Circle and identify any potential operational deficiencies. **Table 6** show the proposed LOS and delay for the identified study intersections and driveways; details of the LOS results and operational analysis are documented in **Appendix B**.

**Table 6: Intersections Level of Service After Road Diet Improvement**

Segment / Intersection	Approach		Proposed Conditions			
			AM		PM	
			LOS	Delay	LOS	Delay
Egret Lakes Circle	SW 153 <sup>rd</sup> Path	EB	A	0.2	A	0.2
		WB	-	-	-	-
		NB	A	9.3	A	9.0
		SB	B	10.2	A	9.4
	SW 30 <sup>th</sup> Terrace	EB	-	-	-	-
		WB	A	9.8	A	9.0
		NB	A	0	A	0
		SB	-	-	-	-
	SW 30 <sup>th</sup> Street	EB	-	-	-	-
		WB	A	9.7	A	8.9
		NB	A	0	A	0
		SB	-	-	-	-
	SW 29 <sup>th</sup> Street (East)	EB	-	-	-	-
		WB	A	9.4	A	8.9
		NB	A	0	A	0
		SB	-	-	-	-
	SW 153 <sup>rd</sup> Ct	EB	-	-	-	-
		WB	A	0	A	0
		NB	-	-	-	-
		SB	A	9.1	A	9.1
	SW 153 <sup>rd</sup> Avenue	EB	-	-	-	-
		WB	A	0	A	0
		NB	-	-	-	-
		SB	A	9.0	A	9.0
SW 29 <sup>th</sup> Street (West)	EB	A	9.2	A	9.1	
	WB	-	-	-	-	
	NB	-	-	-	-	
	SB	A	0	A	0	

Reducing the current configuration from two lanes to one will not adversely impact flow of traffic along Egret Lakes Circle. The projected increase in vehicle-delay will result in a nominal effect, resulting in an increase of less than 1-second in vehicle delay across all intersections analyzed within the segment under consideration.

### 6.2 Proposed Conditions Segment Capacity Analysis

In addition, a roadway capacity analysis shows that the studied segment of Egret Lakes Circle will be able to sustain future traffic demands while operating at an acceptable level of service (LOS C) after the implementation of the road diet.

The capacity analysis adhered to FDOT standards for Concurrency Analysis in accordance with the Florida Department of Transportation 2020 Quality/Level of Service Generalized Service Volume Table 7 (Peak Hour Directional Volumes). The analysis was performed for the AM and the PM peak periods, for proposed conditions. **Table 7** summarizes the results of the below calculations. For FDOT tables and related to calculations, please refer to **Appendix C**.

**Table 7: Proposed Segments Capacity Analysis as per the FDOT Generalized Tables**

Scenario	Roadway (Period)	Segment Capacity	Traffic Volume	LOS
Proposed Conditions	Egret Lakes Circle east of SW 153rd Path (AM)	506	174	C
	Egret Lakes Circle east of SW 153rd Path (PM)	506	121	C
	Egret Lakes Circle west of SW 153rd Ct (AM)	506	86	C
	Egret Lakes Circle west of SW 153rd Ct (PM)	506	136	C

### 7.0 Recommended Improvements

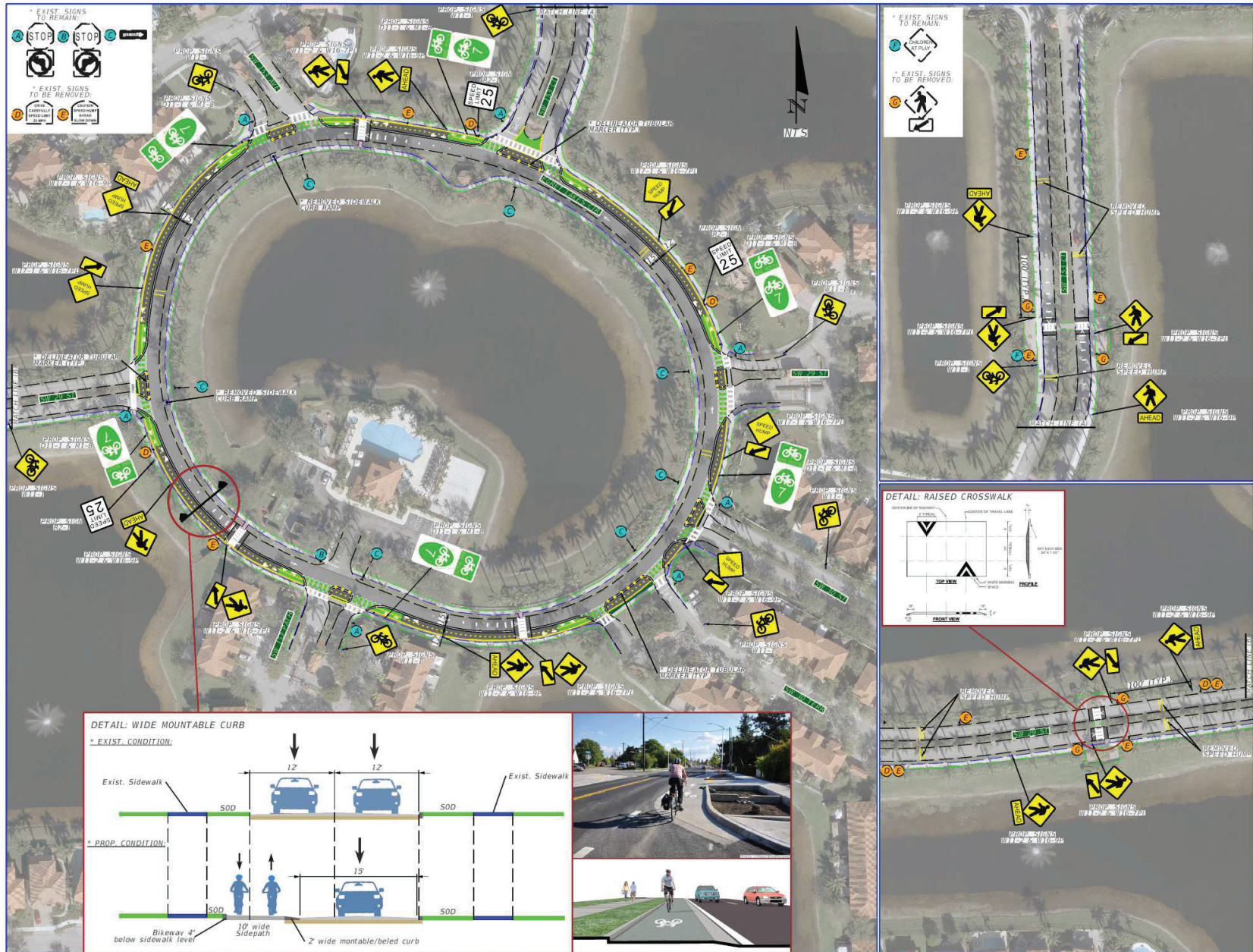
This traffic study documents the results of a traffic evaluation at the residential community of Venetian Isles in order to determine the feasibility to implement roadway streetscape improvements along Egret Lakes Circle. The effort included field observations, traffic volume data, Turning Movement Counts (TMCs), and traffic operational and capacity analysis, from which the following conclusions were determined:

- The LOS analysis indicates that all studied intersections currently operate at an acceptable level of service “A” in each approach during the highest AM and PM

peak traffic demands. Consequently, a potential road diet along Egret Lakes Circle could be considered feasible for enhancing safety, calming traffic, and improving mobility and access for all road users.

- It is recommended that the outer lane of Egret Lakes Circle be eliminated.
- A raised sidepath is recommended to be accommodated to replace the outer lane along Egret Lakes Circle. This sidepath will offer a protected space for cyclists, reducing conflicts and potential accidents with motor vehicles.
- In order to prevent illegal and dangerous maneuvers at the intersection of the Egret Lakes Circle, channelized directional islands are recommended.
- It is recommended to replace the existing speed humps with speed humps that are in compliance with the Miami-Dade County design standards.
- It is recommended to replace the existing speed humps situated west of SW 153<sup>rd</sup> Path, west of SW 30<sup>th</sup> Terrace, and east of SW 153<sup>rd</sup> Avenue with elevated crosswalks designed to heighten pedestrian safety within the community.

**Figure 8** below show recommended improvements for Venetian Isles Road network.



REVISIONS	
DATE	DESCRIPTION

EGRET LAKES CIRCLE VENETIAN ISLES COMMUNITY		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	MIAMI-DADE	

**RECOMMENDED IMPROVEMENTS  
AT EGRET LAKES CIRCLE**

FIGURE
8

SUSERS

SDATES STIRES SMODELNAMES

SFILES



	BrightView	Super	Colliers Engineering & Design
Tree and Land Survey	3,000.00	23,540.00	21,400.00
Landscape Architect Plans	6,600.00	8,225.00	
Tree Removals - Main Area (48)	28,350.00	37,700.00	
Tree Removals - Sienna (15)			
Tree Mitigation	19,162.77	36,225.00	
Root Barriers (40)	29,996.33	10,400.00	
Permitting	4,500.00	3,500.00	
	<u>91,609.10</u>	<u>119,590.00</u>	<u>21,400.00</u>
Without Tree & Land Survey	88,609.10	96,050.00	
<b>CDD Total With Private Survey</b>	<b>\$ 110,009.10</b>	<b>\$ 117,450.00</b>	

## Proposal for Extra Work at Venetian Isles CDD

Property Name	Venetian Isles CDD	Contact	RYAN QUIROGA
Property Address	15355 Egret Lakes Cir Miami , FL 33185	To Billing Address	Venetian Isles CDD 15355 Egret Lakes Cir Miami , FL 33185
Project Name	Venetian Isles CDD		
Project Description	Tree Mitigation Services		

### Scope of Work

Scope of Work - Tree Mitigation Services

Venetian Isles CDD Miami, FL

BrightView Landscape Services will provide comprehensive tree mitigation services throughout the community in accordance with arborist reports and local regulations. Work will be completed safely, efficiently, and with minimal disruption to residents.

Services Include:

-Tree & Land Survey

Full inventory and documentation of existing trees to support permitting and mitigation requirements.

.-Permit Processing & Coordination

Handling of permit applications, submittals, and coordination with governing agencies through approval and required inspections

-Mitigation & Landscape Plans

Preparation of required site and landscape plans reflecting tree removals and replacement requirements for approval.

-Tree Removal & Stump Grinding

Removal and disposal of 63 designated hardwood trees identified as hazardous or causing structural concerns, including stump grinding where accessible and complete debris removal.

-Root Barrier Installation

Installation of root barrier systems at designated locations to help prevent future root intrusion into sidewalks, curbs, and infrastructure

-Tree Mitigation (Replacements)

Delivery and installation of replacement trees in accordance with approved plans and

#### **THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

## Proposal for Extra Work at Venetian Isles CDD

county requirements.

**Additional Notes**

All debris will be removed from site daily

Stump grinding performed where accessible

Utility locates (811) will be coordinated prior to excavation

**Pricing Disclaimer:**

All pricing provided is based on current site conditions and available project information. Final costs may be subject to change due to unforeseen site conditions, concealed obstacles, utility conflicts, or additional scope identified during the course of work. Any changes will be communicated and addressed through a written change order prior to proceeding.

**Permit Disclaimer:**

Permit processing costs included are based on standard submittal requirements. Any additional costs due to revisions, agency requirements, or extended review processes will be addressed through a written change order.

Material/Description	Unit Price	Subtotal	Total
<b>Tree and land Survey</b>		<b>Subtotal</b>	<b>\$3,000.00</b>
Full tree and land survey of Property	\$3,000.00		\$3,000.00
<b>Landscaping and Mitigation Plans</b>		<b>Subtotal</b>	<b>\$6,600.00</b>
Preparation of Landscaping and architectural/Site Plans reflecting proposed tree mitigation and any required replacements	\$6,600.00		\$6,600.00
<b>Performance of Tree Mitigation</b>		<b>Subtotal</b>	<b>\$19,162.77</b>
Delivery and installation of 63 Trees	\$19,162.77		\$19,162.77
<b>Permits Processing</b>		<b>Subtotal</b>	<b>\$4,500.00</b>
Processing of Permits	\$4,500.00		\$4,500.00
<b>Root Barriers</b>		<b>Subtotal</b>	<b>\$29,996.33</b>
Labor for Delivery and installation of Root barriers at 12 inch depth	\$29,996.33		\$29,996.33
<b>Tree Removal and Stump Grinding</b>		<b>Subtotal</b>	<b>\$28,350.00</b>
Removal and disposal of 63 designated hardwood trees identified in the arborist report as causing structural damage and posing long-term risk due to confined root zones and improper planting locations.	\$28,350.00		\$28,350.00

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## Proposal for Extra Work at Venetian Isles CDD

For internal use only

**SO#** 8876724  
**JOB#** 352100000  
**Service Line** 300

**Total Price** \$91,609.10

**THIS IS NOT AN INVOICE**

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4155 E Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY**

Customer

	<b>MANAGER</b>
Signature	Title
<b>RYAN QUIROGA</b>	<b>March 23, 2026</b>
Printed Name	Date

**BrightView Landscape Services, Inc. "Contractor"**

	<b>TCS Business Developer</b>
Signature	Title
<b>Edward B. Fernandez</b>	<b>March 23, 2026</b>
Printed Name	Date

<b>Job #:</b>	<b>352100000</b>		
<b>SO #:</b>	<b>8876724</b>	<b>Proposed Price:</b>	<b>\$91,609.10</b>



**2272 West 79th Street, Hialeah, FL 33016  
(305) 362-3355 | office@superlandscapemiami.com  
superlandscapemiami.com | Licensed & Insured**

**Proposal Date: March 22, 2026**

**Venetian Isles CDD (Main Area and Sienna)  
Tree Mitigation, Permitting & Landscape Compliance Proposal  
Prepared for: Special District Services, Inc.**

Super Landscape & Maintenance provides a specialized, fully integrated solution for communities and commercial properties navigating tree mitigation requirements, property re-certifications, and related landscape compliance projects. Rather than requiring multiple vendors, consultants, and contractors, our team offers a single-source delivery model that can include full property and tree surveys, Certified Arborist assessments and consulting, landscape architectural and site plan preparation, permitting coordination with Miami-Dade County and applicable municipal agencies, execution of tree mitigation work, root barrier installation, required replacement planting, and long-term landscape maintenance services where desired. With 28 years in business and a multi-discipline operating structure built around accountability and execution, we pride ourselves on delivering technically sound, code-conscious, and cost-effective solutions while reducing communication gaps and administrative burden for ownership and management teams. The result is a more efficient project experience, clearer expectations, and a seamless final product delivered under one roof.

*(Please see next page for full scope of services.)*

# Scope of Services

## 1. Land & Tree Survey

### Survey Scope

- Elevation information: Vertical control based on **NGVD 1929 Datum**. Accuracy will be based on two well-established published benchmarks, for which CED will provide full descriptions. Survey to include finish floor elevation, centerline of roadway, and spot elevations throughout the property.
- **Coral Way entrance:** Elevations every 100 linear feet from edge of water to edge of water. Approximate total: **800 LF**.
- **Circles:** Include pathways, trees, and elevations every 50 linear feet from edge of water to edge of water. Approximate total: **2,075 LF**.
- **SW 29th Street:** From Circle to SW 157 Avenue, including Circle elevations at 25-foot intervals and 100-foot intervals for the remainder of the right-of-way, edge of water to edge of water. Approximate total: **1,275 LF**.
- **SW 30th Street to SW 152nd Avenue intersection:** Inclusive of 25 feet on each side. Approximate total: **850 LF**.
- **Entrances (6 total):** Elevations every 25 feet, including tree locations, up to the guard entrance. Approximate total: **910 LF**.
- Tree locations for requested areas, including canopy spread, trunk diameter, height, and common name.
- Tree inventory/table.
- Survey to be tied to **Datum NAD 1983/2011 Adjustment for the State Plane Coordinate System of the Florida East Zone**.

### Qualifications / Assumptions

1. All field and office efforts in connection with this project will be performed in strict accordance with the applicable provisions of the **Standards of Practice for Land Surveying in the State of Florida**, pursuant to **Rule 5J-17, Florida Administrative Code**.
2. Requests for service not specifically enumerated in this proposal will be addressed separately, if required.
3. All survey work will be performed in **U.S. feet**.
4. CED will provide a digital file in **AutoCAD** format and **two signed and sealed hard copies** upon request.
5. Client will provide access to the property, where applicable.

**Line Item Pricing: \$23,540.00**

*See exclusions and special conditions at end of document.*

## 2. Landscape Architectural Plans

The scope of work includes preparation of landscape architectural plans reflecting tree removals, required mitigation, and replacement planting in accordance with the provided Arborist Report. Deliverables will include a site plan, tree mitigation plan, applicable details, general notes, and landscape calculation tables.

### Included Services

1. Development of site and landscape architectural plans in coordination with Super Landscape & Maintenance.
2. Response to comments from the applicable building department or reviewing authority in order to support successful permit issuance.
3. Review of required shop drawings submitted by the General Contractor (if applicable).
4. Response to Requests for Information (RFIs) from the General Contractor (if applicable).
5. Site visits, as required.

**Line Item Pricing: \$8,225.00**

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## 3. Tree Removals & Root Barriers

Per the provided Arborist assessment, all trees identified as **Poor** are recommended for removal and will require mitigation in accordance with applicable County requirements.

### Main Area

- **48 tree removals** (trees identified as Poor condition)
- **15 trees may require root barriers.** Based on current locations and ANSI root pruning standards, it does not appear feasible to install root barriers for all of these trees.
  - **Minimum root barrier offset:** 1 foot of radius per 1 inch of trunk diameter (DBH)
  - **Root barrier installation (8–10 LF)** along driveway, sidewalk, or street edge, where installation is feasible: **\$260.00 per tree**

### Sienna Community

- **16 tree removals** (trees identified as Poor condition)
  - **Recommended additional removals:** 13 trees currently identified as **Fair condition with poor structure: \$14,930.00** (not included in price, or required)
- **25 trees may require root barriers.** Based on current locations and ANSI root pruning standards, it does not appear feasible to install root barriers for all of these trees.
  - **Minimum root barrier offset:** 1 foot of radius per 1 inch of trunk diameter (DBH)

- **Root barrier installation (8–10 LF)** along driveway, sidewalk, or street edge, where installation is feasible: **\$260.00 per tree**

### **Tree Removal Scope Includes**

- Cutting and removal of limbs and trunk sections
- Stump grinding to ground level
- Raking and removal of all debris (branches, cuttings, leaves, etc.)
- Blowing of all pavements and walkways
- Disposal of all generated debris

**Note:** Tree removal pricing varies based on canopy size, trunk diameter, access conditions, and overall removal complexity. Individual removal costs generally range from **\$600 to \$1,500 per tree**.

### **Root Barrier Scope Includes**

- Trenching of designated areas
- Installation of **Biobarrier 12" Root Control Fabric – Typar**
- Backfilling trench with existing soil
- Blowing of all pavements and walkways
- Disposal of all generated debris

**All root pruning will be performed in accordance with ANSI A300 standards, and all arborist recommendations will be followed during execution of this project.**

#### **Line Item Pricing**

**Tree Removals (64 trees): \$37,700**

**Root barriers (40 trees): \$10,400**

## **4. Tree Mitigation Planting – Basis of Pricing, Species Selection & Budgetary Installation Options**

Final mitigation quantities and associated replacement planting costs may vary based on Miami-Dade County’s final determination of the total canopy square footage required to be mitigated. To assist with planning and budgeting, several approved replacement tree species are included below, each of which qualifies as a **Medium Shade Tree (Category 2)** under applicable County standards and provides **300 square feet of canopy mitigation credit per tree**.

These species have been intentionally selected not only for their mitigation value, but also because they are generally considered to have less aggressive root systems, making them a more suitable long-term choice for this property and helping reduce the likelihood of similar root-related issues in the future. While Miami-Dade County also recognizes certain **Large Shade**

**Wooden Trees (Category 1)** as approved mitigation options, many species within that classification may develop more invasive root systems over time.

In our professional opinion, the **Medium Shade Tree (Category 2)** options presented below typically offer the best overall balance of **cost efficiency, aesthetic appeal, and long-term site preservation**. Final mitigation quantities and costs will remain subject to the County's required canopy replacement calculations, approved mitigation plan, and the client's final species selection from the applicable approved list.

## **Recommended Species**

*(Selected based on resilience, canopy development, and overall aesthetic value)*

- **Bulnesia arborea (Verawood)** – 25 gal, 8' height, 1.5" caliper
- **Conocarpus erectus var. sericeus (Silver Buttonwood)** – 25 gal, 8' height, 1.5" caliper
- **Coccoloba diversifolia (Pigeon Plum)** – 25 gal, 8' height, 1.5" caliper
- **Elaeocarpus decipiens (Japanese Blueberry)** – 25 gal, 8' height, 1.5" caliper
- **Filicium decipiens (Japanese Fern Tree)** – 25 gal, 7' height, 1" caliper

## **More Colorful Options**

*(Less preferred due to reduced durability and greater susceptibility to disease and insect pressure)*

- **Tabebuia caraiba (Yellow Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Tabebuia impetiginosa (Purple Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Tabebuia heterophylla (Pink Tabebuia)** – 25 gal, 8' height, 1.5" caliper
- **Cordia sebestena (Orange Geiger)** – 25 gal, 8' height, 1" caliper

## **Mitigation Installation – Budgetary Pricing Options**

For estimating purposes, the following mitigation installation pricing is based on an **estimated quantity of 63 replacement trees**. Final mitigation quantities may be **more or less than 63 trees**, as the final required planting count will be based on the total **canopy square footage lost**, Miami-Dade County's final mitigation requirements, the approved mitigation plan, and the final species selected. Accordingly, mitigation planting should not be assumed to be a direct **one-for-one replacement** of removed trees.

### **Option 1 – Preferred Species (Recommended)**

Based on the recommended species listed herein and budgeted at **\$575.00 per tree**, delivered, installed, and braced as needed.

- **Estimated Quantity:** 63 trees
- **Unit Price:** \$575.00 each
- **Estimated Total:** \$36,225.00

## Option 2 – Alternate Lower-Cost Species

As an alternate pricing scenario, lower-cost approved mitigation species may be selected at an estimated budget of approximately **\$440.00 per tree**, subject to availability. Species selections within this range may be more limited and may vary based on current nursery availability.

- **Estimated Quantity:** 63 trees
- **Estimated Unit Price:** \$440.00 each
- **Estimated Total:** \$27,720.00

## Option 3 – Lower Grade Material (Not Recommended / Not Included)

Lower-grade or non-Grade A nursery material may exist in the marketplace; however, Super Landscape & Maintenance does **not recommend** the use of such material for mitigation installations and has not included pricing for these options. Our standard recommendation is to utilize **Grade A nursery stock** to support better aesthetics, stronger establishment, and improved inspection acceptance.

Final total mitigation planting cost cannot be determined until Miami-Dade County confirms the total required canopy square footage to be mitigated and the community selects its preferred replacement tree species. In addition to the options listed above, there are more than **65 approved wooden shade tree options** and approximately **15 approved palm options** available should alternate selections be preferred.

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## 5. Permitting Coordination & Fee Exclusions

Super Landscape & Maintenance will manage the permitting process for this project as part of our integrated service approach, including in-house coordination of all required documentation, permit application preparation and submission, and communication with Miami-Dade County and any other applicable reviewing departments or agencies necessary to secure approvals.

In addition to permit administration, our team will coordinate the related project services under one unified structure, providing the client with a single point of communication and accountability throughout both the permitting and implementation phases. This proposal includes the professional administrative, coordination, and project management services necessary to guide the project through review, approval, and execution while minimizing communication gaps and creating a more streamlined experience for ownership and management.

However, any fees imposed by Miami-Dade County or other governing authorities—including, but not limited to, permit fees, application fees, tree removal fees, mitigation fees, plan review fees, or other agency-assessed charges—are **not included** in the pricing herein and shall remain the responsibility of the client, as such amounts are determined directly by the applicable jurisdiction upon formal review.

Service Total: \$3,500.00

## 6. Terms, Exclusions & Additional Services

The pricing and scope outlined in this proposal are based solely upon the services specifically described herein. Any services, revisions, conditions, agency requirements, or field circumstances not expressly included within the defined scope shall be considered outside the base proposal and may require additional authorization and pricing.

### Consultant-Based Services

Surveying and landscape architectural services included within this proposal are based upon the respective scopes, assumptions, exclusions, limitations, and fee structures of the licensed third-party professionals engaged for those services. Any additional services, revisions, or conditions requested by the client, required by governing agencies, or necessitated by field conditions that fall outside of the original consultant scopes may result in additional fees. Any such consultant additional services, reimbursable expenses, or pass-through charges shall be billed at the consultant's applicable rates, negotiated fee, or actual cost, as applicable.

### Additional Services / Fee Structure

The following services are not included in the base pricing unless specifically stated otherwise and, if required, shall be billed separately upon authorization:

- **Arborist Services:** Any additional tree assessment reports or supplemental arborist reports requested beyond the base scope shall be billed at **\$500.00 per report**.
- **Watering / Establishment Care:** Newly installed mitigation trees and plant material will require a post-installation establishment watering schedule consisting of **daily watering for the first three (3) weeks**, followed by **three (3) watering visits per week for an additional three (3) weeks**. Where the community does not have an active and adequate irrigation system to support this requirement, Super Landscape & Maintenance can provide establishment watering services as an additional service. Pricing shall be quoted separately based on final planting quantities, access, and site logistics.
- **Irrigation Adjustments / Repairs:** Irrigation adjustments, modifications, troubleshooting, and repairs associated with mitigation planting areas may be provided on an as-needed basis where required to support proper establishment and long-term health of installed plant material. Such services are not included in the base proposal and shall be quoted separately based on the scope of work required.
- **Restoration of Disturbed Areas:** Restoration of disturbed areas resulting from removals, root barrier installation, mitigation planting, or related work may be provided as an additional service if requested or deemed necessary. Pricing will vary depending on the extent of restoration and the materials selected, including but not limited to sod, rock, mulch, groundcover, or similar finish materials, and shall be quoted separately.
- **Consultant Additional Services:** Any additional services required from the surveyor, landscape architect, or other third-party consultants beyond their original contracted

scope—including, but not limited to, plan revisions, additional submittals, additional site visits, responses to agency comments beyond the original scope, re-staking, supplemental survey work, or specialty coordination—shall be billed at the consultant’s applicable hourly rates or negotiated fee.

- **Reimbursable Expenses:** Printing, plotting, courier or overnight delivery, postage, mileage, travel, permit processing support, expeditor coordination, and other reimbursable consultant or project-related expenses not included in the base scope shall be billed at actual cost or at the consultant’s billed reimbursable amount, where applicable.

### **Excluded Governmental / Agency Fees**

Unless specifically stated otherwise, this proposal excludes any fees imposed by Miami-Dade County, municipalities, permitting agencies, utility providers, review boards, homeowner associations, or other governing authorities. This includes, but is not limited to, permit fees, application fees, plan review fees, tree removal fees, mitigation fees, expeditor fees, escrow deposits, impact fees, recording fees, and any other agency-assessed charges.

### **Survey / Engineering Exclusions**

The included survey scope is limited to the services specifically described in this proposal and the underlying consultant scope. Services not expressly included are excluded, including but not limited to: utility locating or utility surveys, supplemental field survey work, construction stakeout, re-staking, as-built surveys, ALTA/NSPS surveys, boundary legal descriptions, subdivision or consolidation mapping, geotechnical services, wetland delineation, subsurface utility investigation, security clearance protocols, and additional field visits beyond the originally defined scope. Modifications to completed survey deliverables, additional certifications, or additional consultant coordination resulting from scope changes, obscured conditions, or agency requests may result in added fees.

### **Landscape Architectural / Design Exclusions**

The included landscape architectural scope is limited to the preparation of the plans and support services specifically described in this proposal. Services not expressly included are excluded, including but not limited to: irrigation engineering, off-site civil engineering, structural, electrical, mechanical, plumbing, fire protection, septic design, full construction management, bidding services, contractor payment review, inspections, threshold inspections, change order documentation, design revisions caused by owner-directed changes, revisions resulting from changes in applicable codes after document preparation, renderings, models, public hearing attendance, variances, arbitration, depositions, and any additional services not specifically listed within the base design scope. Any such services, if required, shall be treated as additional services.

### **Plan Revisions / Scope Changes**

This proposal is based on the currently understood project scope, available documentation, and visible site conditions. Any revisions to the basic project concept, client-requested design changes, changes to selected mitigation species after plan development, modifications required by unforeseen site conditions, or additional plan revisions required after initial submission may result in additional fees.

### **Field Conditions / Hidden Conditions**

Pricing is based on currently visible and reasonably observable site conditions. Hidden or unforeseen conditions—including, but not limited to, underground obstructions, unknown utilities, concealed roots, hardscape conflicts, unsuitable soils, subsurface rock or coral conditions, drainage conflicts, undocumented site features, or restricted access conditions—are excluded from the base proposal and may require revised pricing or additional services.

### **Approvals / Agency Review**

While Super Landscape & Maintenance will coordinate the permitting and review process as outlined herein, no guarantee is made as to final approval, timeline, or final conditions imposed by Miami-Dade County, municipalities, or any other reviewing authority. Final approval is subject to agency discretion, applicable regulations, and site-specific conditions beyond the control of Super Landscape & Maintenance or its consultants.

### **Client Responsibilities**

Client shall provide timely access to the property and furnish any available documents, reports, prior plans, surveys, approvals, governing documents, or other information reasonably necessary to support the work. Delays caused by lack of access, delayed decisions, missing information, or third-party coordination issues may affect schedule and may result in additional fees where applicable.

### **Proposal Validity**

This proposal is based upon current pricing, consultant availability, and currently understood project conditions. Pricing is valid for **30 days** from the date of issuance unless otherwise stated in writing.

**Any work, service, coordination, revision, deliverable, fee, or requirement not specifically described in this proposal shall be considered excluded unless expressly stated otherwise in writing.**

## **7. Payment Terms**

- **A 50% deposit for survey, landscape architectural plans, and permitting / coordination services** is due upon acceptance of this proposal and prior to commencement in order to initiate the project.

- The remaining balance for **survey and landscape architectural plan services** shall be due upon delivery of the applicable documents. **Net 15.**
- The remaining balance for **permitting / coordination services** shall be due upon issuance of the final permit. **Net 30.**
- **Tree removal and root barrier services** shall require a **50% deposit prior to commencement**, with the remaining **50% due upon completion**. Final balance due **Net 30.**
- **Mitigation planting services, once finalized and authorized**, shall require a **60% deposit prior to commencement**, with the remaining **40% due upon completion**. Final balance due **Net 30.**
- Any permit fees, mitigation fees, consultant additional services, reimbursable expenses, expeditor fees, or other pass-through costs not included in the base proposal may be invoiced separately as incurred.

## 8. Acceptance

By signing below, Client acknowledges acceptance of the scope, pricing, terms, exclusions, and payment structure outlined in this proposal, and authorizes Super Landscape & Maintenance to proceed accordingly.

**Accepted By:** \_\_\_\_\_

**Company / Organization:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

74000 Corporate Center Drive  
Suite C  
Miami Florida 33126  
Main: 877 627 3772



March 20, 2026

VIA EMAIL

Nancy Nguyen  
8785 SW 165<sup>th</sup> Ave, Suite 200  
Miami, FL 33193

Proposal for Professional Services  
Venetian Isles CDD – Survey  
Miami, FL  
Colliers Engineering & Design Proposal No.: 26005764P

Dear Nancy,

Colliers Engineering & Design, Inc. is pleased to submit this proposal to provide professional services for proposed site improvements of the Venetian Isles Community Development District in Miami, Florida. The property in question is located on Folio 30-4916-021-0800, in Miami-Dade County, FL. The overall property consists of approximately 127.52 acres of land and currently houses a residential community consisting of 358 single family dwelling units and 216 townhouse units.

As we understand at this time, the proposed project will consist of a boundary survey of the CDD roadways along with a full topographic survey of said ROW's. Additionally, the survey will locate all trees within the ROW.

**In preparation of this proposal, our office is utilizing the following items/assumptions as a basis for the description of our services:**

- Street closure permit and plan to be issued by the general contractor.

This proposal is divided into four sections as follows:

**Section I** – Scope of Services

**Section II** – Business Terms and Conditions

**Section III** – Technical Staff Hourly Rate Schedule and Reimbursable Expenses

**Section IV** – Client Contract Authorization

The order in which the following scope of services are presented generally follows the sequence in which the project will be accomplished; however, depending on the project, the various authorized services contained in this proposal may be performed in a sequence as deemed appropriate by Colliers Engineering & Design to meet project schedules.

## Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

### Task 1.0 – Civil/Site Project Management

#### Task 1.1 – Project Management

The intensity, methods, and frequency of communications required to execute a project varies from client to client, and from project to project, but is essential to expediting the project successfully. As it is not possible to determine the scope of services required for this task prior to the commencement of services, this firm will provide these services on a time and material basis as needed. Services under this task will include, but may not be limited to:

- General telephone conversations and conference calls;
- General email review and generation;
- Correspondence;
- Meeting Memorandums;
- Coordination of co-consultants and development team members;
- Status updates and reporting;
- Correspondence and coordination of governmental agencies.

**Task 1.1 Lump Sum: \$3,600.00**

### Task 2.0 – Survey

#### Task 2.1 – Survey and Mapping Services

##### Survey Scope of Services:

- Elevation information: Vertical control NGVD 1929 Datum, accuracy will be based on 2 well established published benchmarks which CED will provide full description. Finish floor elevation, C/L of the road, and spot elevations throughout property
- Coral Way entrance: elevations every 100 feet information edge of water to edge of water total **LF 800** Approximate.
- Circles include pathways, trees and elevations every 50 feet: edge of water to edge of water. **LF 2075**
- SW 29TH St from Circle to SW 157 Ave including Circle elevations at 25 feet and 100 feet the rest of the ROW edge of water to edge of water. **LF 1275**
- SW 30th St to 152nd with intersection inclusive 25 feet to each side **LF 850**
- Entrances total of 6. elevations every 25 feet, trees. Up to the guard entrance. **910 LF**
- Tree location of the area requested. Canopy, trunk, height, and common names.
- Tree table
- Survey will be tied to Datum NAD1983/2011 adjustment for the State Plane Coordinates System of the Florida East Zone.

**Qualifications:**

1. **Rule of Law:** All field and office efforts in connection with this project will be performed in strict accordance with the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida ", pursuant to Rule 5J-17 Florida Administrative Code.
2. Requests for service not specifically enumerated in this Letter of Proposal will be addressed via separate response if so required.
3. All survey works to be done in U.S. feet.
4. CED will provide a digital file in AutoCAD, and 2 prints signed and sealed upon request.
5. Client will provide access to the property if applicable.

**Task 2.1 Lump Sum: \$17,800.00**

## Schedule of Fees

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services. All fees are Lump Sum unless otherwise noted in the contract language.

Task Name	Fee
<b>Civil/Site Project Management</b>	
Project Management	\$3,600.00
<b>Survey</b>	
Survey and Mapping Services	\$17,800.00
BASE TOTAL	\$21,400.00
<b>OVERALL TOTAL</b>	<b>\$21,400.00</b>

\* Indicates services will be billed on an hourly basis, the fee shown is an estimate.

This Contract and Fee Schedule are based upon the acceptance of Colliers Engineering & Design's Business Terms and Conditions contained in Section II of this Contract. \*Delivery, mileage, printing and reproduction, overnight mail service and postage costs are not included in the lump sum fees and will be added to each monthly invoice. **Payment terms are NET30 of receipt of invoice.**

## Exclusions and Understandings – Civil

Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

- Services not specifically outlined in Section I;
- Colliers Engineering & Design makes no guarantees as to the final approval that will ultimately be granted by the Municipality and/or other reviewing agencies at the end of the approval process. Final approval is ultimately determined by many factors. Among them are local political issues and site conditions related to soil, slopes, wetlands, water bodies, flood plains, environmental conditions, archeological/historic discoveries, availability of utility services, site contamination, etc., which are beyond the control of the consultant;
- Architectural Plans, Elevations, and Building Floor Plans will be provided by others;
- Additional services, exhibits and alternative analyses, required to support waivers or variances;
- Application fees and escrow deposits to the municipality or to any regulatory review agencies;
- Changes to the basic concept after the design service has commenced due to unforeseen site conditions beyond our control;
- Plan revisions, changes, or preparation of additional design support documents, occasioned by Developer, Developer's Architect or other project representative's decision during the design of the project or after the design service has been accomplished;
- Construction Specifications, Construction Stake-Out, As-built Survey, and/or additional field surveying information, except as noted;
- Subdivision or Consolidation Plans, Legal Boundary Descriptions and/or Parcel Maps;
- Geotechnical services;
- Traffic Engineering Services;
- Professional Planning Services;
- Preparation of a Site Demolition Plan;
- Wetland delineation, reports, letter of interpretation and/or permitting applications;
- Cultural Resources services;
- Endangered species studies;
- Noise impact studies;
- Water system hydraulic modeling;
- Hydrant Flow testing to determine suitable water pressure;
- Fire Water System design;
- Wastewater Management Plan analysis (system capacity, etc.);
- Off-site design services for utility extensions;
- Hydrologic Soil Group (HSG) revision and analysis;
- Flood plain analysis and Flood Hazard Area Application;
- Light pole footing, circuiting and/or electrical design of the proposed site lighting;
- Preparation of an irrigation design;
- Tree Inventory/Location Plan and/or Tree Replacement Plan;
- Existing Lighting Illumination Study and Plan;
- Structural calculations or design for pavements, foundations, signs, special structures and/or retaining walls;

- Exploratory or testing work, interpretations or conclusions related to determination of potential chemical, toxic, radioactive or other type of contaminants on the site;
- Site or Roadway Improvement plans for off-site roadway/intersection improvements;
- LEED design, credentialing and certifications;
- Quantity, cost, and/or earthwork estimates;
- Obtaining plan signatures from local authorities and recording of documents;
- Filing for or securing construction permits;

### Exclusions and Understandings – Survey

Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

- Services not specifically outlined in Section I;
- Modifications of or additions to the completed survey map after it has been distributed. If additional survey requirements or other form of survey certification is requested, a separate fee will be negotiated for performing such service;
- Utility survey;
- Supplemental field survey;
- Roadway Cross Sections;
- Stream Cross Sections;
- Field survey of “obscured areas” (under tree canopies and/or submerged areas);
- Performance of independent horizontal and vertical check points to validate the accuracy of the LiDAR point cloud data or aerial mapping;
- Subsurface utility investigation, designating or mapping;
- Building façade survey;
- Building interior survey;
- Rooftop survey;
- Property title search;
- ALTA/NSPS Land Title Survey;
- Engineering services;
- Construction stakeout services;
- Wetland delineation, reports or surveys;
- Subdivision or Consolidation Plans and/or Parcel Maps;
- Security clearance protocol.
- The costs for the above items are for staking only one (1) time. Re-staking or additional visits above what is listed for the above items will be billed in accordance with the attached Schedule of Billable Hourly Rates. Requests for re-staking will only be made by your authorized representative and not by other subcontractors and will be accompanied by an appropriate work authorization request form;
- Addressing errors, omissions, and inconsistencies in plans requiring coordination and preparation of RFI (request for information) packages;

- A minimum of Forty-eight (48) hours' notice will be required for stakeout work. Requests for all stakeout work shall be made to this office by your authorized representative via telephone or e-mail and must be confirmed in writing;
- Field crew time is being billed "Port to Port", mileage charges to and from the site are excluded;
- If a field condition suggests a back charge to Colliers Engineering & Design, client will notify Colliers Engineering & Design immediately before any corrective work is undertaken. If it is determined to be our responsibility, Colliers Engineering & Design will review the problem and supply a timely engineering and survey solution to correct the problem as needed. Client will supply the estimated construction costs to correct any problem prior to initiating work. Back charge costs will not be paid by Colliers Engineering & Design if the above procedure is not followed.

If an item listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary, Colliers Engineering & Design may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees regarding the extra services.

Colliers Engineering & Design makes no guarantees as to the final site layout that will ultimately be granted by the Municipality and/or other reviewing agencies at the end of the approval process. The site layout is ultimately determined by many factors. Among them are local political issues and site conditions related to soils, slopes, wetlands, water bodies, flood plains, environmental conditions, archeological/historic discoveries, availability of utility services, site contamination, etc., which are beyond the control of the consultant.

## Section II – Business Terms and Conditions

THIS PROPOSAL IS ADDITIONALLY GOVERNED BY AND SUBJECT TO CED'S BUSINESS STANDARD TERMS AND CONDITIONS, WHICH ARE ACCESSIBLE AT CED'S WEBSITE. **By signing this Proposal, Client acknowledges receipt and acceptance of the terms of this Proposal, including all Business Terms and Conditions located here and on CED's website.** By the act of executing this Proposal, the Client specifically acknowledges receipt of, agrees to, and intends to be fully bound by, the version of CED's [Business Terms and Conditions](https://colliersengineering.com/business-terms-conditions/) located on CED's website at <https://colliersengineering.com/business-terms-conditions/> effective as of the date at the top of this Proposal. These additional terms are incorporated by reference into this Proposal. This web address includes any successor CED website. Hard copies of these additional terms and conditions can be made available to Client upon written request. Sections I-IV of this Proposal, including these terms and the Business Terms and Conditions located on CED's website, constitute the entire Agreement and supersede any previous agreement or understanding. This Agreement shall be governed by the laws in the State the project is located. The Client shall not assign this Agreement without the written consent of CED. This Proposal and the Business Terms and Conditions will be considered integrated into any subsequent contract/agreement entered by CED and Client.

## Section III – Rate Schedule

### Technical Staff Rates 2026

Billing Titles	Hourly Rates
Executive Principal	370.00
Senior Principal	355.00
Principal	330.00
Senior Technical Director	300.00
Senior Project Manager	275.00
Technical Director	240.00
Project Manager	230.00
Senior Project Specialist	210.00
Project Specialist	195.00
Technical Professional	185.00
Technical Specialist	175.00
Specialist	165.00
Senior Data Technician	155.00
Senior Technical Assistant	145.00
Technical Assistant	130.00
Field Technician	120.00
Data Technician	120.00
Survey Crew – 1 Person w/Robotic Equipment	205.00
Additional Survey Crew Member	90.00
SUE Crew (designating) – 1 Person	170.00
Additional (designating) Member	90.00
SUE Crew (locating) – 2 Person	230.00
Additional (locating) Member	90.00
Expert Witness	440.00
Sr. LSRP	340.00
LSRP	300.00

### Reimbursable Expenses

General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals)	Cost + 20%
Sub-Consultants/Sub-Contractors	Cost + 20%
Plotting	4.70 / Each
Computer Mylars / Color Plots	100.00 / Each
Photocopies	0.20 / Each
Color Photocopies	2.20 / Each
Document Binding	4.50 / Each
Portable Media	100.00 / Each
Exhibit Lamination (24" x 36" or larger)	95.00 / Each
Primary Plan Set Submission Digital Signature	325.00 / Set
Additional Plan Set Submission Digital Signature	100.00 / Set
Mileage Reimbursement*	0.70 / Mile
Field Vehicle	0.70 / Mile

\*Mileage reimbursement subject to change based upon IRS standard mileage rate.

## Section IV – Client Contract Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

If you find this proposal acceptable, please sign where indicated above in Section IV, and return one signed copy to this office with a retainer for \$2,000.00. The retainer shall be held and applied for the final invoice. **Payment terms are NET30 of receipt of invoice.** This proposal is valid for 60 days per business term.

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Sincerely,

Colliers Engineering & Design, Inc.

*Eugene Collings-Bonfill*

Eugene Collings-Bonfill, PE, PSM, DBIA  
Department Manager

cc: Miguel Lockward, PE, PMP, ENV SP, Colliers Engineering & Design (via email)

Date: April 15, 2026  
Reviewed by:  
Miami-Dade County Attorney's Office  
111 N.W. 1st Street, Suite 2810  
Miami, Florida 33128

**Project Name: Milling and Resurfacing of SW 152nd Avenue from SW 42 ST to SW 8 ST**  
**DTPW Project No.: 20250057**  
**FDOT LAP FM#: 454982-1-58-01**  
**Property Owner: VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**

**LICENSE AGREEMENT**

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_ 2026, by and between **VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT**, hereinafter called the **LICENSOR**, and **MIAMI-DADE COUNTY**, by and through its Department of Transportation and Public Works (DTPW) its successors or assigns, hereinafter called the **LICENSEE**.

In consideration of the benefits accruing unto the licensor, the parties agree as follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of the terms and conditions hereof, the following described premises:

**Folio 30-4916-023-0320 – Entrance at SW 152nd Avenue, as more particularly described in the attached Exhibit “A”**

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the licensor's property with the highway improvements which are to be constructed together with incidental purposes related thereto during the period beginning with the date first above written and continuing until completion of the transportation project.

Miami-Dade County (DTPW) shall assume all costs associated with the construction of these improvements for the benefit of the Licensor; however, upon completion and final County acceptance of the project, all future maintenance of the improvements within the premises shall be the sole responsibility of the Licensor.

The making, execution and delivery of this agreement by licensor has been induced by no representations, statements, warranties, or agreements other than those contained herein. This agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the said licensor has signed and sealed these presents the day and year first above written.

LICENSOR: VENETIAN ISLES COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
(President, Chairperson, or District Manager)

**OWNER: VENETIAN ISLES COMMUNITY DEV DIST**  
**C/O SPECIAL DIST SERV INC**  
**SUB-DIVISION: EGRET LAKES HOMES**

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS  
 HIGHWAY DIVISION  
**SW 152ND AVENUE**  
 FROM SW 42ND STREET TO SW 8TH STREET  
 PROJECT NO. 454982-1-58-01 SHEET 10 OF 35

MATCH LINE STA. - 55+10.00

56+00

57+00

SW 152ND AVE. N 02° 14' 41" W

58+00

59+00

60+00

**LOCATION 10**  
**FOLIO: 30-4916-023-0320**

SW 152ND AVE.

WETLAND AREA

MATCH LINE STA. - 60+80.00

61+00

62+00

63+00

64+00

SW 152ND AVE. N 02° 15' 19" W

65+00

66+00

SW 152ND AVE.

MIAMI ARTS STUDIO 6-12 @ ZELDA GLAZER

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REVISIONS							
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

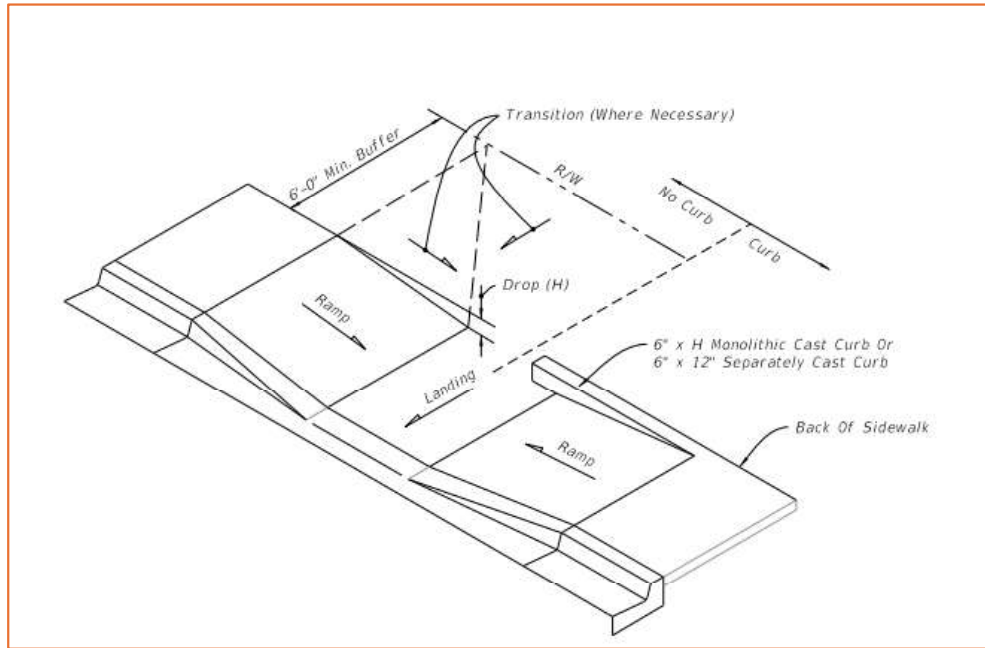
**MARLIN**  
 ENGINEERING  
 JOLIE CERVERA, P.E. | P.E. No.: 86966  
 9726 E. INDIGO STREET | PALMETTO BAY, FL 33157  
 P: 954.870.5070 | CA. No. 6104

DESIGNED	NAME	DATE	DRAWN	NAME	DATE
	RL			M.P.	
CHECKED	AF.		CHECKED	AF.	
BY			BY		
SUPERVISED					

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS  
 HIGHWAY DIVISION  
**MIAMI-DADE COUNTY**  
 STEPHEN P. CLARK, CENTER  
 111 NW 1 ST  
 MIAMI, FLORIDA 33128

VENETIAN ISLES\_COM DEV (LOC 10)

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