



Rizzetta & Company

Venetian Community Development District

Board of Supervisors' Meeting September 8, 2025

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.venetiancdd.org

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275

www.venetiancdd.org

Board of Supervisors	Jill Pozarek	Chairman
	Cheryl Harmon Terrana	Vice Chairman
	Ken Smaha	Assistant Secretary
	Cyndi Sniezek	Assistant Secretary
	Rich Goodman	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.venetiancdd.org

September 4, 2025

Board of Supervisors Venetian Community Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Venetian Community Development District will be held on **Monday, September 08, 2025, at 9:30 a.m.** at the Venetian River Club located at 502 Veneto Boulevard, North Venice, Florida 34275. The following is the revised agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **COMMITTEE REPORTS**
 - A. Facilities Advisory Committee
 - B. Racquet Sports Advisory Committee
 - C. Landscaping Advisory Committee
5. **STAFF REPORTS**
 - A. Landscaping Inspection Services
 - B. District Engineer
 1. Addition of Exit to River Club Parking Lot Tab 1
 - C. District Counsel
 - D. River Club
 - E. Field Manager
 - F. District Manager
6. **BUSINESS ITEMS**
 - A. Review and Discussion of New Speed Bump Installation
 - B. Discussion of Communication to Residents Regarding Hiring New Amenities Company
 - C. Amenity Management Transition Update
 - D. Discussion of Painting of the Monument Signs Tab 2
 - E. Discussion Regarding Golf Club Landscape Clean Up
 - F. Discussion Regarding Golf Club Update
 - G. Discussion of River Club Rule and Consequence for Non-Payment of Club Charges
 - H. Discussion Regarding Implementation Plan for Credit Card Convenience Fee for River Club Charges
 - I. Discussion of Change to CDD Liaison to POA
 - J. Acceptance of 2025 Strategic Plan..... Tab 3
7. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on August 25, 2025 Tab 4

8. CONSENT ITEMS

- A. Acceptance of Advisory Committee Meeting Minutes..... Tab 5
1. Landscape Committee Meeting
Minutes of June 16, 2025
 2. Fitness/Pool Advisory Committee Meeting
Minutes of June 18, 2025

9. ADVISORY COMMITTEE LIAISON REPORTS

10. SUPERVISOR REQUESTS AND COMMENTS

11. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

CONSTRUCTION PLANS

FOR

VENETIAN COMMUNITY DEVELOPMENT DISTRICT (CDD)

POOL PARKING LOT EXIT

IN

SECTION 26, TOWNSHIP 38S., RANGE 19E.

SARASOTA COUNTY, FLORIDA

FINAL SITE PLAN NOTES

LAND USE DEVELOPMENT DATA

PRESENT ZONING PUD
ABUTTING ZONING N - OUR, OUE-1
S - OUR, OUE-1, PCD
E - RRZ
W - OUR

TOTAL SITE: 7.04+/- ACRES
PROJECT AREA: 0.22+/- ACRES

WATER AND SEWER

WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE.
SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY SARASOTA CO. UTILITY.
REUSE WATER:
REUSE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE.

INTERNAL STREETS

PRIVATE STREETS

EASEMENTS

DRAINAGE EASEMENTS ARE SHOWN ON THE PLANS.

TREE LOCATION

SEE SHEET C-02 FOR TREE LOCATIONS WITHIN THE CONSTRUCTION LIMITS

FEMA DESIGNATION

THE SITE IS LOCATED WITHIN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125154-C-0263-F. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL

CURRENT OWNER: VENETIAN COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF STORMWATER CONCURRENCY

POST-DEVELOPMENT RUNOFF FOR THE 25 YEAR RETURN FREQUENCY
24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT
RUNOFF FROM A 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.

"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES, ROADWAYS, SANCTUARIES, AND CONTROL OF WCO COMMUNITIES, INC. OR VENETIAN GOLF & RIVER CLUB OWNER'S ASSOCIATION, OR COMMUNITY DEVELOPMENT DISTRICT

ADA

ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS, AND INTERSECTIONS SHALL COMPLY WITH BOTH THE FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF THE FLORIDA BUILDING CODE AND THE CITY OF VENICE STANDARD DETAIL REQUIREMENTS.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM

THE ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED PRIVATELY.

REQUIRED NOTES

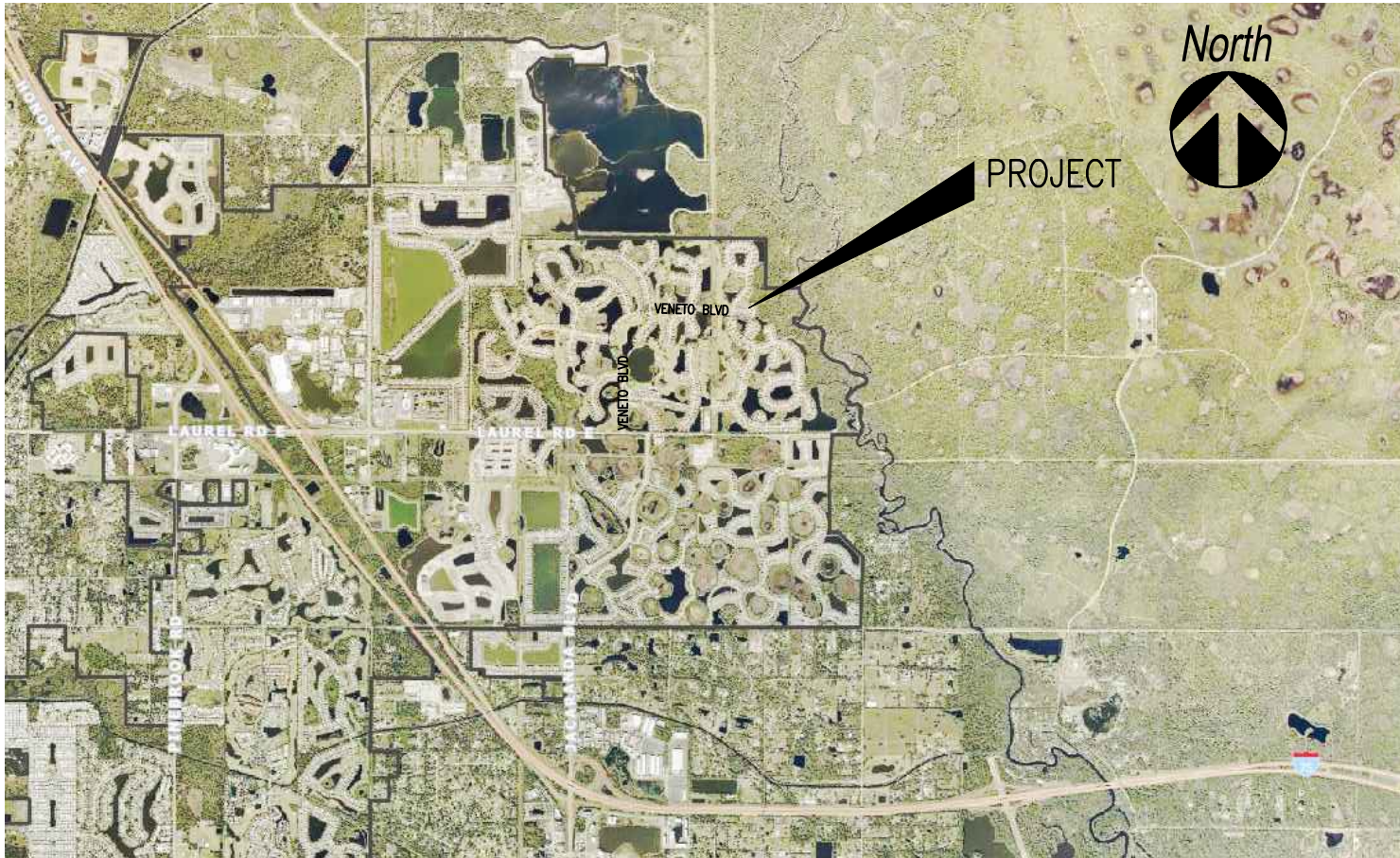
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A VERIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATED OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

LOCATION MAP

1" = ±5,000'



INDEX

SHEET NUMBER	DESCRIPTION
C-01	COVER SHEET
C-02	EXISTING CONDITIONS PLAN
C-03	CIVIL SITE CONSTRUCTION PLAN
C-04	CONSTRUCTION NOTES
C-05	EROSION CONTROL PLAN
C-06	CONSTRUCTION DETAILS

CONTACTS

CIVIL ENGINEER SCHAPPACHER ENGINEERING 3604 53RD AVENUE EAST BRADENTON, FLORIDA 34203 PHONE: (941) 251-7613	SURVEYOR A DUCHART LAND SURVEYING, INC. 2403 VERMONT AVE E BRADENTON, FL 34208 PHONE: (941) 896-6811
OWNER VENETIAN CDD 105 PESARO DR. NOKOMIS, FL 34275 PHONE: (941) 483-4811	TELEPHONE VERIZON 1701 RINGLING BLVD. SARASOTA, FL 34236 (941) 952-5624
CATV COMCAST CABLE 5205 FRUITVILLE ROAD SARASOTA, FL 34232 (941) 342-3577	ELECTRIC FLORIDA POWER & LIGHT 420 ALBEE FARM VENICE, FL 34285 (941) 483-2013
SEWER SARASOTA COUNTY 1001 SARASOTA CENTER BLVD. SARASOTA, FL 34240 (941) 861-6790	WATER CITY OF VENICE UTILITIES DEPT. 401 WEST VENICE AVE. VENICE, FL 34285 (941) 480-3333

I HEREBY CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO 3344.004(10)(a), FLORIDA STATUTE.

RICHARD SCHAPPACHER, P.E.
FLA. REGISTERED ENGINEER
51501
CA 28601

DATE

Signature	Date
Professional Engineer # Richard Schappacher, State of Florida Professional Engineer License No. 51501. This form has been electronically signed and sealed by Richard Schappacher on the date indicated using a SHA authentication code. The SHA authentication code must be verified on any electronic copies.	

REV	DESCRIPTION	DATE

DESIGNED RS	CHECKED RS	DRAWN BT	DATE AUG 2025	JOB NO.	SCALE AS SHOWN
Schappacher Engineering, LLC. 			3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE (941) 251-7613 WWW.SCHAPPACHERENG.COM		

VENETIAN COMMUNITY DEVELOPMENT DISTRICT POOL PARKING LOT EXIT	COVER SHEET
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SHEET NUMBER C-01

NOTES

1. REFER TO SURVEY PREPARED BY A.DUCHART LAND SURVEYING, INC.; JOB NO. 04-29-25, DATED 06/01/2025 FOR DETAILED EXISTING CONDITIONS (SURVEY IS INCLUDED WITH SUBMITTAL DOCUMENTS).
2. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.



EXISTING CONDITIONS

LEGEND

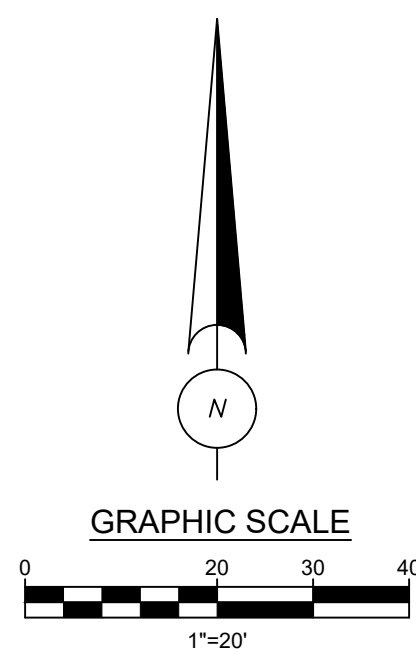
- EXISTING SPOT EL.
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVER BRICKS

SITE DEMOLITION LEGEND

- REMOVE EXISTING CURB
- REMOVE EXISTING SIDEWALK

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL BE FAMILIARIZED WITH OVERALL PLANS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES, SPECIFICALLY, BEST MANAGEMENT PRACTICES REQUIREMENTS, UTILITY COORDINATION AND EXISTING FACILITY LOCATES, CONSTRUCTION PHASING (AS DIRECTED BY OWNER, ARCHITECT, AND ENGINEER), AND PRESERVATION OF EXISTING FACILITIES TO REMAIN.
2. ALL DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF VENICE AND APPLICABLE REQUIREMENTS OF AGENCIES HAVING JURISDICTION.
3. REFER TO THE CIVIL SITE CONSTRUCTION SITE PLAN FOR THE ASSOCIATED FACILITY DESIGN AND ANY ADDITIONAL SPECIFIC MODIFICATIONS TO, OR REMOVAL OF, EXISTING UTILITY AND DRAINAGE FACILITIES.
5. REFER TO THE CIVIL SITE CONSTRUCTION PLAN FOR FINAL SITE GRADING.



DEMOLITION PLAN

Signature _____ Date _____

Professional Engineer # _____

Robert E. Schappacher, Sr., P.E., Professional Engineer, License No. 51501. This form has been electronically signed and sealed by Robert E. Schappacher on the date indicated using a SHA authentication code. The SHA authentication code must be verified on any electronic copies.

REV	DESCRIPTION	DATE

DESIGNED	CHECKED	DRAWN	RS
RS	BT	BT	RS
DATE:	AUS 2025	DATE:	AUS 2025
JOB NO.	3604	SCALE:	AS SHOWN
Schappacher Engineering, LLC.			
3604 53rd AVENUE EAST, BRADENTON, FL 34203			
PHONE (841) 251-7613			
WWW.SCHAPPACHERENG.COM			

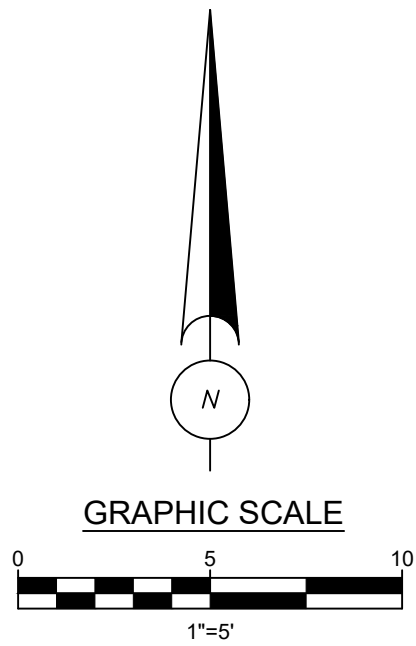
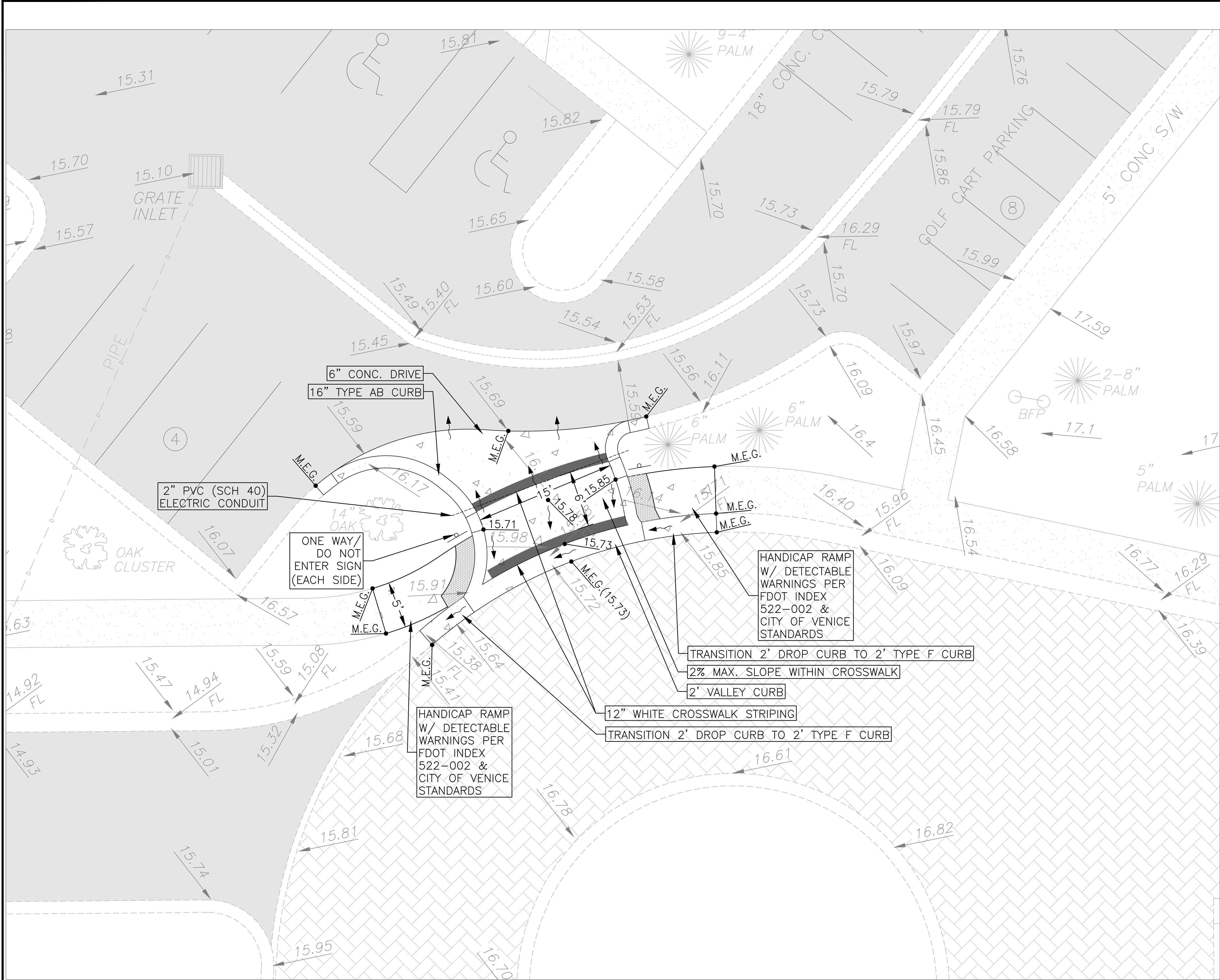
VENETIAN COMMUNITY DEVELOPMENT DISTRICT

POOL PARKING LOT EXIT

EXISTING CONDITIONS/DEMOLITION PLAN

SHEET NUMBER

C-02



HORIZONTAL CONTROL NOTES

- 1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY A. DUCHART LAND SURVEYING, INC, JOB NO. 04-29-25, DATED 06/01/2025.

GRADING/DRAINAGE NOTES

- 1. PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE STANDARDS AND SPECIFICATIONS FOR LAND DEVELOPMENT.
- 2. REFER TO SHEET C-04 FOR SUPPLEMENTAL DEVELOPMENT NOTES.
- 3. ADD 1.112 FT TO SHOWN ELEVATIONS (NGVD 88) TO CONVERT TO NAVD 29 (NAVD-NGVD) = -1.112 FT

LEGEND

- xx.xx EXISTING SPOT EL.
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVER BRICKS
- PROPOSED CONCRETE
- PROPOSED DRAINAGE FLOW DIRECTION
- FINISHED GRADE
- MATCH EXISTING GRADE

Signature	Date
Professional Engineer # Robert E. Schappacher, Sr. License No. 51501. This form has been electronically signed and sealed by Robert E. Schappacher on the date indicated using a SHA authentication code. The SHA authentication code must be verified on any electronic copies.	

REV	DESCRIPTION	DATE

DESIGNED RS	DRAWN BT	CHECKED RS
DATE: AUG 2025	DATE: AUG 2025	DATE: AUG 2025
JOB NO.	SCALE: AS SHOWN	
Schappacher Engineering, LLC. 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE (841) 251-7613 WWW.SCHAPPACHERENG.COM		

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
POOL PARKING LOT EXIT

CIVIL SITE CONSTRUCTION PLAN

SHEET NUMBER
C-03

GENERAL SITE CONSTRUCTION NOTES

- CITY OF VENICE UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL IN THESE PLANS CONFLICT WITH THE CITY OF VENICE UTILITY STANDARDS THE MOST STRINGENT INTERPRETATION SHALL BE APPLIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND BECOME TOTALLY FAMILIAR WITH THE PLANS AND THEIR INTENT. SHOULD THERE BE ANY QUESTIONS, THE CONTRACTOR SHALL INQUIRE FOR CLARIFICATION.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD APPARENT DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE ENGINEER RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED IMPROVEMENTS TO MEET FIELD CONDITIONS, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AS REQUIRED TO PROPERLY ACCOMMODATE ANY MODIFICATIONS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT SILT SCREENS, HAY BALES OR OTHER APPROVED DEVICES PRIOR TO CONSTRUCTION TO PREVENT ADVERSE OFFSITE IMPACT OF STORM WATER QUALITY AND QUANTITY. REFER TO B.M.P. PLAN AND DETAILS.
- THE CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
- THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL (811) AND EXISTING UTILITY FACILITY COMPANIES A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE VERIFICATION OF, AND PROTECTION OF, EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL HAVE ANY DAMAGES (CAUSED BY CONSTRUCTION ACTIVITIES) TO EXISTING WATER, GAS, POWER AND TELEPHONE MAINS AND SERVICES, IMMEDIATELY REPAIRED.
- ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
- AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING STORM DRAINS AND STRUCTURES WITHIN, OR DIRECTLY IMPACTED BY, THE PROJECT LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION PERMITS AND/OR RIGHT-OF-WAY USE PERMITS FROM THE AGENCY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY PROGRAMS/PROCEDURES AND THE IMPLEMENTATION AND COMPLIANCE THEREOF.
- THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MEANS, METHODS, AND MATERIALS NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS AS PROPOSED IN THESE PLANS.
- THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER, DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE PROJECT'S BMP GUIDELINES, FDOT INDEX NO. 102, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CRITERIA. SAID CONTROL MEASURES SHALL BE INSPECTED, LOGGED, AND MAINTAINED DAILY.
- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL REPLACE ALL EXISTING PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, FENCES, MAILBOXES, IRRIGATION SYSTEMS, SIGNS AND OTHER IMPROVEMENTS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER THAN PRE-CONSTRUCTION CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF EXISTING UTILITIES SHOWN WITHIN THESE PLANS IS PRELIMINARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FILL, CLEAN AND FREE OF ORGANIC MATERIAL AND OTHER OBJECTIONABLE DEBRIS. FILL NOT MEETING THESE REQUIREMENTS WILL BE DIRECTED TO BE REMOVED AND REPLACED WITH PROPER FILL, AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING UNSUITABLE OR ORGANIC SOIL MATERIAL SHALL BE REMOVED FROM UNDER PAVEMENT AND FIVE FEET BEHIND CURB AND FROM UNDER BUILDING PADS AND FIVE FEET OUTSIDE OF BUILDING PADS. A GEOTECHNICAL ENGINEER SHALL INDICATE THE REMOVAL DEPTH AND SHALL VERIFY THAT ORGANIC AND OTHER UNSUITABLE MATERIAL HAVE BEEN REMOVED.
- FILL UNDER ROADWAYS, DRIVEWAYS, AND BUILDING PADS SHALL BE PLACED IN APPROPRIATE LIFTS. COMPACTION OF SOIL MATERIAL UNDER PROPOSED BUILDINGS AND PAVEMENT SHALL BE 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180. FILL IN UNPAVED AREAS SHALL BE 95% T-180.
- ALL COMPACTION DENSITY SHALL BE VERIFIED IN A REPORT BY A PROFESSIONAL ENGINEERING FIRM LICENSED IN THE STATE OF FLORIDA AND SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. ANY UNSATISFACTORY OR FAILING TEST AREAS SHALL BE RE-COMPACTED BY THE CONTRACTOR UNTIL DENSITY TESTS PASS, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE COST FOR FAILING TESTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF PROPOSED CIVIL SITE IMPROVEMENTS. SHOP DRAWINGS SHALL BE CLEARLY MARKED DENOTING THE SPECIFIC ITEM FOR REVIEW. WHERE A DEVIATION FROM THE DESIGN IS PROPOSED, THE SHOP DRAWING SHALL HAVE A SPECIFIC NOTE DETAILING THE DEVIATION AND REASON FOR SUCH.
- TESTING IS REQUIRED FOR ALL PROPOSED IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 48 HOUR NOTICE FOR WITNESSING REQUIRED TESTING.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING ANY REQUIRED BUILDING PERMITS.

PAVING, GRADING, AND DRAINAGE NOTES

- REFER TO THE GENERAL SITE CONSTRUCTION NOTES AND PLAN SPECIFIC NOTES FOR SUPPLEMENTAL PAVING, GRADING, AND DRAINAGE CONSTRUCTION REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING WITH CONSTRUCTION. ANY OBSERVED SILTATION, DEBRIS, AND/OR EROSION SHALL BE CORRECTED AS SOON AS PRACTICAL IN ORDER TO AVOID ADVERSE STORMWATER DISCHARGE (QUANTITY OR QUALITY). REFER TO SHEET C-04 FOR BEST MANAGEMENT PRACTICES PLAN AND GUIDELINES.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT (IF PREPARED) PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY CONCERNS, OR SHOULD AN EXCEPTION BE TAKEN TO THE INFORMATION PROVIDED, THE CONTRACTOR SHALL ADVISE THE OWNER AND ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL PROPOSED DRAINAGE PIPE SHALL BE CONCRETE, HDPE, OR PVC, AS SPECIFIED, UNLESS OTHERWISE NOTED. CONCRETE PIPE SHALL BE RCP CLASS III AND BE FURNISHED AND INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 430-7 AND 941. CORRUGATED POLYETHYLENE (HDPE) PIPE SHALL MEET AASHTO M-294 AND BE FURNISHED AND INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 410-11 AND 948-2. ALL RCP/ERCP JOINTS SHALL BE WRAPPED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, INDEX 280 (LATEST EDITION). PVC USED FOR DRAINAGE SYSTEMS SHALL BE SCH. 40 PVC, COLOR CODED WHITE; UNLESS OTHERWISE SPECIFIED.
- UNLESS PROPOSED OTHERWISE, ALL AREAS (PAVED AND UNPAVED) SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE.
- PROPOSED FINISHED GRADE IN UNPAVED AREAS REPRESENTS TOP OF SOD, CONTRACTOR SHALL ALLOW 2" IN FINAL GRADING FOR SOD PLACEMENT.
- THE CONTRACTOR SHALL USE DUE CARE WHILE FINISHING ALL PAVED SURFACES TO ASSURE POSITIVE DRAINAGE AND PRECLUDE PONDED WATER OR "BIRD-BATHS".
- PAVED INVERTS WITHIN THE DRAINAGE STRUCTURES SHALL BE PROVIDED IN ORDER TO PRECLUDE PONDED WATER.
- THE CONTRACTOR SHALL LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, SLOPES, ADJACENT TO EDGE OF PAVEMENT AND ADJACENT TO BACK OF CURB AS SHOWN IN DETAILS OR AS DIRECTED BY THE ENGINEER.
- ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED AS-BUILT SURVEY RECORD DRAWINGS PREPARED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND CONCURRENCE AND SHALL INDICATE HORIZONTAL AND VERTICAL DIMENSIONAL/TOPOGRAPHIC DATA SO THAT CONSTRUCTED IMPROVEMENTS MAY BE LOCATED AND DELINEATED SO THE ENGINEER OF RECORD CAN DETERMINE IF THE IMPROVEMENTS WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS. AS-BUILT DRAWING PRESENTATION AND DATA SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE RULING AGENCIES; IT SHALL BE NOTED THAT THE RECORD DRAWING PLANS MAY BE REQUIRED TO BE PREPARED ON THE ENGINEERING BASE PLANS AS REQUIRED BY THE AGENCY HAVING JURISDICTION.
- ALL SURFACE WATER DISCHARGES FROM THE PROPERTY SHALL COMPLY WITH THE STATE WATER QUALITY STANDARDS CONTAINED IN DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES, CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE (F.A.C.)
- THE CONTRACTOR SHALL AVOID ADVERSELY IMPACTING THE EXISTING DRAINAGE SYSTEMS. THEY SHALL BE MAINTAINED FOR FUNCTION AND CAPACITY THROUGHOUT THE DURATION OF THE CONSTRUCTION.
- HANDICAP SIDEWALK RAMP: TO BE CONSTRUCTED AND EMBOSSED PER FDOT INDEX 304. CURB RAMPS AND SIDE FLARES SHALL COMPLY TO THE "FLORIDA ACCESSIBILITY CODE" 4.3.3, 4.6.3, 4.7, 4.7.1 AND FIGURES 11-13. DETECTABLE WARNING MATS ON WALKING SURFACES SHALL BE PROVIDED IN ACCORDANCE WITH FLORIDA ACCESSIBILITY CODE AND FDOT STANDARDS.
- ALL ROADWAY, CURB, AND DRAINAGE STRUCTURES ARE REQUIRED TO BE 3000 PSI CONCRETE MINIMUM.
- SIDEWALKS ARE TO HAVE EXPANSION JOINTS AT A MAXIMUM SPACING OF 50 FEET; AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN TEN FEET. NO JOINTS SHALL BE CLOSER THAN FOUR FEET.
- ALL STEEL GRATES (GRATES AND FRAMES) PROPOSED IN PAVED AREAS SHALL BE RATED FOR H-20 LOADING. GRATES PROPOSED IN UNPAVED AREAS NOT ANTICIPATING VEHICULAR LOADING (I.E. CONTROL STRUCTURES) MAY BE STANDARD LOADING. ALL CASTINGS (RINGS, COVERS, CLEAN-OUTS, ETC.) PROPOSED IN PAVED OR UNPAVED AREAS SHALL BE RATED FOR H-20 LOADING.
- ANY DRAINAGE EASEMENTS SHALL BE PROVIDED AS INDICATED FOR THE PROPOSED DRAINAGE IMPROVEMENTS. ANY PROPOSED EASEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AND THE AGENCY HAVING JURISDICTION.
- ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING, OR CONSTRUCTION MUST BE REPORTED TO THE CITY OF VENICE AND THE SARASOTA COUNTY HEALTH DEPARTMENT WITHIN 24 HOURS OF DISCOVERY. ANY WELLS ON-SITE THAT WILL HAVE NO USE MUST BE PLUGGED AND ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER. ANY WELLS ON-SITE THAT REMAIN MUST BE PROTECTED DURING ALL STAGES OF EARTHMOVING AND CONSTRUCTION.

Signature	Date
Professional Engineer # Robert E. Schappacher, State of Florida Professional Engineer, License No. 51501. This form has been electronically signed and sealed by Robert Schappacher on the date indicated using a SHA authentication code. The SHA authentication code must be verified on any electronic copies.	

REV	DESCRIPTION	DATE

DESIGNED RS	CHECKED RS
DRAWN BT	DATE AUG 2025
JOB NO.	SCALE AS SHOWN



**Schappacher
Engineering, LLC.**

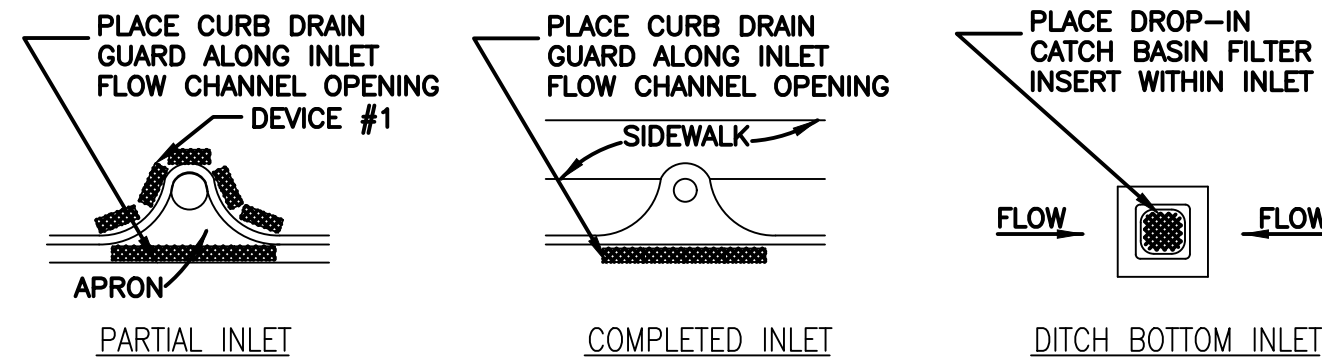
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE (941) 251-7613
WWW.SCHAPPACHERENG.COM

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
POOL PARKING LOT EXIT

CONSTRUCTION NOTES

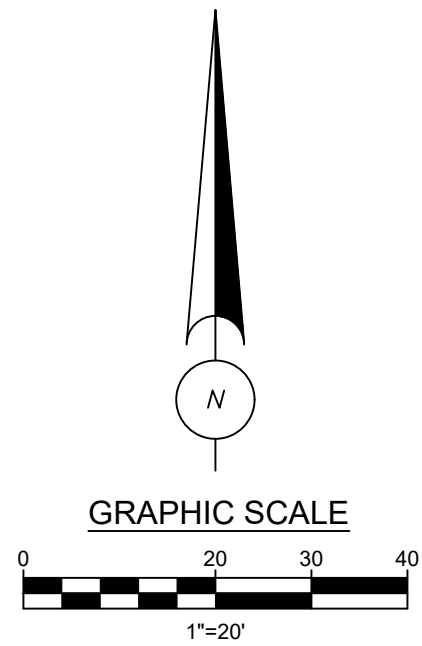
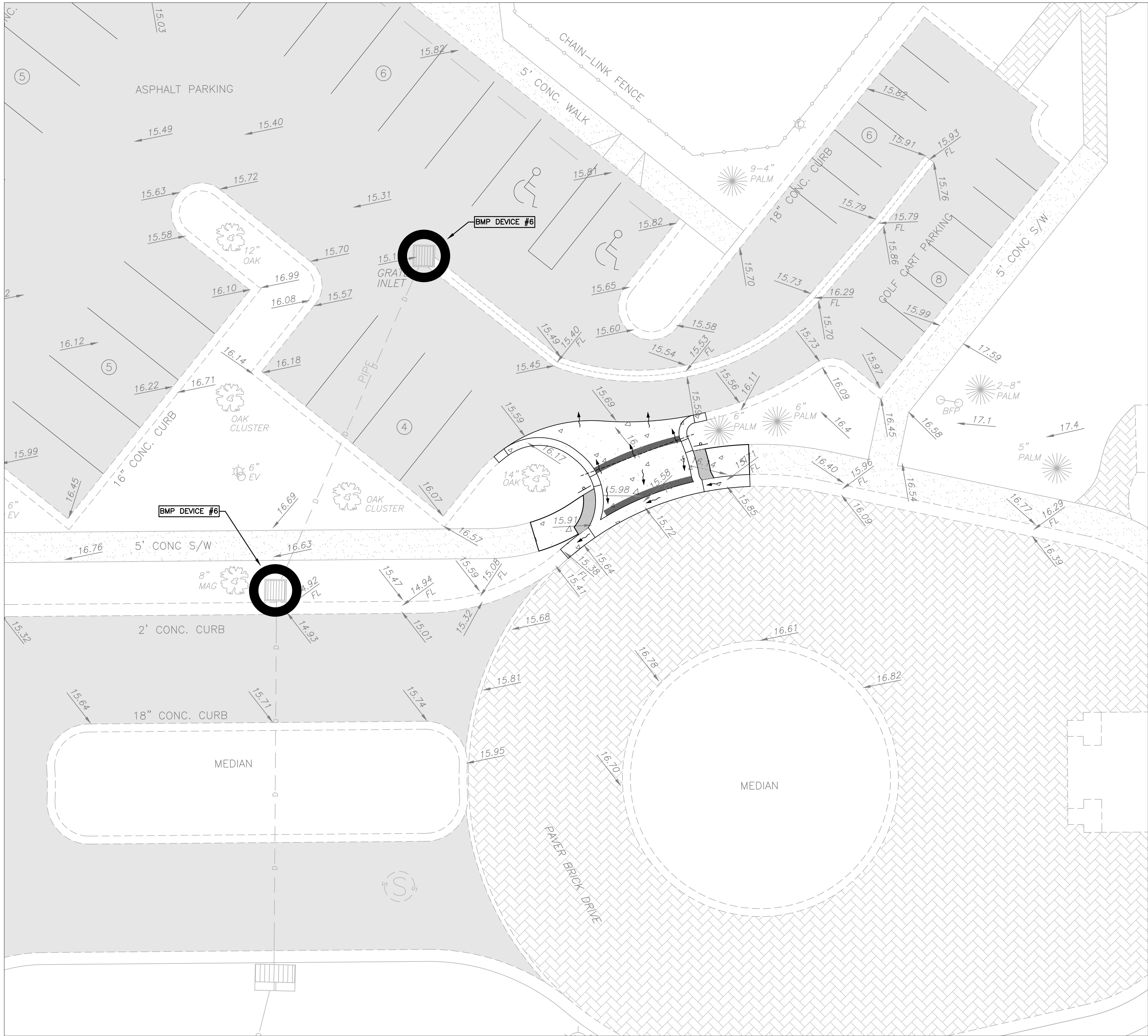
BEST MANAGEMENT PRACTICES GUIDELINES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING CONSTRUCTION TO CONTROL EROSION AND PREVENT THE TRANSPORT OF SEDIMENT TO SURFACE. STORM DRAINS AND/OR ADJACENT PROPERTIES. SILT SCREENS, HAY BALES AND/OR FILTER FABRIC, OR OTHER APPROVED MEANS, SHALL BE EMPLOYED. SODDING AND/OR SEEDING SHALL BE ACCOMPLISHED AS SOON AS PRACTICAL AFTER EXCAVATION AND GRADING IS COMPLETE.
2. BEST MANAGEMENT PRACTICES DEVICES SHALL BE USED TO ADDRESS EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH CITY OF VENICE REQUIREMENTS.
3. THE PLAN INDICATES TYPICAL BEST MANAGEMENT PRACTICES DEVICE LOCATIONS. REFER TO EROSION CONTROL DETAILS FOR CORRECT PLACEMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS INSTRUCTED BY THE ENGINEER.
5. ALL GRASSING (SOD) SHALL BE INSTALLED AS SOON AS PRACTICAL UPON THE COMPLETION OF FINAL GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL FINAL ACCEPTANCE AND CERTIFICATION.
6. THE CONTRACTOR, SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORM WATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.
7. THE CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(c)1., FLORIDA ADMINISTRATIVE CODE, FROM THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS. (THE CONTRACTOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
8. ALL REQUIRED TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE GOVERNING MUNICIPALITY AND ANY APPLICABLE TREE PROTECTION ORDINANCES.
9. PRIOR TO DEVELOPMENT-RELATED LAND CLEARING ACTIVITIES, ALL APPLICABLE APPROVALS MUST BE OBTAINED THROUGH THE GOVERNING MUNICIPALITY.
10. EROSION/SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES, OFFSITE STORMWATER CONVEYANCES, OR OFFSITE RECEIVING WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED AS REQUIRED BY THE ENGINEER AND/OR SITE OPERATOR TO ENSURE THAT OFFSITE SURFACE WATER QUALITY IS IN COMPLIANCE WITH STATE WATER QUALITY STANDARDS AND LOCAL REGULATIONS.
11. THE CONTRACTOR SHALL IMMEDIATELY CORRECT ALL OFFSITE SURFACE WATER DISCHARGES WITH TURBIDITY IN EXCESS OF 29 NTUS (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVEL. SUCH INCIDENTS SHALL BE REPORTED TO THE LOCAL GOVERNING AGENCY AND OWNER/ENGINEER WITHIN 24 HOURS OF THE OCCURRENCE. NOTIFICATION SHALL INCLUDE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
12. FUEL OR OTHER PETROLEUM PRODUCT SPILLS IN EXCESS OF 25 GALLONS AND GENERATED FROM CONSTRUCTION OPERATIONS, OR THOSE THAT ENTER STORM WATER DRAINAGE WAYS OR WATER BODIES, SHALL BE CONTAINED, CLEANED UP AND REPORTED TO THE LOCAL GOVERNING AGENCY AND OWNER/ ENGINEER. SMALLER SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL, IN ACCORDANCE WITH INDUSTRY STANDARDS.
13. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND CONTRACTOR SHALL CONTACT THE OWNER/ENGINEER FOR DIRECTION.
14. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY DEWATERING FOR THE DURATION OF THE PROJECT'S CONSTRUCTION.
15. THE CONTRACTOR SHALL CONTROL OFF-SITE SOIL TRACKING INCLUDING MATERIAL SPILLAGE OR SOIL TRACKING ONTO PUBLIC ROADS. THIS IS TO BE ACCOMPLISHED BY MANUAL REMOVAL AS NECESSARY AND BY SOIL TRACKING PREVENTION TECHNIQUES IN ACCORDANCE WITH FDOT STANDARDS INDEX 106 (LATEST EDITION).



STANDARD BMP DEVICE PLACEMENT
AROUND INLETS OR SIMILAR STRUCTURES

BMP DEVICE #6
N.T.S.



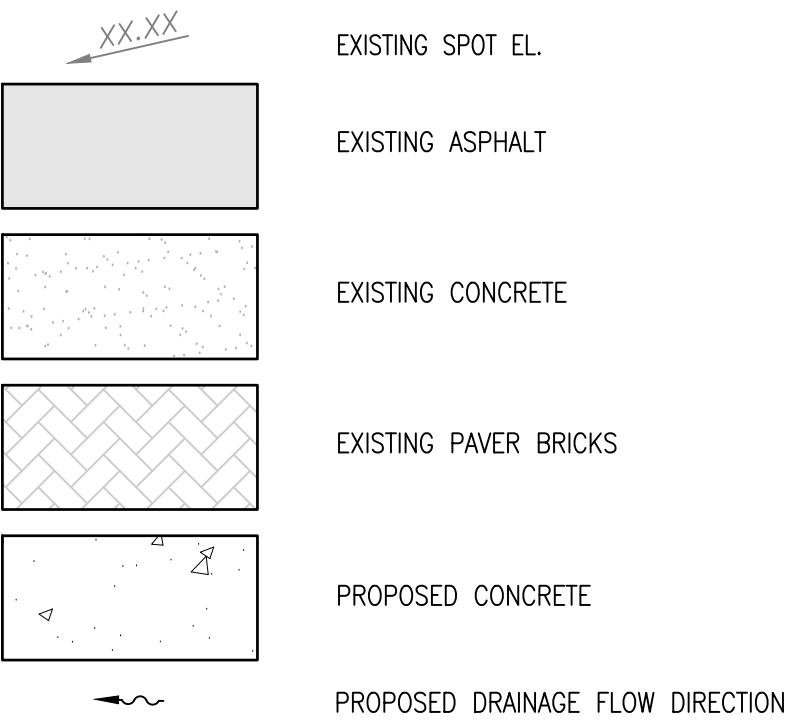
HORIZONTAL CONTROL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY A. DUCHART LAND SURVEYING, INC, JOB NO. 04-29-25, DATED 06/01/2025.

GRADING/DRAINAGE NOTES

1. PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE STANDARDS AND SPECIFICATIONS FOR LAND DEVELOPMENT.
2. REFER TO SHEET C-04 FOR SUPPLEMENTAL DEVELOPMENT NOTES.
3. ADD 1.112 FT TO SHOWN ELEVATIONS (NGVD 88) TO CONVERT TO NAVD 29 (NAVD-NGVD) = -1.112 FT

LEGEND



BMP LEGEND



Signature _____ Date _____
Professional Engineer # _____
Richard E. Schappacher, III
No. 51501. This form has been electronically signed and sealed by Richard E. Schappacher on the date indicated using SHA authentication code. The SHA authentication code must be verified on any electronic copies.

DATE	DESCRIPTION	REV

CHECKED RS	DRAWN BT
DESIGNED RS	DATE AUS 2025
JOB NO.	SCALE AS SHOWN

Schappacher
Engineering, LLC.



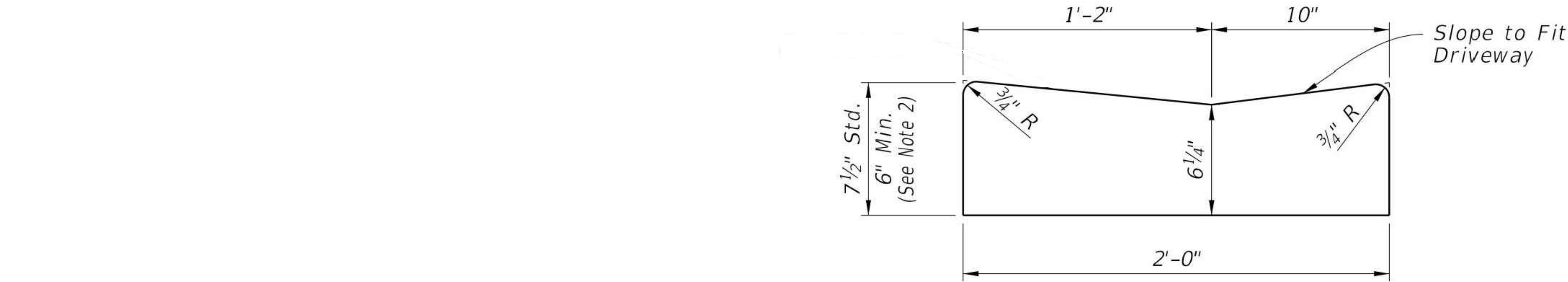
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE (941) 251-7613
WWW.SCHAPPACHERENG.COM

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
POOL PARKING LOT EXIT

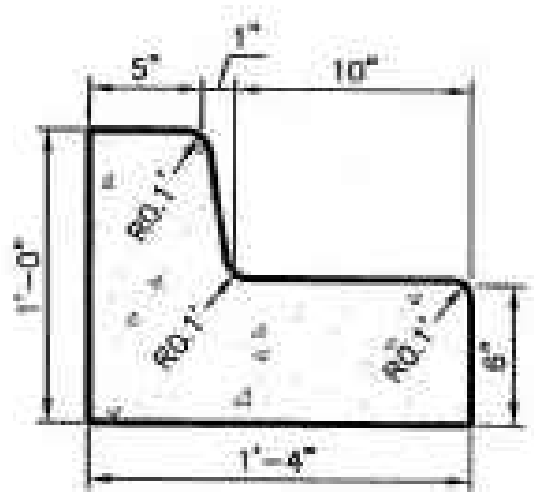
EROSION CONTROL PLAN

SHEET NUMBER

C-05

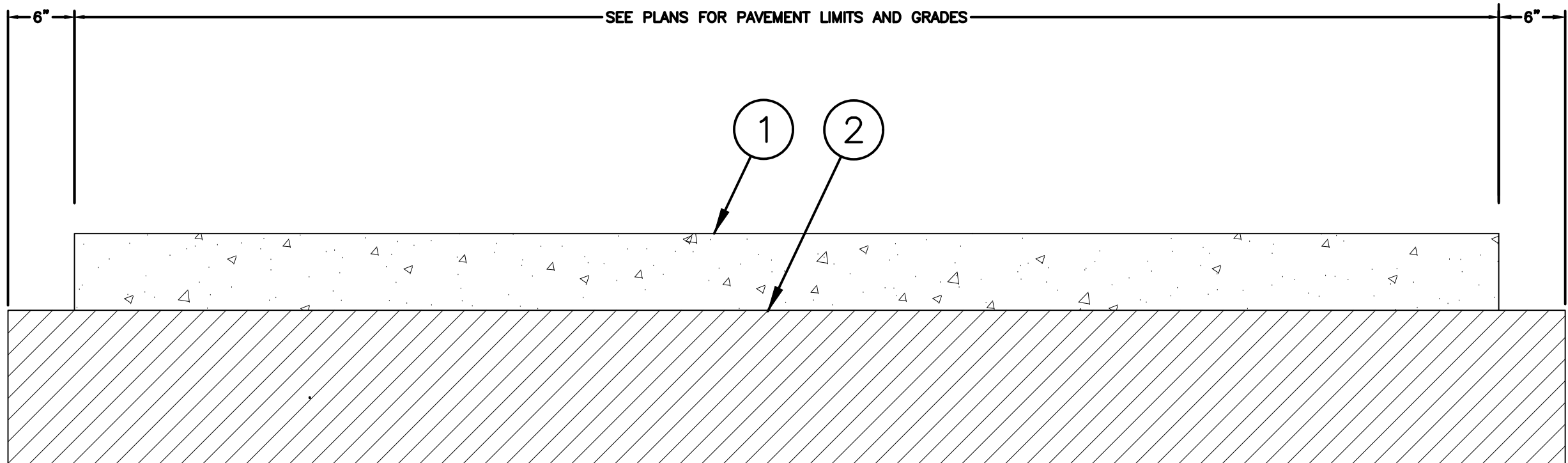


DROP CURB
N.T.S.



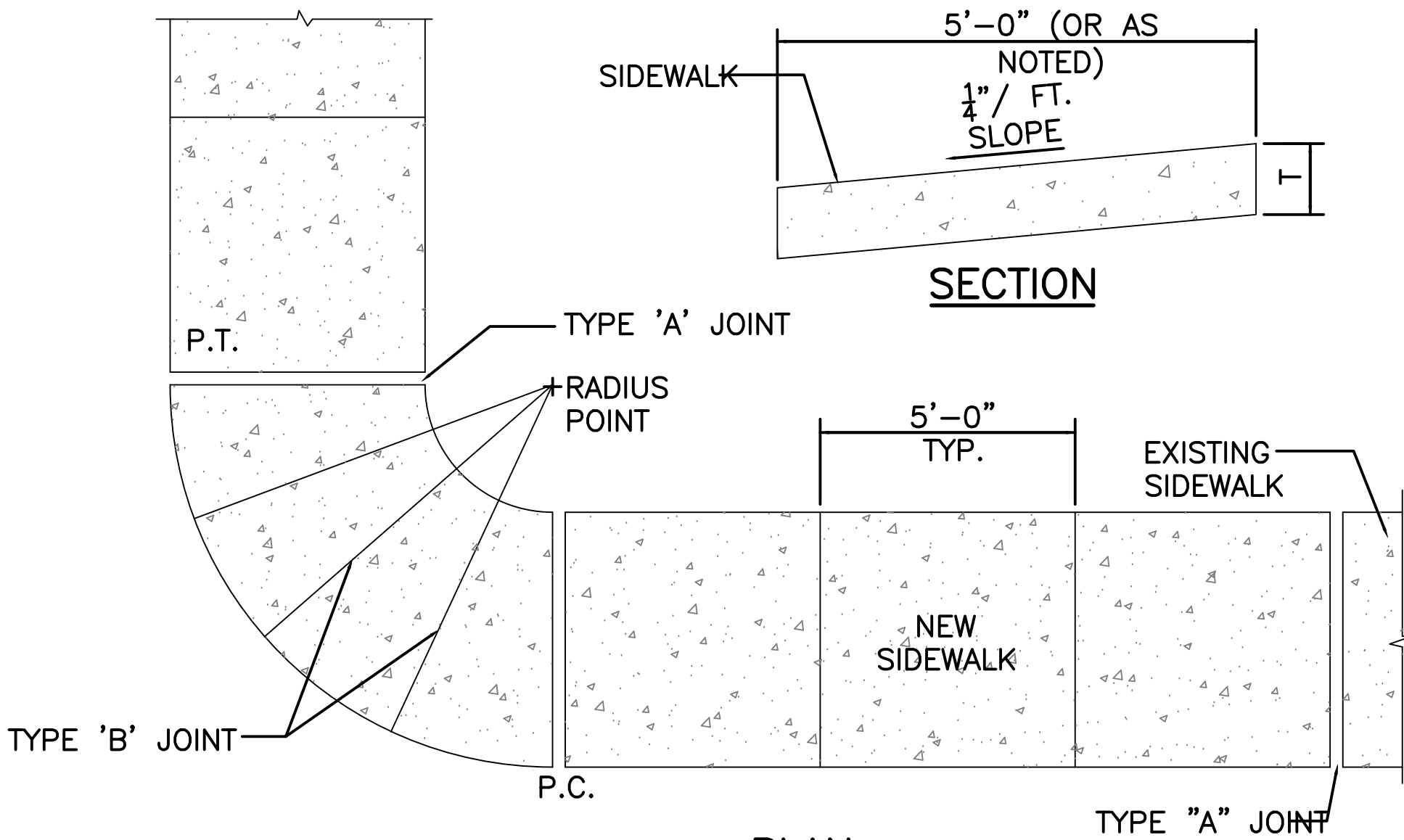
A) CLASS 1 CONCRETE 3,000 PSI AT 28 DAYS.
B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS
ESTABLISHED BY FLORIDA D.O.T. STANDARD
SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC
DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

TYPE "AB" MODIFIED CURB & GUTTER
N.T.S.

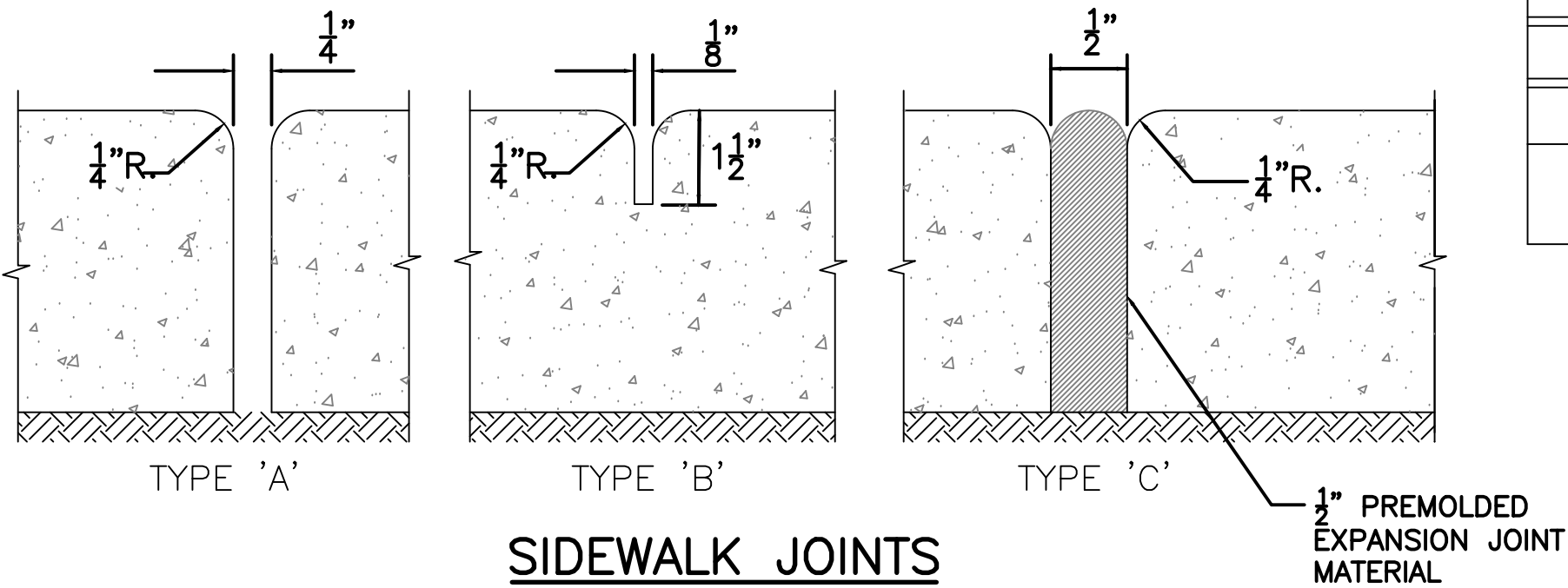


- ① 6" POURED IN PLACE CONC., 3000 PSI @ 28 DAYS W/6X6 2.9X2.9 WMM (BROOM FINISH).
- ② 12" SUB-GRADE COMPACTED TO 98% MODIFIED PROCTOR (MIN. LBR100).
SUBGRADE SHALL BE FIRM, UNYIELDING, & CONTAIN NO ORGANIC MATERIAL IN THE TOP 6".

STANDARD CONCRETE PAVEMENT DETAIL
N.T.S.



PLAN



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION
N.T.S.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0"
'C'	CENTER TO CENTER ON SIDEWALKS.
	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)

TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
PEDESTRIAN AREAS	4"
AT DRIVEWAY CROSSING AND OTHER VEHICULAR USE AREAS	6"

NOTE: CONCRETE TO BE 3,000
P.S.I. AT 28 DAYS WITH
FIBERMESH REINFORCEMENT.

Signature	Date
Professional Engineer # Robert E. Schappacher, III No. 51501. This form has been electronically signed and sealed by Robert E. Schappacher on the date indicated using a SHA authentication code. See SHA authentication code must be verified on any electronic copies.	

REV	DESCRIPTION	DATE

DESIGNED	CHECKED
RS	RS
DRAWN	BT
DATE	AUG 2025
JOB NO.	
SCALE	AS SHOWN

Schappacher Engineering, LLC.

3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE (941) 251-7613
WWW.SCHAPPACHERENG.COM

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
POOL PARKING LOT EXIT

CONSTRUCTION DETAILS

Tab 2

**A VIDEO AND AUDIO
SURVEILLANCE SYSTEM HAS BEEN
INSTALLED FOR THE PURPOSE OF
MONITORING THE PREMISES**

**NO SOLICITATION ON
PRIVATE PROPERTY**



Welcome To
Venetian
River Club



WELCOME TO

VENETIAN
RIVER CLUB



GOLF

CLUB



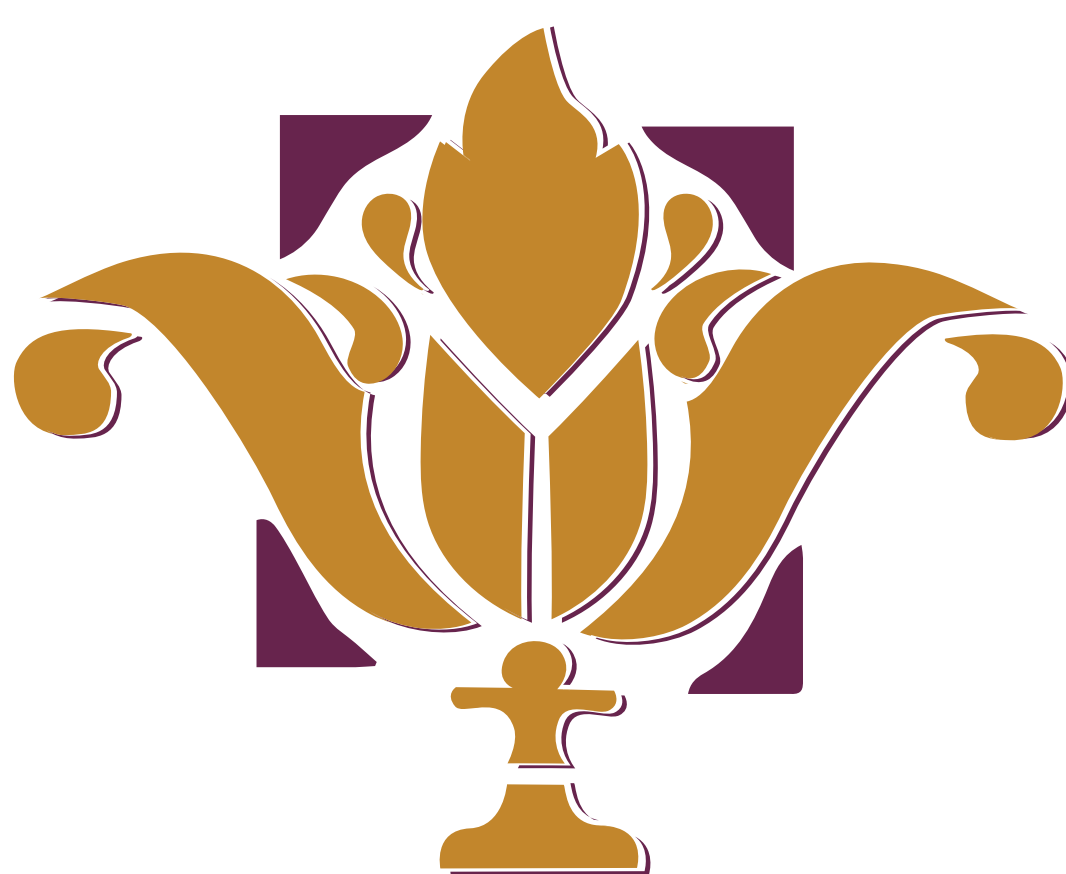


**GUEST &
TEE TIMES**

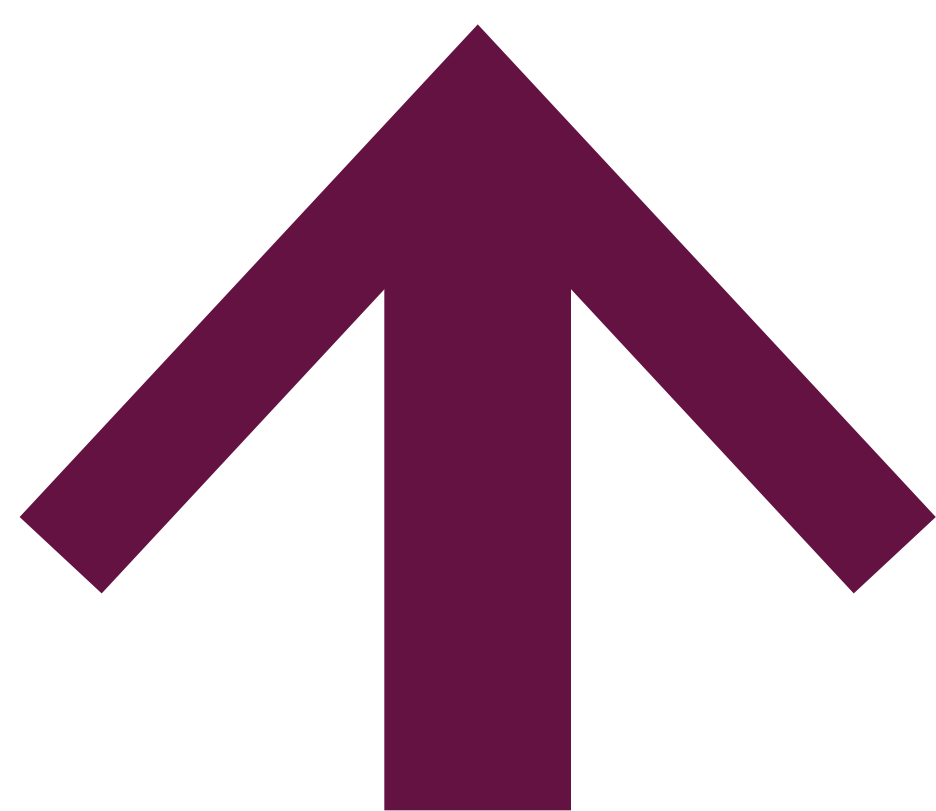


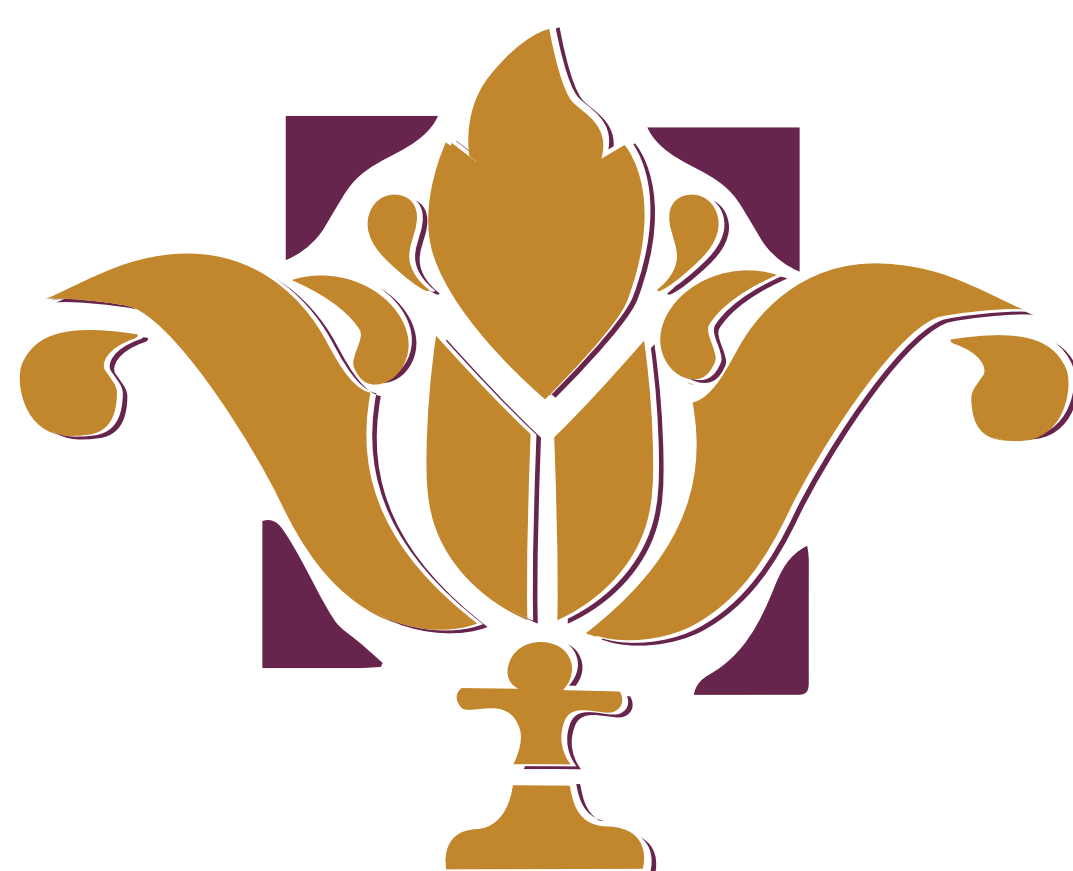
RESIDENTS





The
River
Club





CAUTION
GATE
CLOSES
AFTER EACH
VEHICLE

Tab 3

Venetian Community Development District

Strategic Plan 2025-2029

Vision Statement:

The Venetian Golf & River Club will continue to be a premier community in southwest Florida where residents can enjoy an active lifestyle with access to a rich array of recreation, social and dining experiences that represent exceptional value.

Mission Statement:

The Venetian Community Development District is an independent special district within the city of Venice, Florida established to provide local direction and control over the funding, operation and maintenance of common areas and amenities, services and systems of the Venetian Golf & River Club in order to enhance residents' lifestyle and community property values.

Our Core Values:

- A. Accountability:** We are accountable to our homeowners for our decisions, actions and inactions.
- B. Effective Communication:** We are committed to open communication within the community.
- C. Adaptability:** We implement change and innovation to provide the best possible community for our homeowners while maintaining fiscal responsibility.
- D. Homeowner Focus:** We are driven by homeowners' expectations through the recommendations of our advisory committees and resident feedback.
- E. Fiscal Responsibility:** We are responsible for the stewardship of the community's assets and for the integrity of our financial operations, reserves and reports.
- F. Leadership:** We will provide forward thinking leadership required to ensure our vision and mission are implemented, utilizing techniques such as SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats).

Goals and Objectives

1. Maintain and Enhance Infrastructure and Common Areas to promote an attractive and eco-friendly environment consistent with community standards and legal requirements.

- **Roads and Sidewalks**
 - Review annual compliance with applicable laws and regulations, particularly ADA requirements.
 - By April 1 each year: publish an inspection schedule and budget for needed sidewalk repairs and cleaning and road repaving.
- **Water Resources (Ponds, Wetlands, Irrigation)**
 - Develop and implement standards for maintaining ponds and wetlands, including removal of invasive vegetation.
 - By April 1 each year: prioritize and budget pond bank restoration projects.
- **Landscape and Streetscape Standards**
 - The Landscape and Facilities Committees will promote community-wide adherence to landscaping and architectural standards.
- **Community Entrance Improvements**
 - The Landscape Committee will review entry features from Laurel Road, including monuments, lighting, and landscaping.
 - Collaborate with the POA and CA to address ingress and egress issues related to road widening and nearby developments.
- **Vendor Oversight**
 - The Management Company Field Office will provide monthly reports to the Board detailing office and vendor activity.

2. Ensure Appropriate Levels of Access Control and Community Privacy

- **Access Policy and Awareness**
 - Implement a policy defining CDD access control services and remind residents to maintain personal security practices.
- **Security Evaluation and Enforcement**

- By March 1 each year: review cost and effectiveness of access control systems and explore technology upgrades.
- Quarterly: audit compliance with access Standard Operating Procedures.
- By January 1 each year: audit POA rental registrations and policy compliance.
- By Spring 2026: assess community perimeter access, including the perimeter road and Ciltadella egress, and recommend improvements.

3. Maintain and Enhance River Club Facilities to assure integrity of assets are maintained

· Facility Improvements

- In coordination with the Facilities and Finance/Reserve Committees, assess infrastructure improvements needed over five years. Complete by December 2026.
- The Amenities Management Company will establish an annual schedule for recurring maintenance and replacement by April 1.
- Racquets and Pool/Fitness Committees will annually recommend upgrades to amenities and equipment by April 1.

· Operational Efficiency and Compliance

- In 2025, the Amenities Management Company will conduct a comprehensive review of operations, systems and processes (SOP's). Findings due by December 31, 2025.

4. Deliver High-Quality Amenities and Programs that meet or exceed resident expectations

· Resident Satisfaction and Input

- Each January: engage an external contractor to conduct a professional survey of residents to evaluate amenities. Results to committees by March 15, with recommendations due to the Board by April 15.
- Implement a Comment Card system for timely resident feedback and monthly summaries to the Board.

· Performance and Usage Monitoring

- Publish monthly and cumulative usage reports (tennis, pickleball, dining, fitness, lap pool).
- Set annual goals for improving resident satisfaction and facility utilization.
- Annually review amenity rules each October for compliance and enhancement.
- The CDD Board will conduct an annual performance appraisal of the Amenities Management Company, factoring in surveys, financials, and resident input.

5. Ensure Efficient and Effective Management of Operations

· Financial Reporting

- Provide consistent and accurate reports comparing actual vs. budget and prior year performance.
- Reserves/Finance Committee will review proposed annual Budgets and provide recommendations to the Board.
- Conduct an annual independent audit of District Operations.

· Operational and Financial Optimization

- Amenities Management and relevant Committees will conduct pre-budget departmental analyses to identify savings and revenue opportunities.
- The Property Management Company will annually review General Fund operations and suggest cost control measures.
- As part of the Budget process, above Management Companies will each propose annual goals for the coming year for approval by the Board.
- By Spring 2026: update the 2023 Reserve Study for assets, replacement cycles, and costs. Review annually and update every three years.
- The CDD Board will conduct an annual performance review of the Property Management Company.

6. Provide Effective Communication and Improved Resident Engagement

· Participation and Transparency

- Use digital tools to increase resident access and input in CDD meetings. Track attendance and participation.
- Hold quarterly open workshop forums for the sole purpose of providing information to and gathering feedback from residents on topics affecting the community.

· Information Sharing

- Publish executive summaries of Board meetings to keep residents informed.

· Organizational Collaboration

- Assign Board liaisons to the POA, CA, and Golf Club.
- Conduct quarterly joint meetings with POA and CA to address common priorities such as safety, aesthetics, and property values.

· Committee Empowerment

- Identify and give priority to resident expertise when appointing committee members.
- Committees will be empowered to advise the Board based on their respective charters and the Strategic Plan

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**VENETIAN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on **Monday, August 25, 2025, at 9:35 a.m.** at Venetian River Club, 502 Veneto Boulevard, North Venice, Florida 34275.

Present and constituting a quorum were:

Jill Pozarek	Board Supervisor, Chair
Cheryl Harmon Terrana	Board Supervisor, Vice Chair
Cyndi Snizek	Board Supervisor, Assistant Secretary
Rich Goodman	Board Supervisor, Assistant Secretary
Ken Smaha	Board Supervisor, Assistant Secretary (via Teams)

Also, present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer – Schappacher Engineering
Keith Livermore	VCDD Field Manager
Kelso Ballantyne	Vesta General Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call. Ms. Blandon announced that Supervisor Smaha would be attending the meeting via Teams.

On a motion by Ms. Pozarek, seconded by Ms. Snizek, with all in favor, the Board Approved Supervisor Smaha to participate and vote via Teams to the Board of Supervisor's Meeting, for the Venetian Community Development District.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Ms. Blandon led the Board and audience to recite the pledge of allegiance.

THIRD ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

Resident Tim Carr inquired about the ongoing investigation regarding Vesta.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

John Fowler was not present to give his Landscape Inspection Report.

B. District Engineer

Rick Schappacher reported that the striping has been completed. He reported that speed bumps will be installed next Tuesday, September 2nd with a 18-month warranty. Keith Livermore will meet with vendor to discuss.

C. District Counsel

Andy Cohen gave an update on contracts with Solitude stating they are close to done. He also sent the addendum for the HVAC agreement. He advised the Board that the Hampton Golf contract was circulated for review and that he has contacted bond counsel to discuss one of the provisions.

The Board was informed that the deadline for submittal of documents by Vesta has passed and no response nor the documents were received. After discussion, Mr. Cohen stated he will have special counsel send a letter to Vesta.

Supervisor Pozarek spoke on the hurricane response protocol following a hurricane regarding the use of the River Club as a gathering spot for emergency. Mr. Cohen informed the Board that the River Club can not be used as a shelter. Ms. Blandon stated that the River Club is not a hardened facility. She expressed concern regarding personnel access and type of work while in the River Club. Ms. Blandon informed the Board that she will reach out to Egis and ask them to attend the next meeting to discuss with the Board.

D. River Club

General Manager Kelso Ballantyne reported updates on a few items. He stated the IC Mechanical contract has been signed and the vendor will be working on AC units. Mr. Ballantyne informed the Board of a leak in the roof in the Fitness center stating a seal needs to be replaced and will get an estimate.

Hampton Golf reached out to Mr. Ballantyne. HR from Hampton Golf would like to come out and meet with the staff. The Board then had discussion regarding employees and the transition between Vesta and Hampton Golf.

Supervisor Goodman asked about financials and the cost of goods. Mr. Ballantyne mentioned that the River Club and Tiki had been down due to maintenance. Supervisor Goodman also asked about labor costs. Mr. Ballantyne informed the Board that labor was high due to staff using PTO while operations were down.

The Board discussed Jonas and access to the financial reports. It was agreed that Hampton Golf can be provided with view only access.

Supervisor Sniezek inquired about the Ritzman contract for the tennis courts. Mr. Ballantyne will follow up with Ritzman.

The Board discussed dinner start and end times. After discussion, Mr. Ballantyne was asked to discuss the end times with staff and clarify them to the community.

Supervisor Sniezek agreed to work on the Jonas Integration with Hampton.

Supervisor Goodman asked regarding the installation of the Salamander and whether it was done correctly. Mr. Ballantyne agreed to have it inspected to review the installation.

E. Field Manager

Keith Livermore advised the Board that he was meeting with the vendor for the speed bumps on August 26. He advised the Board that the removals for the Laurel Road project are underway. He was asked regarding a missing tile for the guardhouse, and he confirmed that he provided it to the vendor.

F. District Manager

Ms. Blandon opened her report by reminding the Board of the next meeting Monday, September 8th. Ms. Blandon advised the Board that a meeting was held with Hampton Golf to discuss the Financials, Budget Process, Reserve Reimbursements, and timelines. The Board was informed that it was a productive meeting.

Supervisor Pozarek added comment regarding the credit card usage, stating that the percentage that was advised is 3%.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2025/2026 Budget(s)**

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget, for the Venetian Community Development District.

Ms. Blandon opened the floor to audience comments related to the budget for Fiscal Year 2025/2026.

There were no public comments at this time.

On a Motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget, for the Venetian Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Annual Appropriations and Adopting
the Budget for the Fiscal Year
2025/2026**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

Andy Cohen mentioned a typo in the first paragraph of Resolution 2025-05 stating "August 25, 2025" should be corrected to "June 15, 2025".

On a Motion by Ms. Terrana, seconded by Sniezek, with all in favor, the Board Adopted Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025/2026, for the Venetian Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Making a Determination of Benefit and
Imposing Special Assessments for
Fiscal Year 2025/2026**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Pozarek, seconded by Sniezek, with all in favor, the Board Adopted Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Adopting a Meeting Schedule for Fiscal
Year 2025/2026**

Ms. Blandon provided an overview of the resolution and asked if there were any questions.

There was a modification on the Resolution 2025-07, correcting the schedule to reflect the second and fourth Monday of each month.

On a Motion by Mr. Goodman, seconded by Ms. Pozarek, with all in favor, the Board Adopted Resolution 2025-07, Adopting a Meeting Schedule for Fiscal Year 2025/2026, with subject to change of meeting dates, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Adding
Committee Chairperson Updates to
Agenda**

The Board discussed adding Committee Chairperson updates to the agenda. After discussion, the Board agreed to split updates from the committees between monthly meetings. Supervisor Sniezek agreed to send an email to the committee chairs advising them of the reporting and will send the split to Ms. Blandon for agenda placement.

TENTH ORDER OF BUSINESS

**Discussion Regarding the Night Shift
Gate House Attendant**

The Board discussed this during the workshop.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Overdue
Member Charges at the River Club**

The Board discussed the overdue member charges and actions being taken. Supervisor Terrana was thanked for working on this. The Board discussed a letter being drafted and sent to those with overdue charges. After discussion regarding the wording on the letter the Board agreed that the letters should be sent out this week.

TWELFTH ORDER OF BUSINESS

**Discuss status of River Club
Transition to Hampton Golf**

Supervisor Pozarek provided the Board with an update on the Amenity Management transition. She advised the Board that Hampton Golf will be onsite to meet with the staff next week. She advised that their team will be working out of the F&B Office temporarily. The Board agreed that the committees could meet with the transition team. Supervisor Smaha has asked to begin thinking of which reports would be required from Hampton.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Painting of the
Monument Signs**

The Board discussed the proposal presented for the painting of the monument signs. After discussion, this item was tabled, as Juniper is going to work on the landscaping design for them. Keith Livermore was asked to obtain a proposal from the sign company for two areas that need to be addressed. Supervisor Sniezek volunteered to show Mr. Livermore the locations.

Ms. Bandon opened the floor to audience comments related to the credit/debit card usage fee.

Resident Tim Carr gave comment stating that he does not agree the District should allow for the use of credit cards.

Resident Darlene Schimberg disagreed with the credit and debit fee charges. She also spoke on paid fees for the community.

Resident Nancy Spokowski gave comment and agreed with the credit card fee.

On a motion by Mr. Goodman, Seconded by Ms. Sniezek, with all in favor, The Board Approved charging a 3% credit/debit card usage fee, with subject of confirmation from Hampton Golf, for the Venetian Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meetings Held
on August 11, 2025**

On a motion by Ms. Pozarek, Seconded by Ms. Terrana, with all in favor, The Board Approved the Meeting Minutes of August 11, 2025, for the Venetian Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures
For the Month of July 2025**

Ms. Blandon advised that operations and maintenance expenditures for the period of July 1-31 totaled \$125,825.68. She asked if there were any questions. There were no questions at this time.

On a Motion by Ms. Terrana, seconded by Ms. Pozarek, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of July 2025, totaling \$125,825.68, for the Venetian Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consent Items

On a Motion by Ms. Pozarek, seconded by Mr. Goodman, with all in favor, the Board Accepted the Minutes of the RSAC Meeting Minutes of July 7, 2025, the Minutes of the Reserve/Finance Advisory Committee Meeting Minutes of June 2, 2025, and the Minutes of the Facilities Advisory Committee Meeting Minutes of April 1, May 6, and June 10, 2025, for the Venetian Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**ADVISORY COMMITTEE LIASON
REPORTS**

Supervisor Terrana commented that she has engaged Juniper to do the landscape architect work at the River Club entrance.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Supervisor Sniezek stated that the fitness room looks amazing and thanked everyone who worked on this project.

Supervisor Pozarek asked Supervisor Smaha if the Golf Club could clean up the Welcome Center and remove the brush that is stored behind and that it is unsightly and a fire hazard. After discussion, the Board directed Mr. Cohen to send a letter to the Golf Club.

Supervisor Snizek discussed a lounge chair found in the mud. After discussion, the River Club General Manager was asked to follow up on this issue and report back.

Supervisor Terrana stated that she had changes to the Strategic Plan Draft. After discussion, the Board agreed to send changes to Ms. Blandon.

Supervisor Terrana reported that Juniper is working on the design for the River Club Entrance.

Supervisor Goodman requested to have discussion items sent earlier to allow more time for review.

NINETEENTH ORDER OF BUSINESS Adjournment

Ms. Blandon stated that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Terrana, seconded by Mr. Goodman, with all in favor, the Board adjourned the Meeting at 11:40 a.m., for the Venetian Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

Venetian Community Development District
502 Veneto Boulevard
North Venice, FL 34275
Fitness/Pool Advisory Committee (FPAC)
Meeting Minutes—June 18, 2025

Attending Members: Nancy Spokowski, Mary Taylor, Lance Schilling, Shari Souza
Vesta Representatives: Kelso Ballantyne **Absent:** **CDD Liaison** Cyndi Snizek

Call to order: Quorum was established, and Nancy called the meeting to order at 10:00 a.m.

Public Hearing: No residents were present.

Discussion Items:

Old & New Business:

- a. Nancy introduced our newest Fitness Committee Member Shari Souza. Shari has been asked and accepted to take the lead on the Pool Area.
- b. Shari questioned landscapers working while members are utilizing the pool and how this causes a safety hazard. Kelso agreed to speak with Keith in regard to what time the landscapers will do their work.
- c. Kelso shared that he is getting used to time frames and the multiple steps needed to get things approved.
- d. Shari asked about the pool furniture warranty. Many of the lounge chairs fabrics are sagging. Kelso stated that he would check with the company the chairs were purchased from to see about a warranty. The Committee asked for an inspection of all of the pool furniture to assess any repairs, whether warranty or not, that need to be completed.
- e. Lance mentioned the pool pavers may need to be sprayed for weeds in certain areas once again. These are mostly by the fence closest to the lap pool. Kelso will find out who is in charge of the spraying.
- f. Studio Fitness Room remodel is moving forward slowly. There was an issue with the needed power cords being plugged in from over 100 feet away. These distances may cause loss of power to the power tools needed to perform the work. Perhaps a power booster be needed? There have been many different people involved in the Studio renovation process that could be counterproductive. Kelso will be in charge moving forward. One power outlet in the Studio needs to be moved for the installation of the wall panels. Rubber mats are to be placed in the closet.
- g. There was a meeting with the Studio Class instructors. What will they get paid? Will they get a pay increase? What do their contracts look like? They report that they have not had a raise in 4 years. Vesta will make any compensation decisions. Communication with the fitness instructors needs to be improved.
- h. Pool- Why can't the pool be chilled in the summer? This is because of the current issues with the well that the Facilities Committee is working with Vesta to resolve. Residents need to be updated more frequently on why this issue has not been resolved and timing expectations for resolution.
- i. Pool Hours need to be established and communicated to the company performing our pool maintenance. For Safety reasons this is important due to chemicals needing

to be added at least 30 min prior to anyone entering the pool. According to state laws community pools may open 30 minutes after sunrise and must close 30 minutes prior to sunset. Pool maintenance will be performed Monday, Wednesday and Fridays at 6:15am. Pool will open every day at 7:30 am.

Next Meeting and Adjournment:

Next meeting to be held Wednesday Aug 20, 2025

Meeting adjourned at 12:00 PM

Minutes submitted by Lance Schilling

Venetian Community Development District

502 Veneto Blvd.

North Venice, FL. 34275

Landscape Advisory Committee

Meeting Minutes of June 16, 2025

Attending Members:

Barbara Bracco, Lynn Matson, Harry Wildman, Joe Spallina (by phone), Kitt Brigg (by phone)

Also in attendance: Cheryl Terrana- CDD Liason, Keith Livermore- Field Manager

Call to Order – 9:00 A.M.

Previous Minutes – approved.

Discussion items:

Old Business:

- 1- Juniper has replaced all flowers in the community beds.
- 2- Second quote on Pitch Apples has been received and is less expensive. Harry Wildman will calculate the number of 15 gallon plants needed to fill the space.
- 3- LMP seems to be more responsive recently. Cheryl Terrana will continue to meet with them monthly and Keith will continue open communication.
- 4- The third island at the entrance is part of the project for Juniper if the Laurel Road project goes well.
- 5- Sod at the tennis courts is still in poor condition but other areas of sod are improving
- 6- Pigmy Palm outside the RC has been ground down

New Business:

- 1- Cheryl Terrana reported that painting of the RC is starting, the pool pump at the RC needed to be replaced, and some of the CDD supervisors want to replace the current management company. There will be further discussion regarding the management company at the next CDD meeting on June 23rd.

- 2- Harry Wilman discussed various types of grasses to use to resod the "great lawn" behind the RC. If natural grass is used there must be a dedicated mower used to cut it. Using a robotic mower was suggested. The long term solution would be to use artificial turf but that may be cost prohibitive.

NEXT MEETING:

Monday, July 21, 2025 This will be a work shop.

Meeting adjourned at 10:30

Minutes submitted by Barbara Bracco