

TOSCANA ISLES

**COMMUNITY DEVELOPMENT
DISTRICT**

June 4, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Toscana Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0100•Toll-free: (877) 276-0889•Fax: (561) 571-0013
www.toscanaislescdd.net

May 28, 2025

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on June 4, 2025 at 10:00 a.m, at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Approval of May 7, 2025 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Discussion: AREHNA | Engineering, Inc., Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
7. Consideration of Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date
8. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
9. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
10. Discussion: CDD Field Operations

11. Acceptance of Unaudited Financial Statements as of April 30, 2025

12. Staff Reports

A. District Counsel: *Straley Robin Vericker*

B. District Engineer: *AM Engineering, LLC*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS

- July 2, 2025 at 10:00 AM [Regular Meeting]

- August 6, 2025 at 10:00 AM [Public Hearing and Regular Meeting]
(Adoption of FY2026 Budget)

- QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	JAMES COLLINS	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	SCOTT BLASER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	MICHAEL TRACZUK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	PAUL SCHMITT	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES REGARDING THE CONDUCT OF MEETINGS OF THE BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Toscana Isles Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District owns and maintains numerous common areas within its boundaries, and the District is governed by the Toscana Isles Community Development District Board of Supervisors (the “**Board**”); and

WHEREAS, the Board desires to adopt policies with respect to meetings of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Board of Supervisors Meeting Policies. The Board hereby adopts the following policies for the conduct of Board meetings:


- a) Board Supervisors and members of the public shall use respectful tones and words when they are addressing the Board, the public, or District Staff.
- b) Board Supervisors and members of the public should avoid repetitive or redundant questions or comments.
- c) Questions, comments, and other communications may not be directed to an individual, but rather should be addressed to the meeting chairperson and should relate to agenda items and discussion topics.
- d) District Staff will record any questions raised at the meeting and will provide a response at a subsequent Board meeting after District staff has had time to research the question.
- e) Degrading, uncomplimentary, or disrespectful remarks about an individual in any way may result in the adjournment of the Board meeting.
- f) Agenda items or discussion topics must pertain to District business.
- g) The Board meeting should be limited to one hour unless the Board votes to extend the time limit of the Board meeting. Time frames for discussion for each agenda item will be provided by the District Manager on the agenda. Unless approved by the Board, the time period allotted to each agenda item shall be followed, with remaining time at the conclusion of a meeting being made available to address topics which were not concluded during the meeting. Agenda items not concluded at a meeting shall be addressed at the following Board meeting.
- h) Agenda items should be submitted to the District Manager nine days prior to the Board meeting date.

- i) Questions based on agenda items should be provided to the District Manager at least two business days in advance of the Board meeting to allow for time to prepare a response. Time permitting, responses may be available at the Board meeting, otherwise questions and corresponding responses will be deferred until the following Board meeting

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED AS OF THE 27TH DAY OF JANUARY, 2021.

Attest:



Name: Daniel Rom
Assistant Secretary

**Toscana Isles Community
Development District**



Alex Hays
Chair of the Board of Supervisors

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on May 7, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser	Chair
Bill Contardo	Vice Chair
James Collins	Assistant Secretary
Michael Traczuk	Assistant Secretary
Paul Schmitt	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Vivek Babbar (via telephone)	District Counsel
Andy Tao (via telephone)	AREHNA Engineering
Sean Seibert (via telephone)	AREHNA Engineering
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Tom Hart	Alan Hintz	Gerry Torres	Anthony Nicholas	Phil Markiewicz
Lisa Hart	Neal Green	Bill Ambrose	Dennis Koroll	Maryann Bozich-DiLuigi
Joe Perry	Paul Stewart	Jeff Munzing	Paul Remington	Other Residents

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Blaser called the meeting to order at 10:01 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

**Continued Discussion: Resolution 2021-05,
Policies Regarding the Conduct of Meetings
of the Board**

Mr. Blaser reviewed portions of Resolution 2021-05 related to the Rules and Policies for conducting CDD meetings.

THIRD ORDER OF BUSINESS**Approval of March 5, 2025 Regular Meeting Minutes**

The following changes were made:

Line 119: Change "DNO" to "D and O"

Line 122: Delete "addition"

Line 155: Change "mitigate" to "finance"

Line 198: Insert "damaged" after "the"

On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the March 5, 2025 Regular Meeting Minutes, as amended, were approved.

FOURTH ORDER OF BUSINESS**Chairman's Opening Remarks**

Mr. Blaser reported the following:

➤ The HOA Board is working with the City and County to determine if certain non-billable parcels conveyed to the HOA belong to the CDD. He will report on the outcome.

➤ Regarding the insurance quote for signage, Ms. Sanchez stated that the insurance provider wanted to know the cost for all the signs; Mr. Liens is working on it. She expects to receive it in time to incorporate the expense into the proposed Fiscal Year 2026 budget.

Mr. Blaser asked for quotes with and without signage.

➤ He canceled the April 2, 2025 meeting based on Staff polling the Board, since there was nothing pressing to discuss. He asked if the Board wants to continue this policy going forward. One Board Member stated he disagrees with the policy.

FIFTH ORDER OF BUSINESS**Public Comments**

Resident Sue Perry asked for the CDD's help clearing two "common ground" roads that the Developer inadvertently deeded to the HOA. She identified the areas and stated the plans show the lots as "buildable construction" but she thinks they are not. She reviewed HOA actions with Sarasota County to return the payments Access Management paid on the HOA's behalf in

error and with the Tax Collector Assessment portal to prove an Indenture Agreement transfers common ground properties and that it should not have gone by AM Engineering's drawings. Ms. Sanchez stated she will forward the documents to District Counsel to review, and noted that legal fees will be incurred. Mr. Blaser asked to defer this until the HOA completes its findings.

Resident Phil Markiewicz asked who owns the weir on the east side of Knights Trail and how to obtain the Engineering design plans. Mr. Blaser stated the CDD does not own or have anything to do with the weir. The HOA Board has most of the information he is looking for.

Resident Bill Ambrose asked which roads within the CDD are designated private or public. Mr. Babbar stated that the County and City typically considers any roads not assigned to them as private; however, that is incorrect in this situation, as Florida Statutes deem all CDD roads as public. Ms. Sanchez stated that the gate guard cannot deter someone from accessing CDD roads.

Resident and Master HOA Board Member Diane Jochum asked if the CDD would consider issuing a bond to complete the rest of the shoreline repair project at Knights Trail Lake. A Board Member asked Ms. Sanchez if other CDDs budget for shoreline repairs. Ms. Sanchez replied yes, but only if the CDD maintains the lake. The preferred model is for the HOA to budget and maintain the lakes or other CDDs typically engage a Field Operations Manager. Mr. Blaser recalled stating, at the last meeting, that he wants the HOA to transfer maintenance, budget and insurance responsibilities to the CDD because, as a governmental entity, the CDD can impose assessments.

Designating homeowner and CDD property lines and building reserves, were discussed.

Mr. Blaser asked for this to be on the next agenda. Ms. Sanchez asked for the HOA to send her its lake maintenance contracts.

Resident Neal Green asked for the Board to consider paying the cost to ensure the 16" pipe protruding out of Lake 4 is clear of debris. Mr. Blaser asked Staff to find out if that is the South Florida West Management District's (SFWMD) responsibility.

Resident Alan Hintz's posed questions. Mr. Blaser and Ms. Sanchez noted the following:

➤ The CDD meeting requirement is to conduct meetings at minimum of twice a year. Meetings can be canceled if there is nothing to discuss, which is a savings to the CDD. Meetings must be properly noticed in the newspaper and posted on the CDD website.

➤ The curbs and sidewalks are included in the D.R. Horton Construction Defects and an ongoing agenda item, currently the Eighth Order of Business.

➤ The HOA is responsible for maintaining the public streets because the CDD entered into an agreement with the HOA to maintain CDD assets.

Ms. Sanchez asked Mr. Green to send her a public records request for any items he cannot find on the CDD website.

Mr. Munzing deferred his questions to after the Engineer's Report.

SIXTH ORDER OF BUSINESS**Discussion: AREHNA | Engineering, Inc.,
Report of Geotechnical Exploration
[Toscana Isles Pavement Investigation]**

Mr. Seibert, of AREHNA Engineering, summarized the Geotechnical Exploration Toscana Isles Pavement Investigation Report outlining the exploratory procedures in certain areas, summary of field and laboratory data obtained and their analyses and general repair recommendations. In response to questions, Mr. Seibert noted the following:

➤ He will need to review the Inspection Reports to determine if the streets were installed correctly, per the plans, and what the City of Venice would require.

Ms. Sanchez stated she will try to provide them to him.

➤ The City of Venice Engineering Report dated January 2017 indicates the typical roadway section of asphalt surface should be 2"; most of the core samples taken were about 1½" in thickness, which will be in the forthcoming updated Report.

Ms. Sanchez was asked to provide the dates of when the roads were built and, if it is prior to 2017, obtain the City of Venice's Report for that period.

Discussion ensued regarding the District Engineer submitting a Certification of Completion of CDD Improvements, the CDD's next steps and the CDD engaging Sarasota Land and E.T. MacKenzie of Florida, Inc. (ETM).

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

This item was presented following the Eighth Order of Business.

EIGHTH ORDER OF BUSINESS**Update: Correspondence from Becker &
Poliakoff Regarding D.R. Horton
Construction Defects**

The Becker & Poliakoff April 2, 2024 letter regarding D.R. Horton construction defects was included for informational purposes.

Discussion ensued regarding whether the CDD should pursue D.R. Horton or the Developer, scheduling inspections with D.R. Horton and formatting a list with areas of concern.

Ms. Sanchez asked Mr. Traczuk to provide the emails with the roadway, curb and sidewalk defect areas to include in the letter to D.R. Horton. Mr. Babbar stated that sending an email to schedule the inspection and listing the areas of concern to D.R. Horton, rather than responding to the letter, is sufficient. He did not see a need for both parties to involve Counsel, yet.

This item will remain on the agenda.

▪ **Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

This item, previously the Seventh Order of Business, was presented out of order.

Ms. Sanchez presented Resolution 2025-03, which is related to an updated version of the prior Agreement previously executed by the CDD. Asked if the CDD should acquire additional insurance, Mr. Babbar concurred with what is stated in the Exhibit.

Mr. Blaser stated this is a good example of why the CDD should take over maintenance, since the CDD could then get assistance for debris removal.

On MOTION by Mr. Collins and seconded by Mr. Blaser, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINETH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

Ms. Sanchez stated she is obtaining proposals to repair roadway defects to possibly incorporate into the proposed Fiscal Year 2026 budget, along with insurance proposals with and without adding additional items, such as signage. The Board will set the maximum assessment levels at the next meeting; changes can be made until it is adopted at a scheduled public hearing.

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Straley Robin Vericker**

There was no report.

B. District Engineer: AM Engineering, LLC

On behalf of the District Engineer, Ms. Sanchez stated Mr. Liens is asking permission to speak to the HOA in response to the HOA's letter asking for his input on the weir's design function and recommendation he might have to improve stormwater flow during severe weather events, since the HOA is responsible for maintaining the weir and AME is listed as the Engineer of Record.

Mr. Blaser stated it was okay to speak to the HOA but the CDD will not pay for his services to the HOA.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 4, 2025 at 10:00 AM [Presentation of FY2026 Proposal Budget]**

- **QUORUM CHECK**

Regarding the request for the District Engineer to review the Geotechnical Engineer's updated Report, Ms. Sanchez recalled that the District Engineer's Inspection Report states that Mr. Leins did not think the cracks he observed in the roadways, curbing and streets were anything but aesthetic issue but he could not confirm it as he is not a Geotechnical Engineer.

A Board Member thinks the CDD might need to obtain a legal opinion on this matter.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

A Board Member stated he does not want to disrupt matter of which he thinks the HOA Board is doing a good job of and on the things the HOA is focusing on. He thinks the Board should put the chemical plant on notice because he thinks it is polluting the water, damaging CDD buildings and roofs and the quality of the area could be a deterrent.

Mr. Schmitt commended Mr. Green's effort in getting the overgrown vegetation by the weir cleaned up; it now looks like a city park.

TWELFTH ORDER OF BUSINESS**Public Comments**

Resident Jeff Munzing thinks the work done at the weir is incredible and the CDD should not have problems with anything coming from upstream or downstream through the weir. He

asked the HOA to add the 16' pipe to its annual maintenance list and confirmed, via research with Sarasota County, that Tract 17 owns the weir.

Mr. Munzing stated he is obtaining various answers as to who owns and is responsible for maintaining the CDD roads. It was noted that the CDD issued tax-free bonds to construct the roads; therefore, the roads are deemed for public use.

The Board agreed to giving Mr. Munzing an additional three minutes to speak.

Mr. Munzing asked for the CDD to have the Geotechnical Engineer revise his Report to include that the roadway minimum design standard is 2" and that there is no variance, based on the 2017 Report.

Mr. Markiewicz thinks the statements that the roads are public because the public pays the assessments is not accurate as only the CDD homeowner pays those taxes. Mr. Blaser concurred that CDD homeowners pay the assessments; however, homeowners are not the only ones allowed to use the roads. CDD roads, lakes and the bridges are public.

Maraviya Boulevard resident Lisa Hart stated she closed on her home in August 2017 and there were no streets in the back; at the times only half of Tosca Villa and Maraviya was built.

Ms. Perry reminded the Board that the County or City standards for plantings at the time of construction matter. She asked if someone checks to see if the CDD is on the list to dispose of hurricane debris at the dump. Mr. Blaser stated he is working with Emergency Management and the County to add CDD hurricane debris removal to its Federal Emergency Management Agency (FEMA) claim, in addition to the CDD's Florida Statewide Mutual Aid Agreement.

Resident Paul Remington discussed debris and dust from the chemical plant. He hopes the HOA and CDD will make sure the chemical plant is following protocol when it comes to this.

Resident Alan Hintz voiced concern that the CDD would be taking on too much debt if the HOA transitions maintenance obligations to the CDD. He does not think the Florida Statewide Mutual Aid Agreement is leverage for transitioning obligations to the CDD. Those wanting a copy of the Debt Service Plan and Maturity Schedule should submit a records request to Ms. Sanchez.

THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Schmitt and seconded by Mr. Collins, with all in favor, the meeting adjourned at 12:12 p.m.</p>

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Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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REPORT OF GEOTECHNICAL EXPLORATION

TOSCANA ISLES PAVEMENT INVESTIGATION VENICE, FLORIDA

AREHNA PROJECT NO. B-25-030
APRIL 14, 2025

Prepared For:
Wrathell, Hunt Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431

Prepared By:
AREHNA Engineering, Inc.
5012 West Lemon Street
Tampa, Florida 3360



April 14, 2025

Jamie Sanchez
Wrathell, Hunt Associates, LLC
2300 Glades Road #410W
Tampa, Florida 33431

Subject: **Report of Geotechnical Exploration**
Toscana Isles Pavement Investigation
Venice, Florida
AREHNA Project B-25-030

AREHNA Engineering, Inc. (AREHNA) is pleased to submit this report of our geotechnical exploration for the proposed project. Services were conducted in general accordance with AREHNA Proposal B.Prop-24-271.REV dated March 13, 2025. The purpose of our geotechnical study was to obtain information on the general subsurface conditions and provide pavement recommendations including determination of the possible causes of the pavement distress.

This report presents our analyses and recommendations and our understanding of the project, an outline of our exploratory procedures, summary of field and laboratory data obtained as well as our general recommendations for repair.

AREHNA appreciates the opportunity to have assisted BCC Engineering on this project. Should you have any questions with regards to this report, or if we can be of any further assistance, please contact this office.

Best Regards,

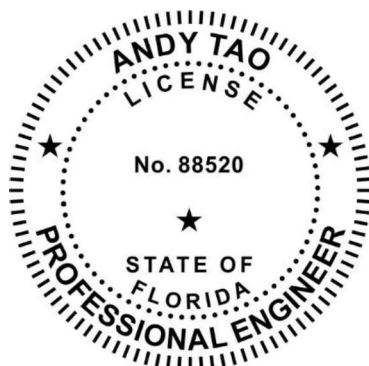
AREHNA ENGINEERING, INC.

FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 28410

This item has been digitally signed and sealed by:



Sean Seibert, E.I.
Engineering Intern



2025.04.14
Andy Tao 16:48:08
-04'00'

Andy Tao, P.E.
Senior Geotechnical Engineer
Florida Registration 88520
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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LIST OF APPENDICES

APPENDIX A

USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet 2
Soil Boring Profiles – Sheet 3

APPENDIX B

Summary of USDA Soil Survey – Table 1
Summary of Laboratory Core Evaluations – Table 2
Summary of DCP Test Results – Table 3
Graph of DCP Test Results
Field and Laboratory Procedures

APPENDIX C

Pavement Core Photo Sheets



1.0 PROJECT INFORMATION AND SCOPE OF WORK

1.1 SITE DESCRIPTION AND PROJECT CHARACTERISTICS

The project is located at Toscana Isles in Venice, Florida. The project consists of evaluating the potential causes of the cracking within the existing roadways and curbs. Pavement cracking and occasional depressions have formed in the existing pavement and paver areas. Pavement cores with hand augers and Dynamic Cone Penetrometer (DCP) tests have been requested to evaluate the existing pavement and subgrade conditions before proceeding with repairs.

1.2 SCOPE OF WORK

The purpose of our geotechnical study was to obtain information on the general subsurface conditions at the proposed project site. The subsurface materials encountered were evaluated with respect to the available project characteristics. In this regard, engineering assessments for the following items were formulated:

- Identification of the existing groundwater levels.
- General location and description of potentially deleterious materials encountered in the borings which may have an impact on the proposed construction.
- Existing pavement and base layer thicknesses.
- Evaluation of likely cause(s) for the reported distress.
- General geotechnical recommendations for the proposed pavement improvements.

The following services were performed to achieve the above-outlined objectives:

- Conducted site reconnaissance and mark core locations.
- Requested utility location services from Sunshine811.
- Performed eight (8) pavement cores with hand auger borings through each core hole to a depth of up to 4 to 5 feet within existing pavement section.
- Performed eight (8) Dynamic Cone Penetrometer (DCP) tests to a depth of about 4 to 5 feet through each core hole location to evaluate shallow subgrade relative densities.
- Visually classified and stratified soil samples obtained in the hand auger borings and pavement using the USCS Soil Classification System.
- Reported the results of the field exploration. The results of the subsurface exploration are presented in this written letter report signed by a professional engineer specializing in geotechnical engineering.



2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 FIELD EXPLORATION

Our scope included eight (8) Pavement Cores with corresponding hand auger borings and Dynamic Cone Penetrometer (DCP) tests in distressed areas of the existing subject pavement area. The eight cores (PC-01 through PC-08) were selected during an initial site visit at locations of observed distress along Ravello Blvd., Toscavilla Blvd., Maraviya Blvd., Vinadio Blvd., Palestro St., and Ventosa Pl. within the Toscana Isles community complex. Two of the core locations (PC-01 and PC-04) were anticipated to be within existing paver areas of crosswalks along Ravello Blvd. and Toscavilla Blvd. However, during the field work the pavers were too difficult to remove without damaging the pavers. Pavement cores were done adjacent to the crosswalks in locations near the observed distress. Core PC-05C was planned to be performed on the bridge along Maraviya Blvd., however the pavers were too difficult to remove without damaging. Core PC-05 was moved to the pavement south of the bridge in any area showing distress.

The pavement cores were performed with the use of a 6-inch inside diameter core bit. Upon completion, the asphalt was patched with asphalt cold patch and left level with the surrounding pavement grade and the asphalt pavement cores were transported to our laboratory where they were further examined, measured, and photographed by an engineer.

Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations (prior to augering) to determine the relative soil density of the subgrade soils. DCP blow counts were recorded at 2-inch intervals and converted to estimated equivalent LBR percentage. DCP results are provided on **Table 3 in Appendix B** including graphs showing DCP results (equivalent LBR percentage versus depth) for comparison purposes.

The hand auger borings were performed in the pavement core locations to depths of 4 to 5 feet below the existing pavement surface by manually advancing a 3-inch diameter, 6-inch-long sampler into the soil until the sampler was full. The sampler was then retrieved and the soils in the sampler were removed and visually classified. The soil sampling was performed in general accordance with ASTM Test Designation D-1452, entitled "Soil Investigation and Sampling by Auger Borings." Representative portions of these soil samples were sealed in glass jars, labeled and transferred to AREHNA's Tampa Office for appropriate classification. Boreholes were backfilled with auger spoils and the pavement was patched using cold patch asphalt after the borings were completed.

The approximate core/boring locations and approximate core/boring coordinates are provided on the **Boring Location Plan, Sheet 2 in Appendix A**. The soil profiles are on the **Soil Boring Profiles, Sheet 3 in Appendix A**. The borings were located in the field by using GPS Coordinates. The **Pavement Core Photographs in Appendix C** show the approximate locations of the cores/borings.



3.0 SITE AND SUBSURFACE CONDITIONS

3.1 USGS TOPOGRAPHIC DATA

The topographic survey map published by the United States Geological Survey was reviewed for ground surface features at the proposed project location (**USGS Vicinity Map** in **Appendix A**). Based on this review, natural ground surface elevations at the project site are approximately EL. +10 to +20 feet National Geodetic Vertical Datum of 1929 (NGVD 29). These elevations may not account for fill added for the existing pavement section.

3.2 USDA NATURAL RESOURCES CONSERVATION SERVICE DATA

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey for this area was reviewed subsurface features at the proposed project location. This survey indicates that there are three soil types at the project site. A summary of the USDA soil type is provided on **Table 1** in **Appendix B**. It should be noted that these soil types are mostly fill (or made land) that has been altered by earthmoving equipment. The Soil Survey reports that the soil types in this area generally consist of sandy soils with varying amounts of fines content (A-3, A-2-4).

3.3 SUBSURFACE CONDITIONS

A pictorial representation of the subsurface conditions encountered in the borings is shown on the **Soil Boring Profiles, Sheet 3** in **Appendix A**. The following soil conditions highlight the general subsurface stratification. When reviewing the boring records, it should be understood that soil conditions may vary between, and away from, boring locations.

The pavement cores and hand auger borings (PC-01 through P-08) encountered asphalt thicknesses of 1.4 to 2.4 inches followed by base material thicknesses between 6 to 11.8 inches. The base materials consisted of sand and shell. **Table 2** in **Appendix B** provides details of the pavement section at each core location. Below the base materials, the borings generally encountered sands with varying amounts of fines contents (A-3, A-2-4) to depths of up to 5 feet below pavement grades.

3.4 GROUNDWATER CONDITIONS

The groundwater level was not encountered in the borings performed. Fluctuation in groundwater levels should be expected due to seasonal climatic changes, construction activity, rainfall variations, surface water runoff, tidal variations and other site-specific factors.



3.5 ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL

The Seasonal High Water Table (SHWT) is the highest average depth of soil saturation during the wet season in a normal year. The procedures for estimating SHWT include an examination of county soil surveys, field verification by observation, and identification of indicators within the soil profile. The hand auger borings were performed during the dry season however, at this site, the water table is controlled by the water level in the ponds. Based on the information obtained from the field investigation and our experience in the area, we estimate the seasonal high water table to be at a depth of approximately 2.5 ± 0.5 feet.

3.6 SOIL DENSITY – DCP RESULTS

Eight (8) Dynamic Cone Penetrometer (DCP) tests were performed at the pavement core locations, PC-01 through PC-08. A summary table presenting the DCP test results and corresponding Limerock Bearing Ratio (LBR) values at each core location is presented on **Table 3** in **Appendix B**. We note boring PC-05C encountered hard material (possibly a rock), at depths of 22 inches. The following interval of 22 to 24 inches was hand augered past due to DCP refusal.

In general, the LBR values varied from about 1 to 93. We would typically expect well compacted sand to be approximately LBR 20 (20%). The soil density was loosest in boring PC-04, with LBR Values ranging between 1 to 56. Generally, the soil density is greatest at shallower depths (compacted) and is looser at deeper depths. However, there was some loose soil encountered directly below the bottom of the base material. Densities were not measured within the base material.



4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 GENERAL

In general, the existing subgrade soils below the existing asphalt pavement and base materials generally consisted of sands with minimal fines content (A-3). We did not find evidence of voids in the shallow soils, although there were a few locations and depths with some very loose subgrade soils. Generally, the pavement issues appear to be due to poor quality of road base, improper subgrade compaction, and failure of the asphalt pavement itself.

Hand auger borings (PC-01 through 08) generally encountered sand directly below the existing pavement and base material section. The subgrade appears to be relatively looser beginning at depths between 2 and 3.5 feet below the existing pavement grade across the project site. This may cause deformation as loads pass over the pavement section causing the pavement to crack over time. Cores PC-02, PC-03, PC-05C, PC-06, and PC-08 had full depth cracks of the pavement cracks of pavement.

Cores PC-01 and PC-04 were performed just outside of the crosswalks that where pavers experiencing cracking and depressions. The subgrade in these locations appeared to be relatively loose beginning at depths of 2.5 and 2 feet below the existing pavement grades, respectively. These areas are mostly likely cracking due to failures of the pavers themselves due to loads passing over the crosswalk. The depressions are mostly likely due to the loose subgrade.

Core PC-07 was performed in the cul-de-sac where the pavement appeared to be rough around an existing manhole. Core PC-07 encountered relatively loose subgrade beginning at a depth of 2.5 feet below the existing pavement grade. The surficial pavement damage is mostly likely due to improper compaction during installation of the manhole.

In general, there is an issue with the pavement base material. A mix of sand and shell is not proper base material. As it currently exists, it acts more like a stabilized subgrade, which is weaker than standard base material. Likely, as it was originally installed, it was a layer of thin shell (without sand). Shell can be a good base material, but it needs to be separated from the sand subgrade with a fabric or other barrier material to prevent sand mixing with the shell. When the soil gets saturated, sand will migrate into voids in the shell, which both weakens the base material and loosens the subgrade due to soil loss. This mixing of the sand and shell occurs unevenly throughout the site, causing seemingly random cracks and occasional minor depressions, as we see here.

4.2 PAVEMENT REPAIR CONSIDERATIONS

Pavement repair options will depend on the budget available. The best, but most expensive option, is full pavement section replacement, including the base material. Otherwise, less expensive options include milling and resurfacing and replacing just the asphalt (and re-compact the existing base).



Relatively loose subgrade material was encountered below depths between 2 and 3.5 feet below the existing pavement grades. To reduce cracking in the future, any fill soils should consist of reasonably clean fine sands (inorganic, non-plastic sands containing less than 10 percent material passing the No. 200 mesh sieve) which would be SP or SP-SM in USCS classification or A-3 in AASHTO classification. At the base of the excavation (if the pavement is removed), the soil should be compacted to at least 98% of the maximum dry density Modified Proctor (ASTM D-1557).

Additionally, many of the locations appear to be failures of the asphalt pavement itself. If only milling and resurfacing, to improve the longevity of the pavement, the existing pavement should be milled to depths of 1 to 2 inches (depending on the asphalt thickness in each area) and resurfaced. For new flexible pavements, we recommend a minimum of 2 inches of asphalt and 10 inches of crushed concrete (LBR 150) base (limerock is not recommended due to moisture concerns). Stabilized subgrade is not required as long as the subgrade soil is compacted to 98% of Modified Proctor.

If the asphalt and base materials are not replaced, additional maintenance should be anticipated due to ongoing minor cracking and small depressions due to the poor condition of the base material and loose subgrade conditions.



5.0 BASIS FOR RECOMMENDATIONS

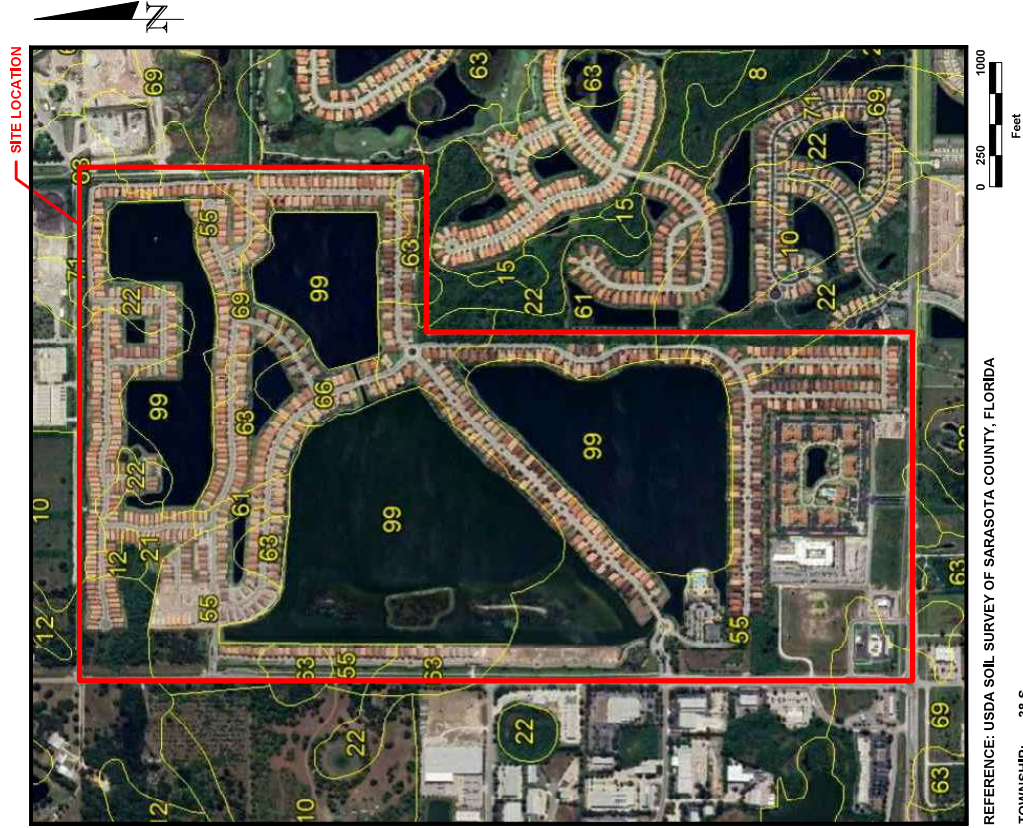
The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions may be different from those at specific boring locations and that conditions will not be as anticipated by the designers or contractors. AREHNA is not responsible for the conclusions, opinions or recommendations made by others based on the data presented in this report.



APPENDIX A

USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet s
Soil Boring Profiles – Sheet 3

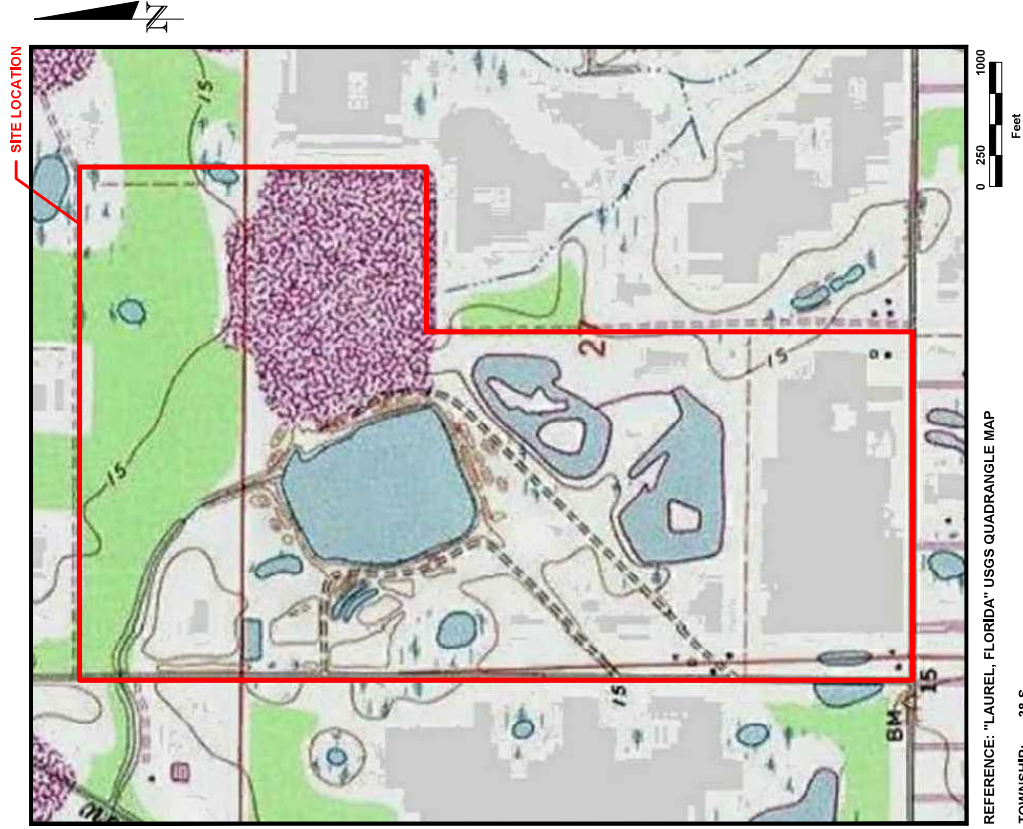
USDA SOIL SURVEY MAP



REFERENCE: USDA SOIL SURVEY OF SARASOTA COUNTY, FLORIDA

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

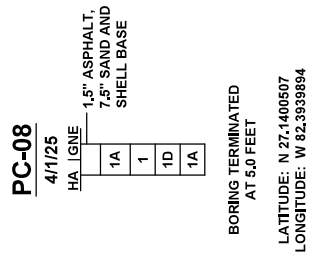
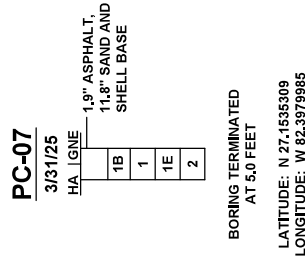
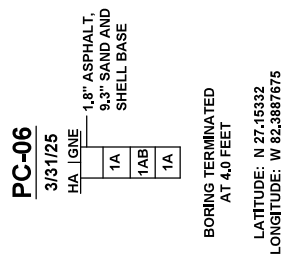
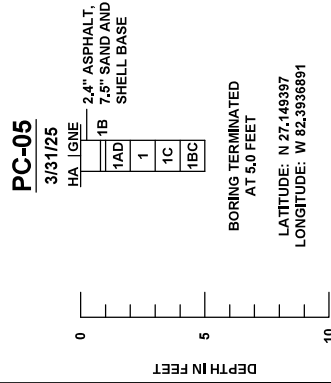
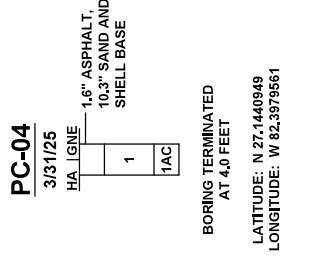
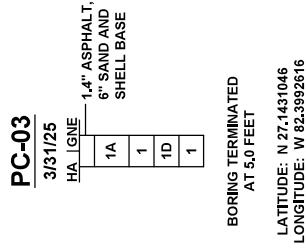
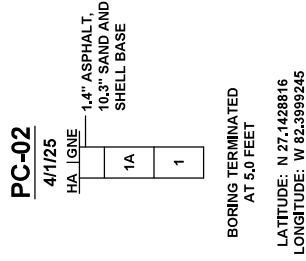
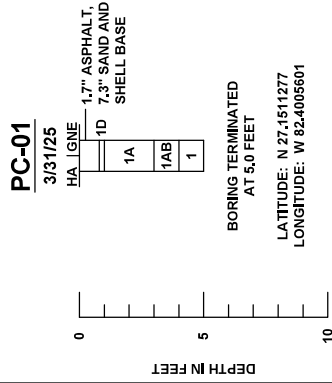
USGS TOPOGRAPHIC MAP



REFERENCE: "LAUREL, FLORIDA" USGS QUADRANGLE MAP

TOWNSHIP: 38 S
RANGE: 19 E
SECTION: 22, 27

REVISIONS		APPROVED	
NO.	DATE	DESCRIPTIONS	
PREPARED BY:		USDA & USGS VICINITY MAPS	
AREHNA Engineering, Inc.		PROJECT NAME	
3012 West Leland Street, Tampa, FL 33609		TOSCANA ISLES	
Phone: 813-944-1144 Fax: 813-944-1145		VENICE, FLORIDA	
E-MAIL: info@arehna.com Web: www.arehna.com		PROJECT NO.	
		B-25-030	
		SHEET NO.	
		1	



LEGEND

1. DARK BROWN TO LIGHT BROWN TO GRAY SAND TO SLIGHTLY SILTY SAND (A-3)
2. ORANGE TO BROWN SILTY SAND (A-2-4)
 - A TRACE TO FEW SHELL
 - B TRACE TO FEW GRAVEL OR CRUSHED LIMEROCK
 - C TRACE TO FEW CLAY CLODS
 - D TRACE TO FEW CEMENTED SAND
 - E TRACE ROOTS

**A-3 AASHTO SOIL CLASSIFICATION GROUP SYMBOL
AS DETERMINED BY VISUAL REVIEW**

GNE GROUNDWATER TABLE NOT ENCOUNTERED

NOTE: THE BORING LOCATIONS PRESENTED ARE APPROXIMATE AND BASED ON HAND HELD GPS WITH AN ACCURACY OF +/- 10 FEET.

[illegible]

APPENDIX B

Summary of USDA Soil Survey – Table 1

Summary of Laboratory Core Evaluation – Table 2

Summary of Dynamic Cone Penetrometer (DCP) Results – Table 3

Graph of DCP Results

Field and Laboratory Procedures

TABLE 1
SUMMARY OF USDA SOIL SURVEY
TOSCANA ISLES PAVEMENT INVESTIGATION
VENICE, FLORIDA
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
See descriptions for EauGallie and Myakka soils below										
EauGallie-	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 22	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	22 - 44	Sand, fine sand	A-2-4, A-3	SP-SM, SM	0.6 - 2					
	44 - 48	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	49 - 66	Sandy loam, fine sandy loam, sandy clay loam	A-4, A-7-6, A-2-4	SC-SM, CL, SC	0.2 - 0.6					
	66 - 80	Loamy fine sand, fine sand, fine sandy loam	A-4, A-2-4	SM	0.6 - 2					
Myakka	0 - 6	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.5 - 1.5	Jun - Nov	Apparent	High	High
	6 - 24	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	24 - 42	Fine sand, sand, loamy fine sand	A-2-4, A-3	SP-SM, SM	2 - 6					
	42 - 60	Sand, fine sand	A-2-4, A-3	SP-SM, SM	6 - 20					
	60 - 80	Sand, fine sand	A-3, A-2-4	SP-SM, SM	6 - 20					

TABLE 1
SUMMARY OF USDA SOIL SURVEY
TOSCANA ISLES PAVEMENT INVESTIGATION
VENICE, FLORIDA
AREHNA Project No. B-25-030

USDA Soil Type	Depth (inches)	USDA Soil Description	AASHTO	USCS	Permeability (ft/day)	Seasonal High Groundwater			Risk of Corrosion	
						Depth (feet)	Duration (months)	Kind	Steel	Concrete
Holopaw fine sand, ponded-Urban land complex, 0 to 1 percent slopes (63)	0 - 4	Fine sand	A-2-4, A-3	SP-SM, SM	6 - 20	0.0	Jul - Oct	Apparent	Moderate	Moderate
	4 - 50	Fine sand, sand	A-3, A-2-4	SP-SM, SM	6 - 20					
	50 - 66	Sandy loam, sandy clay loam, fine sandy loam	A-4, A-6, A-2-4	SC-SM, SC	2 - 6					
	66 - 80	Loamy sand, fine sand, sand, loamy fine sand	A-2-4	SC-SM, SM	6 - 20					
Manatee loamy fine sand, ponded-Urban land complex, 0 to 1 percent slopes (66)	0 - 18	Loamy fine sand	A-2-4	SM	2 - 6	0.0	Jul - Oct	Apparent	Moderate	Low
	18 - 36	Sandy loam, sandy clay loam, fine sandy loam	A-6, A-2-4, A-7-6	SC-SM, CL, SC	0.6 - 2					
	36 - 48	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-4, A-6	SC-SM, SC, SM	0.6 - 2					
	48 - 80	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-6, A-4	SC-SM, CL, SM	0.6 - 2					

* Urban Land consists of areas where most of the soil surface is covered with impervious materials such as highways, parking lots and industrial areas. Because the soils have been reworked, they are no longer recognized as natural soils and no data is provided.

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-01								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	3	10.00	2.00	0.667	2	1.333	6	8
12	7	12.00	2.00	0.286	2	0.571	15	19
14	4	14.00	2.00	0.500	2	1.000	8	10
16	21	16.00	2.00	0.095	2	0.190	50	63
18	24	18.00	2.00	0.083	2	0.167	58	73
20	18	20.00	2.00	0.111	2	0.222	42	53
22	28	22.00	2.00	0.071	2	0.143	69	86
24	22	24.00	2.00	0.091	2	0.182	53	66
26	7	26.00	2.00	0.286	2	0.571	15	19
28	9	28.00	2.00	0.222	2	0.444	19	24
30	12	30.00	2.00	0.167	2	0.333	27	34
32	3	32.00	2.00	0.667	2	1.333	6	8
34	4	34.00	2.00	0.500	2	1.000	8	10
36	8	36.00	2.00	0.250	2	0.500	17	21
38	6	38.00	2.00	0.333	2	0.667	12	15
40	9	40.00	2.00	0.222	2	0.444	19	24
42	10	42.00	2.00	0.200	2	0.400	22	28
44	3	44.00	2.00	0.667	2	1.333	6	8
46	6	46.00	2.00	0.333	2	0.667	12	15
48	7	48.00	2.00	0.286	2	0.571	15	19
50	1	50.00	2.00	2.000	2	4.000	2	3
52	4	52.00	2.00	0.500	2	1.000	8	10
54	3	54.00	2.00	0.667	2	1.333	6	8
56	5	56.00	2.00	0.400	2	0.800	10	13
58	2	58.00	2.00	1.000	2	2.000	4	5
60	5	60.00	2.00	0.400	2	0.800	10	13

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-02								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	8	14.00	2.00	0.250	2	0.500	17	21
16	7	16.00	2.00	0.286	2	0.571	15	19
18	8	18.00	2.00	0.250	2	0.500	17	21
20	27	20.00	2.00	0.074	2	0.148	66	83
22	25	22.00	2.00	0.080	2	0.160	61	76
24	26	24.00	2.00	0.077	2	0.154	63	79
26	12	26.00	2.00	0.167	2	0.333	27	34
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	4	32.00	2.00	0.500	2	1.000	8	10
34	5	34.00	2.00	0.400	2	0.800	10	13
36	7	36.00	2.00	0.286	2	0.571	15	19
38	3	38.00	2.00	0.667	2	1.333	6	8
40	4	40.00	2.00	0.500	2	1.000	8	10
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	4	48.00	2.00	0.500	2	1.000	8	10
50	1	50.00	2.00	2.000	2	4.000	2	3
52	2	52.00	2.00	1.000	2	2.000	4	5
54	3	54.00	2.00	0.667	2	1.333	6	8
56	4	56.00	2.00	0.500	2	1.000	8	10
58	6	58.00	2.00	0.333	2	0.667	12	15
60	4	60.00	2.00	0.500	2	1.000	8	10

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-03								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	2	8.00	2.00	1.000	2	2.000	4	5
10	5	10.00	2.00	0.400	2	0.800	10	13
12	11	12.00	2.00	0.182	2	0.364	24	30
14	7	14.00	2.00	0.286	2	0.571	15	19
16	21	16.00	2.00	0.095	2	0.190	50	63
18	27	18.00	2.00	0.074	2	0.148	66	83
20	12	20.00	2.00	0.167	2	0.333	27	34
22	15	22.00	2.00	0.133	2	0.267	34	43
24	19	24.00	2.00	0.105	2	0.211	45	56
26	11	26.00	2.00	0.182	2	0.364	24	30
28	15	28.00	2.00	0.133	2	0.267	34	43
30	16	30.00	2.00	0.125	2	0.250	37	46
32	7	32.00	2.00	0.286	2	0.571	15	19
34	9	34.00	2.00	0.222	2	0.444	19	24
36	11	36.00	2.00	0.182	2	0.364	24	30
38	7	38.00	2.00	0.286	2	0.571	15	19
40	7	40.00	2.00	0.286	2	0.571	15	19
42	6	42.00	2.00	0.333	2	0.667	12	15
44	5	44.00	2.00	0.400	2	0.800	10	13
46	4	46.00	2.00	0.500	2	1.000	8	10
48	3	48.00	2.00	0.667	2	1.333	6	8
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	2	58.00	2.00	1.000	2	2.000	4	5
60	1	60.00	2.00	2.000	2	4.000	2	3

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-04								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	10	14.00	2.00	0.200	2	0.400	22	28
16	17	16.00	2.00	0.118	2	0.235	39	49
18	19	18.00	2.00	0.105	2	0.211	45	56
20	8	20.00	2.00	0.250	2	0.500	17	21
22	11	22.00	2.00	0.182	2	0.364	24	30
24	12	24.00	2.00	0.167	2	0.333	27	34
26	3	26.00	2.00	0.667	2	1.333	6	8
28	5	28.00	2.00	0.400	2	0.800	10	13
30	7	30.00	2.00	0.286	2	0.571	15	19
32	5	32.00	2.00	0.400	2	0.800	10	13
34	5	34.00	2.00	0.400	2	0.800	10	13
36	4	36.00	2.00	0.500	2	1.000	8	10
38	3	38.00	2.00	0.667	2	1.333	6	8
40	7	40.00	2.00	0.286	2	0.571	15	19
42	3	42.00	2.00	0.667	2	1.333	6	8
44	5	44.00	2.00	0.400	2	0.800	10	13
46	3	46.00	2.00	0.667	2	1.333	6	8
48	2	48.00	2.00	1.000	2	2.000	4	5
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	3	6.000	1	1
54	3	54.00	2.00	0.667	4	2.667	3	4
56	6	56.00	2.00	0.333	5	1.667	4	5
58	9	58.00	2.00	0.222	6	1.333	6	8
60	7	60.00	2.00	0.286	7	2.000	4	5

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-05								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	11	14.00	2.00	0.182	2	0.364	24	30
16	15	16.00	2.00	0.133	2	0.267	34	43
18	14	18.00	2.00	0.143	2	0.286	32	40
20	7	20.00	2.00	0.286	2	0.571	15	19
22	15	22.00	2.00	0.133	2	0.267	34	43
24	15	24.00	2.00	0.133	2	0.267	34	43
26	18	26.00	2.00	0.111	2	0.222	42	53
28	27	28.00	2.00	0.074	2	0.148	66	83
30	30	30.00	2.00	0.067	2	0.133	74	93
32	6	32.00	2.00	0.333	2	0.667	12	15
34	22	34.00	2.00	0.091	2	0.182	53	66
36	27	36.00	2.00	0.074	2	0.148	66	83
38	17	38.00	2.00	0.118	2	0.235	39	49
40	18	40.00	2.00	0.111	2	0.222	42	53
42	14	42.00	2.00	0.143	2	0.286	32	40
44	6	44.00	2.00	0.333	2	0.667	12	15
46	7	46.00	2.00	0.286	2	0.571	15	19
48	8	48.00	2.00	0.250	2	0.500	17	21
50	2	50.00	2.00	1.000	2	2.000	4	5
52	5	52.00	2.00	0.400	2	0.800	10	13
54	5	54.00	2.00	0.400	2	0.800	10	13
56	4	56.00	2.00	0.500	2	1.000	8	10
58	2	58.00	2.00	1.000	2	2.000	4	5
60	4	60.00	2.00	0.500	2	1.000	8	10

TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	2.00	0.500	2	1.000	8	10
14	9	14.00	2.00	0.222	2	0.444	19	24
16	16	16.00	2.00	0.125	2	0.250	37	46
18	10	18.00	2.00	0.200	2	0.400	22	28
20	13	20.00	2.00	0.154	2	0.308	29	36
22	18	22.00	2.00	0.111	2	0.222	42	53
24	19	24.00	2.00	0.105	2	0.211	45	56
26	10	26.00	2.00	0.200	2	0.400	22	28
28	14	28.00	2.00	0.143	2	0.286	32	40
30	16	30.00	2.00	0.125	2	0.250	37	46
32	4	32.00	2.00	0.500	2	1.000	8	10
34	3	34.00	2.00	0.667	2	1.333	6	8
36	5	36.00	2.00	0.400	2	0.800	10	13
38	4	38.00	2.00	0.500	2	1.000	8	10
40	5	40.00	2.00	0.400	2	0.800	10	13
42	6	42.00	2.00	0.333	2	0.667	12	15
44	3	44.00	2.00	0.667	2	1.333	6	8
46	7	46.00	2.00	0.286	2	0.571	15	19
48	5	48.00	2.00	0.400	2	0.800	10	13
50	1	50.00	2.00	2.000	2	4.000	2	3
52	1	52.00	2.00	2.000	2	4.000	2	3
54	2	54.00	2.00	1.000	2	2.000	4	5
56	1	56.00	2.00	2.000	2	4.000	2	3
58	1	58.00	2.00	2.000	2	4.000	2	3
60	1	60.00	2.00	2.000	2	4.000	2	3

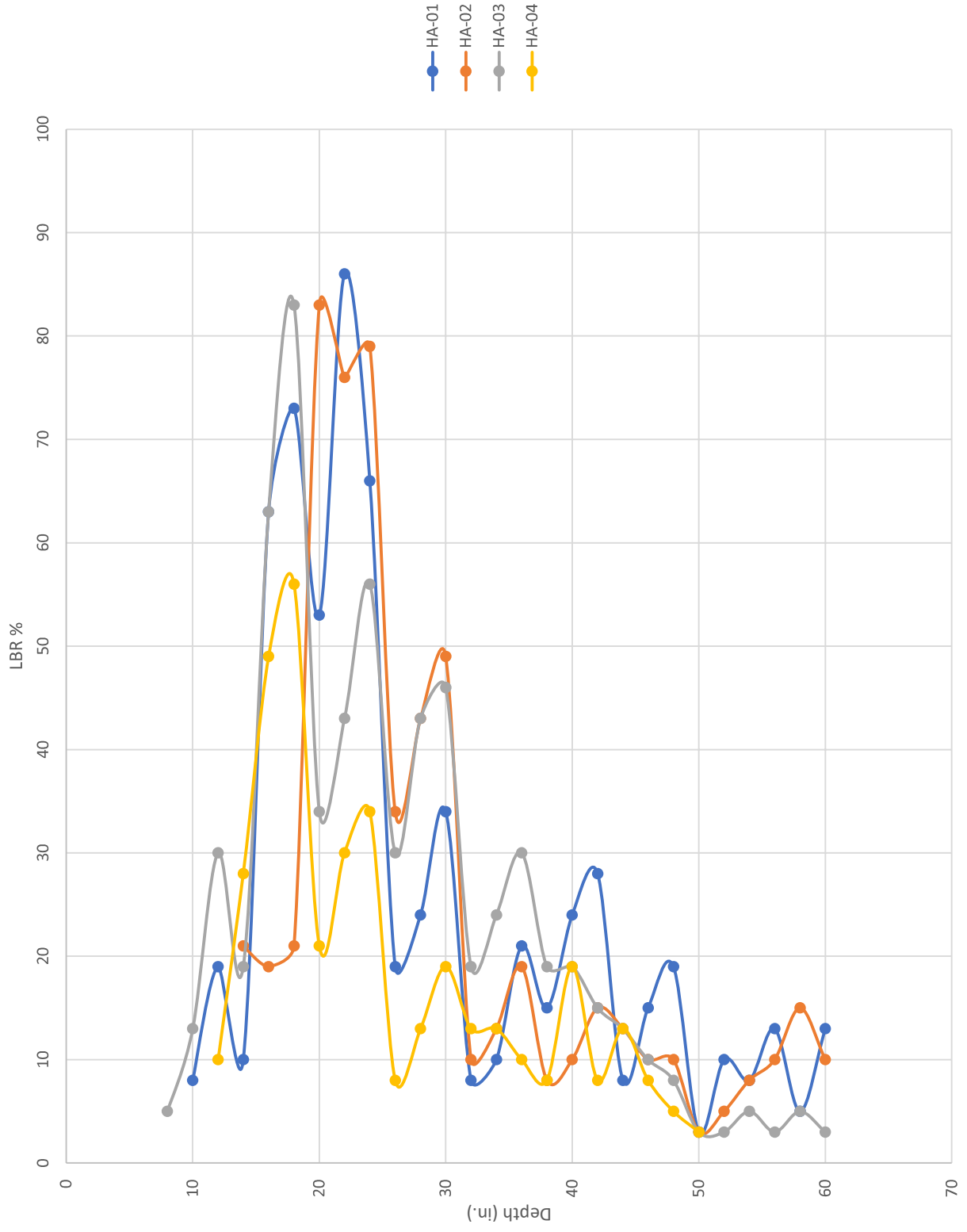
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-07								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	-	12.00	2.00		2			
14	-	14.00	2.00		2			
16	9	16.00	2.00	0.222	2	0.444	19	24
18	16	18.00	2.00	0.125	2	0.250	37	46
20	6	20.00	2.00	0.333	2	0.667	12	15
22	12	22.00	2.00	0.167	2	0.333	27	34
24	19	24.00	2.00	0.105	2	0.211	45	56
26	13	26.00	2.00	0.154	2	0.308	29	36
28	15	28.00	2.00	0.133	2	0.267	34	43
30	17	30.00	2.00	0.118	2	0.235	39	49
32	3	32.00	2.00	0.667	2	1.333	6	8
34	9	34.00	2.00	0.222	2	0.444	19	24
36	12	36.00	2.00	0.167	2	0.333	27	34
38	3	38.00	2.00	0.667	2	1.333	6	8
40	10	40.00	2.00	0.200	2	0.400	22	28
42	12	42.00	2.00	0.167	2	0.333	27	34
44	3	44.00	2.00	0.667	2	1.333	6	8
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	4	52.00	2.00	0.500	2	1.000	8	10
54	7	54.00	2.00	0.286	2	0.571	15	19
56	6	56.00	2.00	0.333	2	0.667	12	15
58	6	58.00	2.00	0.333	2	0.667	12	15
60	7	60.00	2.00	0.286	2	0.571	15	19

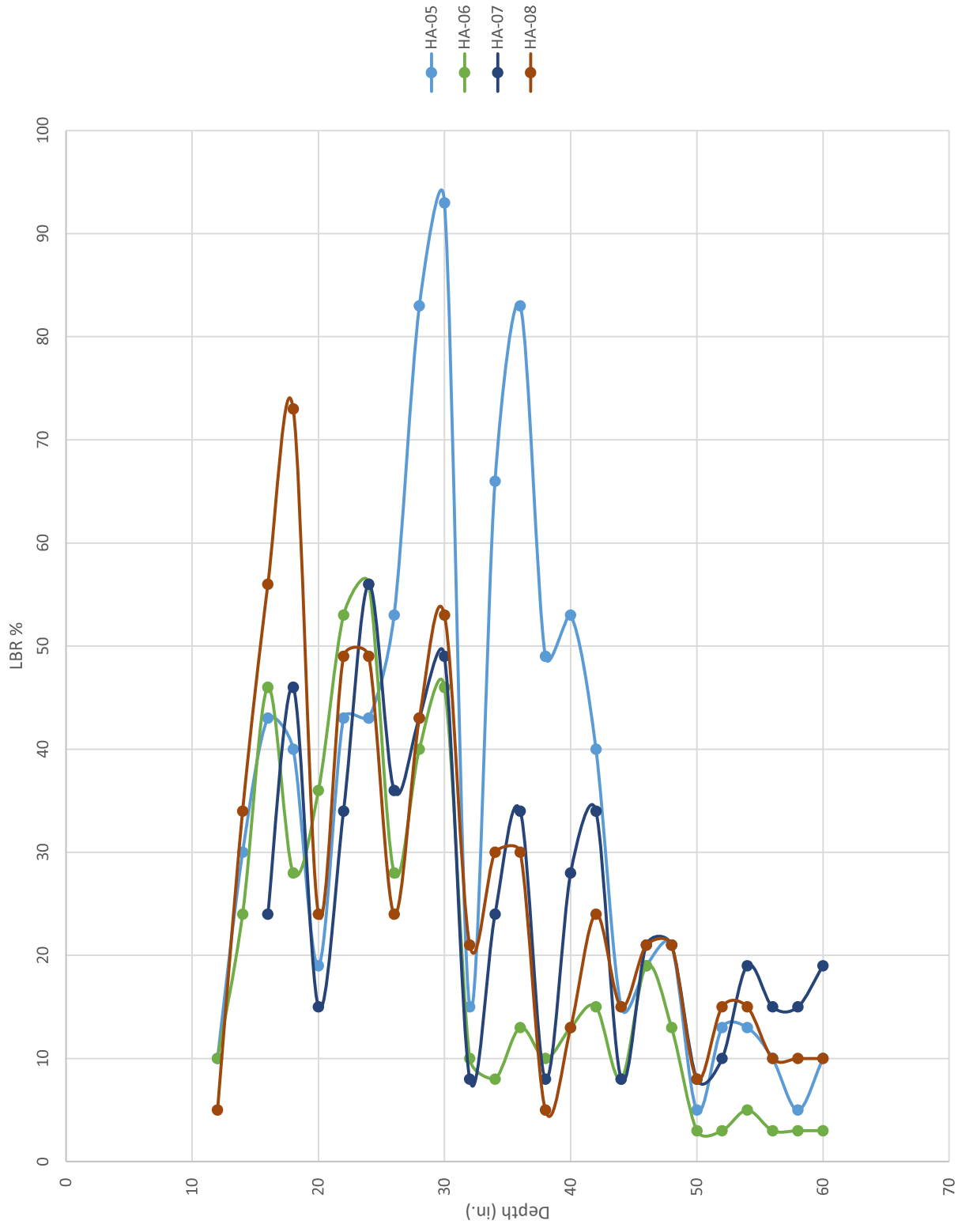
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

HA-08								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	2	12.00	2.00	1.000	2	2.000	4	5
14	12	14.00	2.00	0.167	2	0.333	27	34
16	19	16.00	2.00	0.105	2	0.211	45	56
18	24	18.00	2.00	0.083	2	0.167	58	73
20	9	20.00	2.00	0.222	2	0.444	19	24
22	17	22.00	2.00	0.118	2	0.235	39	49
24	17	24.00	2.00	0.118	2	0.235	39	49
26	9	26.00	2.00	0.222	2	0.444	19	24
28	15	28.00	2.00	0.133	2	0.267	34	43
30	18	30.00	2.00	0.111	2	0.222	42	53
32	8	32.00	2.00	0.250	2	0.500	17	21
34	11	34.00	2.00	0.182	2	0.364	24	30
36	11	36.00	2.00	0.182	2	0.364	24	30
38	2	38.00	2.00	1.000	2	2.000	4	5
40	5	40.00	2.00	0.400	2	0.800	10	13
42	9	42.00	2.00	0.222	2	0.444	19	24
44	6	44.00	2.00	0.333	2	0.667	12	15
46	8	46.00	2.00	0.250	2	0.500	17	21
48	8	48.00	2.00	0.250	2	0.500	17	21
50	3	50.00	2.00	0.667	2	1.333	6	8
52	6	52.00	2.00	0.333	2	0.667	12	15
54	6	54.00	2.00	0.333	2	0.667	12	15
56	4	56.00	2.00	0.500	2	1.000	8	10
58	4	58.00	2.00	0.500	2	1.000	8	10
60	4	60.00	2.00	0.500	2	1.000	8	10

Relative Subgrade Strength (PC-01 through PC-04)



Relative Subgrade Strength (PC-05 through PC-08)



FIELD PROCEDURES

Auger Boring

The auger borings are performed in general accordance with ASTM D-1452, "Standard Practice for Soil Investigation and Sampling by Auger Borings". Auger borings are advanced manually using a bucket-type hand auger. The soils encountered are identified, in the field, from cuttings brought to the surface by the augering process. Representative soil samples from the auger borings are placed in glass jars and transported to our laboratory where they are examined by an engineer for classification.

Asphalt Pavement Coring

Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further examined, measured and photographed by an engineer.

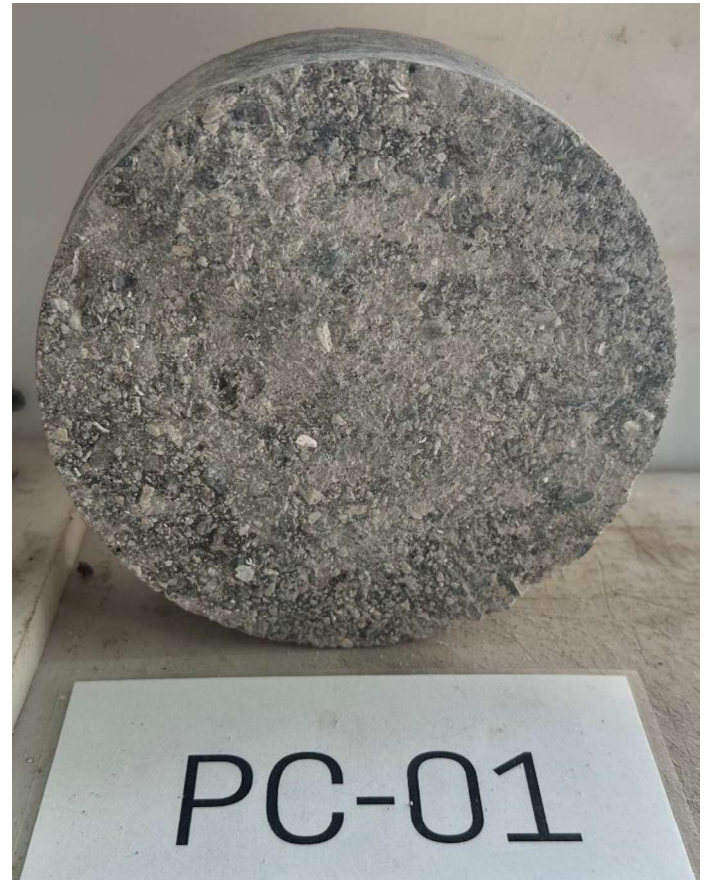
Dynamic Cone Penetrometer (DCP) Test

The DCP test is performed in general accordance with ASTM D6951 "Standard Test Method for Use of the Dynamic Cone Penetrometer in Shallow Pavement Applications". A 10.1-pound hammer is used to drive a 16-mm diameter steel drive rod with a cone tip angled at 60 degrees measuring 20mm at the base. The cone tip is advanced by lifting the slide hammer to the standard drop height and releasing it. The total penetration for a given number of blows is recorded in the field. The DCP Index recorded in inches per blow is used assess in-situ strength of undisturbed soil and other material characteristics including an estimate of in-situ LBR strength.



APPENDIX C

Pavement Core Photo Sheets



Toscana Isles
Pavement Investigation
Venice, Florida

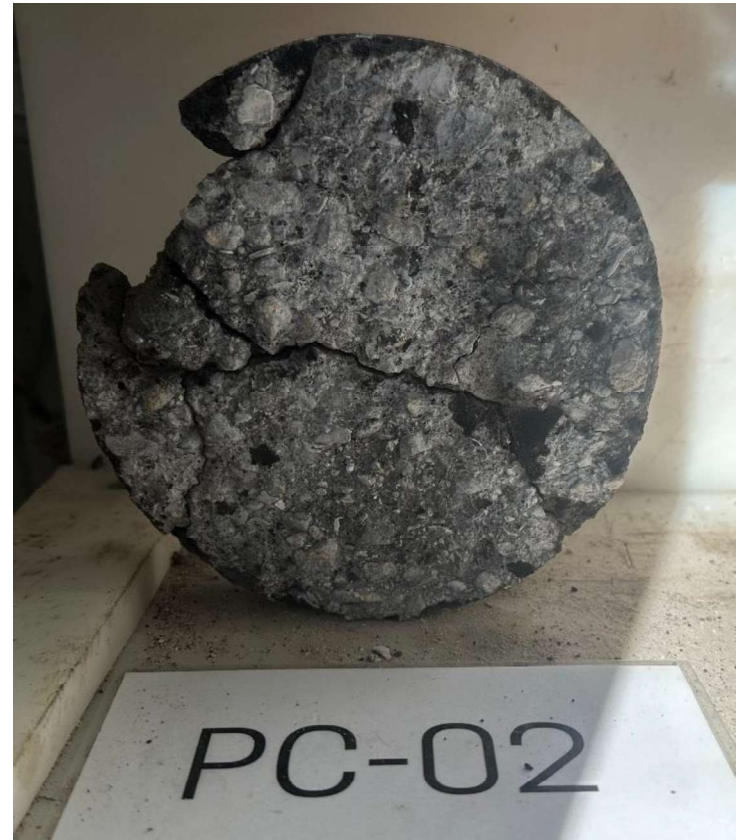
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

AREHNA Engineering, Inc.

12296 Wiles Road Coral Springs, FL 33076
Phone 954.417.8412 ■ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

Checked By: AT
Drawn By: SPS 4/8/25



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Venice, Florida

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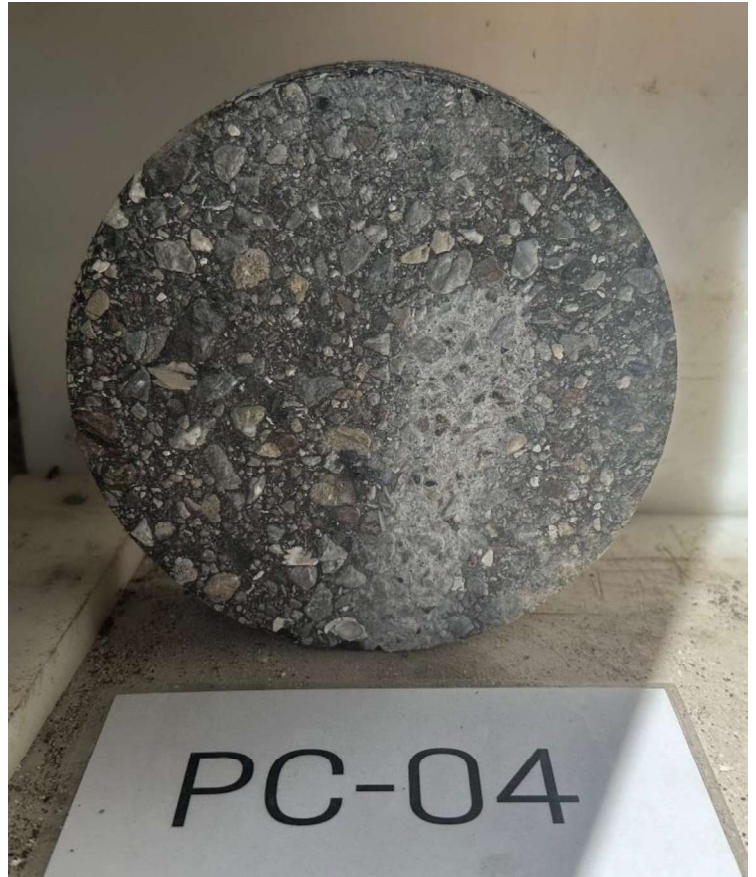
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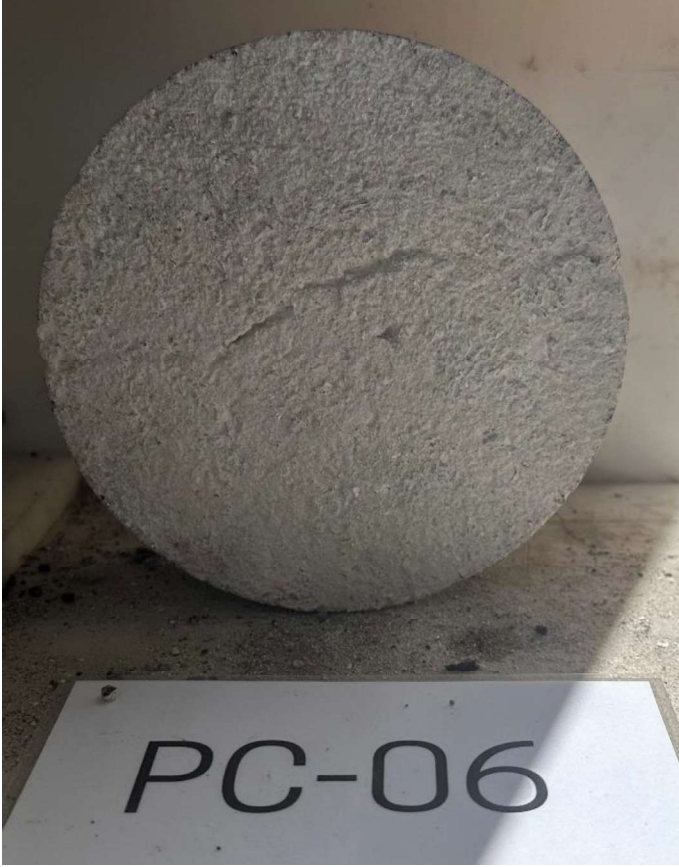
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Pavement Investigation
Venice, Florida

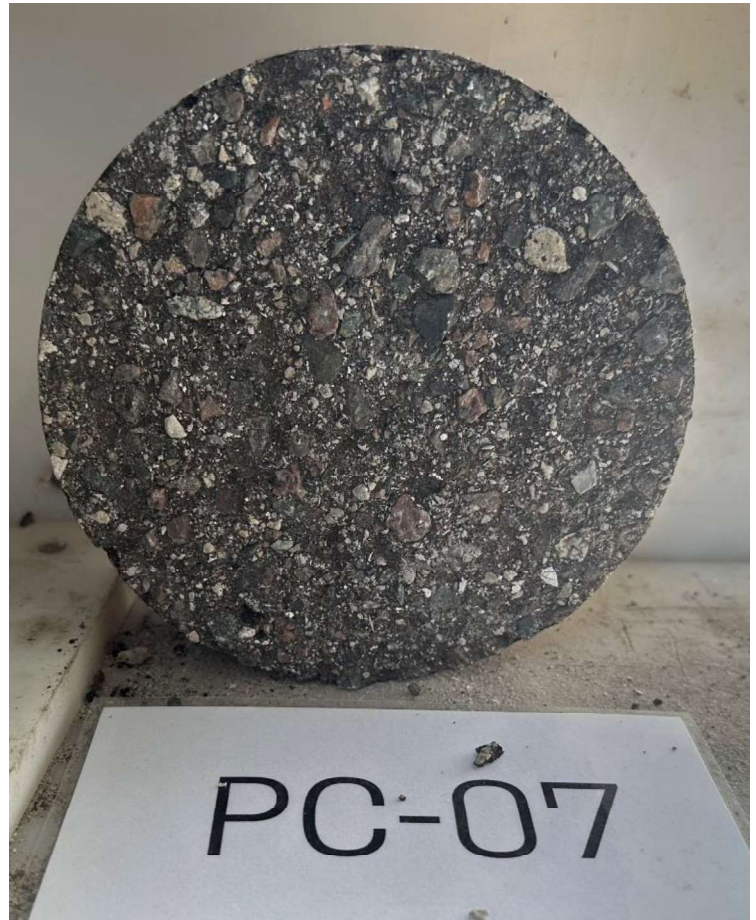
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Pavement Investigation
Venice, Florida

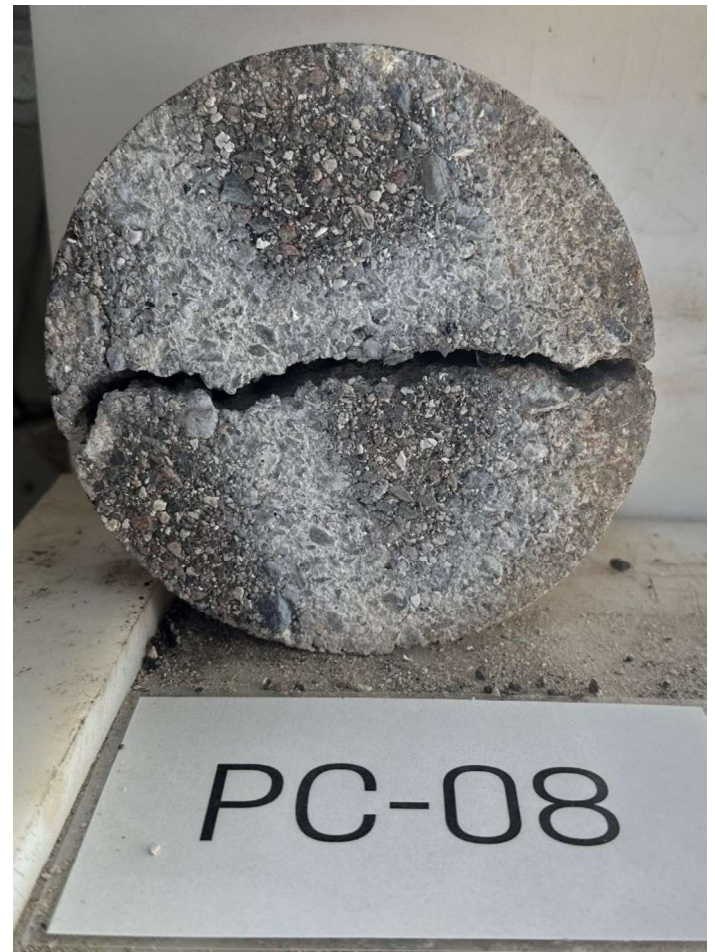
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PAVEMENT CORE LOCATIONS

Checked By: AT
Drawn By: SPS 4/8/25

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Toscana Isles Community Development District ("**District**") prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2025

HOUR: 10:00 am

LOCATION: Toscana Isles Amenity Center
100 Maraviya Blvd.
Venice, Florida 34275

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Venice at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 4, 2025.

Attest:

**Toscana Isles Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
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Debt Service Fund Budget - Series 2014	3
Amortization Schedule - Series 2014	4
Debt Service Fund Budget - Series 2018	5
Amortization Schedule - Series 2018	6
Assessment Summary	7

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 145,912				\$ 156,600
Allowable discounts (4%)	(5,836)				(6,264)
Assessment levy: on-roll - net	140,076	\$ 134,272	\$ 5,804	\$ 140,076	150,336
Interest and miscellaneous	-	25	-	25	-
Total revenues	140,076	134,297	5,804	140,101	150,336
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	3,600	8,400	12,000	12,000
FICA	918	275	643	918	918
Management/accounting/recording	43,721	21,861	21,860	43,721	43,721
Debt service fund accounting	7,725	3,863	3,862	7,725	7,725
Legal	36,000	2,663	33,337	36,000	36,000
Engineering	5,000	1,045	3,955	5,000	5,000
Geotechnical engineering	10,000	-	9,800	9,800	-
Audit	4,400	-	4,400	4,400	4,400
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	11,236	10,402	834	11,236	11,236
Telephone	200	100	100	200	200
Postage	500	35	465	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	9,900	8,931	-	8,931	10,500
Property insurance	-	-	-	-	8,500
Contingencies/bank charges	1,000	308	1,192	1,500	1,500
Website	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,189	2,009	180	2,189	2,349
Total expenditures	150,079	57,222	92,188	149,410	150,339
Net increase/(decrease) of fund balance	(10,003)	77,075	(86,384)	(9,309)	(3)
Fund balance - beginning (unaudited)	76,953	99,423	176,498	99,423	90,114
Fund balance - ending (projected)					
Assigned					
3 months working capital	44,945	44,945	44,945	44,945	45,460
Unassigned	22,005	131,553	45,169	45,169	44,651
Fund balance - ending (projected)	\$ 66,950	\$ 176,498	\$ 90,114	\$ 90,114	\$ 90,111

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	918
Management/accounting/recording	43,721
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Debt service fund accounting	7,725
Legal	36,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	11,236
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	10,500
The District will obtain public officials and general liability insurance. All vertical assets insured.	
Property insurance	8,500
Contingencies/bank charges	1,500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
Website ADA compliance	210
Tax collector	2,349
Total expenditures	<u><u>\$ 150,339</u></u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 818,268				\$ 816,627
Allowable discounts (4%)	(32,731)				(32,665)
Assessment levy: on-roll - net	785,537	\$ 751,489	\$ 34,048	\$ 785,537	783,962
Interest	-	29,102	-	29,102	-
Total revenues	785,537	780,591	34,048	814,639	783,962
EXPENDITURES					
Debt service					
Principal	215,000	215,000	-	215,000	225,000
Interest	534,144	270,163	263,981	534,144	521,494
Total debt service	749,144	485,163	263,981	749,144	746,494
Other fees and charges					
Tax collector	12,274	11,246	1,028	12,274	12,249
Total other fees and charges	12,274	11,246	1,028	12,274	12,249
Total expenditures	761,418	496,409	265,009	761,418	758,743
Net change in fund balances	24,119	284,182	(230,961)	53,221	25,219
Fund balance:					
Beginning fund balance (unaudited)	1,477,160	1,543,072	1,827,254	1,543,072	1,596,293
Ending fund balance (projected)	<u>\$1,501,279</u>	<u>\$1,827,254</u>	<u>\$1,596,293</u>	<u>\$ 1,596,293</u>	<u>1,621,512</u>
Use of fund balance					
Debt service reserve account balance (required)					(710,363)
Principal expense - November 1, 2026					(240,000)
Interest expense - November 1, 2026					(257,513)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 413,636</u>

TOSCANA ISLES

Community Development District

Series 2014

\$10,360,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	225,000.00	5.750%	263,981.25	488,981.25
05/01/2026	-		257,512.50	257,512.50
11/01/2026	240,000.00	5.750%	257,512.50	497,512.50
05/01/2027	-		250,612.50	250,612.50
11/01/2027	255,000.00	5.750%	250,612.50	505,612.50
05/01/2028	-		243,281.25	243,281.25
11/01/2028	270,000.00	6.250%	243,281.25	513,281.25
05/01/2029	-		234,843.75	234,843.75
11/01/2029	285,000.00	6.250%	234,843.75	519,843.75
05/01/2030	-		225,937.50	225,937.50
11/01/2030	305,000.00	6.250%	225,937.50	530,937.50
05/01/2031	-		216,406.25	216,406.25
11/01/2031	325,000.00	6.250%	216,406.25	541,406.25
05/01/2032	-		206,250.00	206,250.00
11/01/2032	345,000.00	6.250%	206,250.00	551,250.00
05/01/2033	-		195,468.75	195,468.75
11/01/2033	365,000.00	6.250%	195,468.75	560,468.75
05/01/2034	-		184,062.50	184,062.50
11/01/2034	390,000.00	6.250%	184,062.50	574,062.50
05/01/2035	-		171,875.00	171,875.00
11/01/2035	410,000.00	6.250%	171,875.00	581,875.00
05/01/2036	-		159,062.50	159,062.50
11/01/2036	440,000.00	6.250%	159,062.50	599,062.50
05/01/2037	-		145,312.50	145,312.50
11/01/2037	465,000.00	6.250%	145,312.50	610,312.50
05/01/2038	-		130,781.25	130,781.25
11/01/2038	495,000.00	6.250%	130,781.25	625,781.25
05/01/2039	-		115,312.50	115,312.50
11/01/2039	525,000.00	6.250%	115,312.50	640,312.50
05/01/2040	-		98,906.25	98,906.25
11/01/2040	560,000.00	6.250%	98,906.25	658,906.25
05/01/2041	-		81,406.25	81,406.25
11/01/2041	595,000.00	6.250%	81,406.25	676,406.25
05/01/2042	-		62,812.50	62,812.50
11/01/2042	630,000.00	6.250%	62,812.50	692,812.50
05/01/2043	-		43,125.00	43,125.00
11/01/2043	670,000.00	6.250%	43,125.00	713,125.00
05/01/2044	-		22,187.50	22,187.50
11/01/2044	710,000.00	6.250%	22,187.50	732,187.50
Total	\$8,505,000.00		\$6,354,293.75	\$14,859,293.75

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual Through 3/31/2025	Projected Through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,131,899				\$ 1,131,899
Allowable discounts (4%)	(45,276)				(45,276)
Assessment levy: on-roll - net	1,086,623	\$ 1,041,613	\$ 45,010	\$ 1,086,623	1,086,623
Interest	-	32,643	-	32,643	-
Total revenues	1,086,623	1,074,256	45,010	1,119,266	1,086,623
EXPENDITURES					
Debt service					
Principal	275,000	275,000	-	275,000	290,000
Interest	783,319	395,097	388,222	783,319	769,194
Total debt service	1,058,319	670,097	388,222	1,058,319	1,059,194
Other fees and charges					
Tax collector	16,978	15,588	1,390	16,978	16,978
Total other fees and charges	16,978	15,588	1,390	16,978	16,978
Total expenditures	1,075,297	685,685	389,612	1,075,297	1,076,172
Net change in fund balances	11,326	388,571	(344,602)	43,969	10,451
Fund balance:					
Beginning fund balance (unaudited)	1,629,258	1,688,688	2,077,259	1,688,688	1,732,657
Ending fund balance (projected)	\$1,640,584	\$2,077,259	\$1,732,657	\$ 1,732,657	1,743,108
Use of fund balance					
Debt service reserve account balance (required)					(801,431)
Principal expense - November 1, 2026					(305,000)
Interest expense - November 1, 2026					(380,972)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 255,705</u>

TOSCANA ISLES

Community Development District

Series 2018

\$16,725,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	290,000.00	5.000%	388,221.88	678,221.88
05/01/2026			380,971.88	380,971.88
11/01/2026	305,000.00	5.000%	380,971.88	685,971.88
05/01/2027			373,346.88	373,346.88
11/01/2027	320,000.00	5.000%	373,346.88	693,346.88
05/01/2028			365,346.88	365,346.88
11/01/2028	335,000.00	5.000%	365,346.88	700,346.88
05/01/2029			356,971.88	356,971.88
11/01/2029	350,000.00	5.000%	356,971.88	706,971.88
05/01/2030			348,221.88	348,221.88
11/01/2030	370,000.00	5.375%	348,221.88	718,221.88
05/01/2031			338,278.13	338,278.13
11/01/2031	390,000.00	5.375%	338,278.13	728,278.13
05/01/2032			327,796.88	327,796.88
11/01/2032	410,000.00	5.375%	327,796.88	737,796.88
05/01/2033			316,778.13	316,778.13
11/01/2033	430,000.00	5.375%	316,778.13	746,778.13
05/01/2034			305,221.88	305,221.88
11/01/2034	455,000.00	5.375%	305,221.88	760,221.88
05/01/2035			292,993.75	292,993.75
11/01/2035	480,000.00	5.375%	292,993.75	772,993.75
05/01/2036			280,093.75	280,093.75
11/01/2036	505,000.00	5.375%	280,093.75	785,093.75
05/01/2037			266,521.88	266,521.88
11/01/2037	535,000.00	5.375%	266,521.88	801,521.88
05/01/2038			252,143.75	252,143.75
11/01/2038	560,000.00	5.375%	252,143.75	812,143.75
05/01/2039			237,093.75	237,093.75
11/01/2039	590,000.00	5.375%	237,093.75	827,093.75
05/01/2040			221,237.50	221,237.50
11/01/2040	625,000.00	5.500%	221,237.50	846,237.50
05/01/2041			204,050.00	204,050.00
11/01/2041	660,000.00	5.500%	204,050.00	864,050.00
05/01/2042			185,900.00	185,900.00
11/01/2042	695,000.00	5.500%	185,900.00	880,900.00
05/01/2043			166,787.50	166,787.50
11/01/2043	735,000.00	5.500%	166,787.50	901,787.50
05/01/2044			146,575.00	146,575.00
11/01/2044	775,000.00	5.500%	146,575.00	921,575.00
05/01/2045			125,262.50	125,262.50
11/01/2045	815,000.00	5.500%	125,262.50	940,262.50
05/01/2046			102,850.00	102,850.00
11/01/2046	860,000.00	5.500%	102,850.00	962,850.00
05/01/2047			79,200.00	79,200.00
11/01/2047	910,000.00	5.500%	79,200.00	989,200.00
05/01/2048			54,175.00	54,175.00
11/01/2048	960,000.00	5.500%	54,175.00	1,014,175.00
05/01/2049			27,775.00	27,775.00
11/01/2049	1,010,000.00	5.500%	27,775.00	1,037,775.00
Total	\$14,370,000.00		\$11,899,409.48	\$26,269,409.48

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE ASSESSMENTS**

Unit 1 Phase 1 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
68	60' SF	1.20	161.61	1,970.12	2,131.73	2,120.70
91	50' SF	1.00	161.61	1,641.76	1,803.37	1,792.34
5	50' SF Reduced	0.59	161.61	975.05	1,136.66	1,125.63
164						

Unit 1 Phase 2 Units - On-Roll*

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
7	80' SF	1.60	161.61	3,291.06	3,452.67	3,441.64
26	74' SF	1.48	161.61	3,044.23	3,205.84	3,194.81
52	60' SF	1.20	161.61	2,468.29	2,629.90	2,618.87
21	60' SF Reduced	1.00	161.61	2,056.91	2,218.52	2,207.49
87	50' SF	1.00	161.61	2,056.91	2,218.52	2,207.49
56	MF	0.70	161.61	1,439.84	1,601.45	1,590.42
249						

Unit 1 Phase 3 Units - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
5	60' SF	1.20	161.61	2,468.70	2,630.31	2,619.28
2	50' SF	1.00	161.61	2,057.25	2,218.86	2,207.83
7						

Unit 2 - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
20	74' SF	1.48	161.61	3,044.74	3,206.35	3,195.32
98	60' SF	1.20	161.61	2,468.70	2,630.31	2,619.28
188	50' SF	1.00	161.61	2,057.25	2,218.86	2,207.83
180	40' SF	0.80	161.61	1,645.80	1,807.41	1,796.38
486						

Unit 3 - On-Roll**

Number of Units	Unit Description	ERU	FY 2026 O&M Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment
63	50' SF	0.50	161.61	2,057.25	2,218.86	2,207.83
63						

* Subject to Series 2014 Bond Assessments

** Subject to Series 2018 Bond Assessments

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-05

**A RESOLUTION OF THE TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Toscana Isles Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Venice, Sarasota County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Sarasota County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of June, 2025.

Attest:

**TOSCANA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025	Regular Meeting	10:00 AM
November 5, 2025	Regular Meeting	10:00 AM
December 3, 2025	Regular Meeting	10:00 AM
January 7, 2026	Regular Meeting	10:00 AM
February 4, 2026	Regular Meeting	10:00 AM
March 4, 2026	Regular Meeting	10:00 AM
April 1, 2026	Regular Meeting	10:00 AM
May 6, 2026	Regular Meeting	10:00 AM
June 3, 2026	Regular Meeting	10:00 AM
July 1, 2026	Regular Meeting	10:00 AM
August 5, 2026	Regular Meeting	10:00 AM
September 2, 2026	Regular Meeting	10:00 AM

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

Mark J. Stempler
Office Managing Shareholder
Board Certified Construction Lawyer
AAA Arbitrator
Phone: 561.820.2884 Fax: 561.832.8987
mstempler@beckerlawyers.com



Becker & Poliakoff
625 N. Flagler Drive
7th Floor
West Palm Beach, FL 33401

April 2, 2024

Via Electronic Mail
vbabbar@srvlegal.com

Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Re: Toscana Isles Community Development District
Response to Correspondence (dated February 14, 2024)
Our File No.: D06090.415152

Dear Mr. Babbar:

The undersigned law firm represents D.R. Horton, Inc. ("D.R. Horton") concerning the Toscana Isles Community. We have been provided your letter dated February 14, 2024, concerning alleged damage to roadways, curbing, and sidewalks.

D.R. Horton denies that there are construction defect issues related to, "materials used, installation issues, or possibly both" as stated in your correspondence. Please advise what concerns are being raised about the concrete material, or specific installation issues. Further, it is not clear where all the alleged defects are located, based on your letter and the report from AM Engineering, LLC dated October 23, 2023. D.R. Horton, however, commits to working with the Toscana Isles Community Development District on these issues. D.R. Horton requests an opportunity to inspect the property and have someone from the CDD identify all areas alleged to have problems. A representative from the Toscana Isles association can accompany an inspection as well. Following the inspection, D.R. Horton will determine what areas, if any, are needed to be repaired and will make those repairs.

D.R. Horton is in the process of constructing homes and improvements within the Toscana Isles Community. It would be prudent for D.R. Horton to complete its work and then make the repairs it determines are required, since some or all of the alleged areas may be where D.R. Horton is currently working. It can make any and all repairs at one time.

Please provide dates and times when D.R. Horton can inspect the areas subject of your correspondence. D.R. Horton reserves all rights, and nothing herein shall be construed as a waiver of any defenses, claims, or otherwise concerning these issues.

We look forward to your response.

Sincerely,

A handwritten signature in blue ink that reads "Mark J. Stempler".

Mark J. Stempler
For the Firm

MJS2/lb

cc: D.R. Horton, Inc.

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 214,739	\$ -	\$ -	\$ 214,739
Investments				
Reserve	-	710,363	801,431	1,511,794
Prepayment	-	17,182	767	17,949
Revenue	-	1,105,708	1,282,301	2,388,009
Due from general fund	-	21,567	29,893	51,460
Total assets	<u>\$ 214,739</u>	<u>\$1,854,820</u>	<u>\$2,114,392</u>	<u>\$ 4,183,951</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to debt service fund 2014	21,567	-	-	21,567
Due to debt service fund 2018	29,893	-	-	29,893
Total liabilities	<u>51,460</u>	<u>-</u>	<u>-</u>	<u>51,460</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,854,820	2,114,392	3,969,212
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	118,334	-	-	118,334
Total fund balances	<u>163,279</u>	<u>1,854,820</u>	<u>2,114,392</u>	<u>4,132,491</u>
Total liabilities and fund balances	<u>\$ 214,739</u>	<u>\$1,854,820</u>	<u>\$2,114,392</u>	<u>\$ 4,183,951</u>

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,911	\$ 138,183	\$ 140,076	99%
Interest and miscellaneous	2	27	-	N/A
Total revenues	<u>3,913</u>	<u>138,210</u>	<u>140,076</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	3,600	12,000	30%
FICA	-	275	918	30%
Management/accounting/recording	3,643	25,504	43,721	58%
Debt service fund accounting	644	4,506	7,725	58%
Legal	1,967	4,629	36,000	13%
Engineering	650	1,695	5,000	34%
Geotechnical Engineering	9,800	9,800	10,000	98%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	10,402	11,236	93%
Telephone	17	117	200	59%
Postage	-	35	500	7%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	8,931	9,900	90%
Contingencies/bank charges	146	454	1,000	45%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>17,076</u>	<u>72,287</u>	<u>147,890</u>	49%
Other fees & charges				
Tax collector	57	2,067	2,189	94%
Total other fees & charges	<u>57</u>	<u>2,067</u>	<u>2,189</u>	94%
Total expenditures	<u>17,133</u>	<u>74,354</u>	<u>150,079</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(13,220)	63,856	(10,003)	
Fund balances - beginning	176,499	99,423	76,953	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	118,334	118,334	22,005	
Fund balances - ending	<u>\$ 163,279</u>	<u>\$ 163,279</u>	<u>\$ 66,950</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 21,887	\$ 773,376	\$ 785,537	98%
Interest	5,998	35,101	-	N/A
Total revenues	<u>27,885</u>	<u>808,477</u>	<u>785,537</u>	103%
EXPENDITURES				
Principal	-	215,000	215,000	100%
Interest	-	270,163	534,144	51%
Tax collector	320	11,566	12,274	94%
Total expenditures	<u>320</u>	<u>496,729</u>	<u>761,418</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	27,565	311,748	24,119	
Fund balances - beginning	<u>1,827,255</u>	<u>1,543,072</u>	<u>1,477,160</u>	
Fund balances - ending	<u><u>\$ 1,854,820</u></u>	<u><u>\$ 1,854,820</u></u>	<u><u>\$ 1,501,279</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 30,336	\$ 1,071,949	\$ 1,086,623	99%
Interest	7,240	39,883	-	N/A
Total revenues	<u>37,576</u>	<u>1,111,832</u>	<u>1,086,623</u>	102%
EXPENDITURES				
Principal	-	275,000	275,000	100%
Interest	-	395,097	783,319	50%
Tax collector	444	16,031	16,978	94%
Total expenditures	<u>444</u>	<u>686,128</u>	<u>1,075,297</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	37,132	425,704	11,326	
Fund balances - beginning	<u>2,077,260</u>	<u>1,688,688</u>	<u>1,629,258</u>	
Fund balances - ending	<u><u>\$ 2,114,392</u></u>	<u><u>\$ 2,114,392</u></u>	<u><u>\$ 1,640,584</u></u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2024	Regular Meeting	10:00 AM
November 6, 2024	Regular Meeting	10:00 AM
December 4, 2024 CANCELED	Regular Meeting	10:00 AM
February 5, 2025	Regular Meeting	10:00 AM
March 5, 2025	Regular Meeting	10:00 AM
April 2, 2025 CANCELED	Regular Meeting	10:00 AM
May 7, 2025	Regular Meeting	10:00 AM
June 4, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
July 2, 2025	Regular Meeting	10:00 AM
August 6, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget and O&M Assessments</i>	10:00 AM
September 3, 2025	Regular Meeting	10:00 AM