TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

March 4, 2026

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

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

February 25, 2026

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 March 4, 2026 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 February 4, 2026 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Continued Discussion: Letter from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. RE: District Roadways
7. Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
8. Continued Discussion: Damaged Wall
9. Update: Correspondence from D.R. Horton Regarding Construction Defects
10. Acceptance of Unaudited Financial Statements as of January 31, 2026
11. Staff Reports
    A. District Counsel: *Straley Robin Vericker*
        - Memorandum Regarding District Roadways

B. District Engineer: *AM Engineering, LLC*

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

- NEXT MEETING DATE: April 1, 2026 at 10:00 AM
  - QUORUM CHECK

SEAT 1	WILLIAM CONTARDO	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	JAMES COLLINS	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	SCOTT BLASER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	MICHAEL TRACZUK	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	PAUL SCHMITT	☐ IN-PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 *(for informational purposes)*

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

Sincerely,

Jamie Sanchez
District Manager

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 February 4, 2026 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser	Chair
William Contardo (via telephone)	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
Bobbi Claybrooke (via telephone)	District Engineer
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Bill Ambrose Dennis Koroll Sue Perry Anthony Nicholas Maryann Bozich-DiLuigi

DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Blaser called the meeting to order at 10:01 a.m. Supervisors Blaser, Collins and Traczuk were present. Supervisor Contardo attended via telephone. Supervisor Schmitt was not present at roll call.

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

The policies for conducting CDD meetings are outlined in Resolution 2021-05.

THIRD ORDER OF BUSINESS **Approval of January 7, 2026 Regular Meeting Minutes**

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the January 7, 2026 Regular Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS Chairman's Opening Remarks

Mr. Blaser apologized for his absence at the last meeting.

FIFTH ORDER OF BUSINESS Public Comments

Resident and Master HOA Board Member Diane Jochum distributed and discussed a written submission and a photograph from resident Jeff Munzing, who installed a reflector with plexiglass and reflective tape. Mr. Munzing is willing to donate the materials and labor to address a potential safety issue that has been discussed in the last few months.

Mr. Schmitt joined the meeting at 10:06 a.m.

Discussion ensued about lighting, visibility of the island, people hitting the island, 20 miles per hour speed limit, potential damage to the island, scheduled power washing, if reflectors will be desired in other areas, and using reflectors to protect landscaping in the island.

Mr. Blaser asked for the pictures to be emailed to District Management so that an opinion can be requested from the Florida Department of Transportation (FDOT). Ms. Sanchez will email the light reflector information to Ms. Claybrooke in the hopes she can provide an opinion.

Mr. Contardo supports installing reflectors or signage in the area.

Mr. Schmitt voiced his agreement and opinion that the area is very dark.

Discussion ensued about the expectation that drivers should be able to see the island, whether brighter lights would be a better solution than the ambient lighting, and safety concerns.

This item was tabled, pending a response from the District Engineer.

Resident Dennis Koroll discussed an email from Mr. Munzing related to the roads. Per Kathleen Wheaton, the bond was released after verification that the final asphalt lift was installed; that was the only inspection. In his email, Mr. Munzing asked what engineering firm approved the roads so the City would release the bond. Mr. Munzing believes there is a paper trail and that the roads were not built to City specifications. Mr. Koroll voiced his belief that the engineer could easily prove that roads were built to specifications by providing core samples.

Discussion ensued regarding whether Universal Engineering is the firm in question.

Resident Sue Perry asked if the City and County streetlight recommendations were examined. She thinks the recommendations should be followed for reflectors or signs on curbs and that the CDD should not pay for it if it is not required. Ms. Perry recalled discussions about duplicate insurance for the lakes and fountains as the HOA and CDD insure the same assets. She asked if the CDD obtained an umbrella letter so the HOA can lower its insurance. Mr. Blaser stated the CDD insures the lake but, as the HOA maintains it, the HOA should maintain separate insurance. Ms. Sanchez stated she sent Ms. Jochum the binder and the coverage agreement with all endorsements. The CDD is covered for liability within the lakes and the dock.

Resident Maryann Bozich-DiLuigi read the following from a Google search for "enhanced visibility" in Florida: "In Florida you can enhance visibility on community roadways by using reflective markers on islands to channel traffic and protect pedestrian areas. Durable reflective paint or markers can be particularly effective for island noses and curb edges. According to Florida Statutes, while there are not specific regulations mentioned for reflective markers on islands, guidelines do exist for signs and lights within rights-of-way (ROWs). But they particularly note curb markings on island noses, raised pavement markers, internally illuminated markers and reflective signs are favored." Mr. Blaser stated he appreciates the information and noted that CDD roads are public; the CDD cannot act without consulting the FDOT. Ms. Sanchez noted that Mr. Munzing sent his email to several parties, including one Board Member. Mr. Munzing's email was not read by Ms. Sanchez because a member of the public discussed it.

SIXTH ORDER OF BUSINESS **Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2026-02.

Discussion ensued regarding designating a second Vice Chair.

Mr. Schmitt nominated the following:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Schmitt and seconded by Mr. Traczuk, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Discussion: Letter from Persson, Cohen, Mooney, Fernandez & Jackson, P.A. RE: District Roadways**

Ms. Sanchez stated that the letter in the agenda was blind copied to the Board Members when it was received.

Mr. Babbar was asked to contact the law firm and discuss the City's opinion that they signed off on the construction. Mr. Babbar noted that the City did not provide backup; he will contact the City Attorney to discuss this.

Mr. Babbar was asked to search if there has ever been a case in which a CDD filed a lawsuit due to roads not being constructed according to building codes. Mr. Babbar stated he will research it; however, he doubts he will find a final judgment because such matters are often settled at the trial court level.

Mr. Blaser stated that he will likely attend a City Council meeting to deliver a presentation. While the City Council generally meets monthly, they occasionally meet twice per month.

Discussion ensued regarding Sunshine Law requirements and the recommended precaution that only one CDD Board Member attend any non-advertised public meeting.

Ms. Sanchez stated, if a second CDD Board Member attends and CDD business is discussed, the second Board Member should step out of the meeting.

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

Mr. Blaser stated that a plan is in place for this. Regarding discussion of a lawsuit at the last meeting, he expressed concern about the possibility of a long, expensive and fruitless lawsuit and voiced his opinion that such a measure should be a last case scenario.

This item was deferred.

NINTH ORDER OF BUSINESS **Discussion: Damaged Wall**

Ms. Sanchez stated the agenda has additional backup regarding a letter to the dermatology office. A Zoom call was scheduled with Ms. Sanchez, and the construction company, and she received new information. Dr. Wasserman and David Otterness, from Willis Smith Construction, indicated that the HOA advised them of the damage in August 2024. They spoke with Sabastian Walczak, at the HOA and quotes were obtained, but they did not act upon it, because the damage is not on HOA property. The CDD was not notified at that time.

Discussion ensued regarding when the HOA notified Mr. Blaser, prior statements that D.R. Horton caused the damage during construction, whether photos of the damage to the other side of the wall exist, D.R. Horton denying responsibility for the damage, and the use of cameras on nearby buildings and Google Maps to document when damage occurred.

Mr. Blaser directed Staff to respond that, as the owner of the wall, the CDD would like the property owner to repair the wall. Ms. Sanchez will provide an update before the next meeting.

This item was deferred.

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

Mr. Babbar stated he received no response to the last letter but was recently advised that Becker & Poliakoff no longer represents D.R. Horton. With Board direction, he will contact D.R. Horton. It is unknown whether the CDD's previous letter to Becker & Poliakoff was forwarded to D.R. Horton's new Attorney. Mr. Babbar was directed to contact D.R. Horton. He will forward a copy of the letter to Ms. Sanchez, who will email blind copies of the letter to the Board.

Mr. Traczuk stated, per the vendor he met with about the damage, the minimum charge for small repairs is $500; the cost is $35 per linear foot, and every curb must have a 5' section for the repair. The contractor will repair the sidewalk for $7 per square foot, if repairs are needed.

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2025**

Discussion ensued regarding the "Insurance" line item, which is significantly higher than budgeted. Ms. Sanchez stated she emailed the Board regarding property insurance on January 15, 2026. It was noted that the CDD now insures everything previously insured by the HOA.

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

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Straley Robin Vericker

Mr. Babbar stated he provided information from the Property Appraiser regarding the property conveyed to the HOA. He discussed the payment of taxes.

Discussion ensued about the requested memo as to what the CDD can do with regard to the roadways, costs associated with additional direction to be provided to the District Engineer regarding traffic calming devices, and additional direction to the City.

Mr. Babbar was directed to focus on legal issues and, to be cost effective, engineering matters will be addressed as they arise. Mr. Babbar will provide the letter at the next meeting.

B. District Engineer: AM Engineering, LLC

Ms. Sanchez stated, in response to the discussion about reflectors, Ms. Claybrooke emailed that she recommends an FDOT tubular reflective marker, shown in the picture she provided; reflective paint can be used at the curbline but it can easily be missed. Mr. Blaser asked Ms. Sanchez to share Ms. Claybrooke's email and the visuals with the Board and Ms. Jochum. He stated the Board will review the information but no approval is being given today.

Ms. Sanchez recalled being directed to ask the District Engineer if stop signs are needed in a certain area. A Traffic Study might be needed. She will ask Ms. Claybrooke.

Discussion ensued regarding the logistics and cost of Traffic Studies.

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

- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

Ms. Sanchez stated the Performance Measures and Standards have not changed from the previous fiscal year; these will be included in each agenda for informational purposes.

- **NEXT MEETING DATE: March 4, 2026 at 10:00 AM**
  - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

A Board Member stated that he sent Ms. Sanchez an email related to potential legislation that could affect local zoning and development laws.

Discussion ensued regarding development trends, setbacks and construction.

Mr. Traczuk expressed frustration about delays because decisions cannot be made in between meetings. It was noted that Board decisions must be made in the Sunshine, meaning at an advertised public meeting; in most cases, it is necessary to have ten days' advance notice of special meetings in order to have adequate time to advertise.

Discussion ensued regarding scheduling workshops, which must also be publicly advertised; no requirement to have a quorum for a workshop; paying Board Members for attending workshops; and HOA and CDD meetings.

FOURTEENTH ORDER OF BUSINESS Public Comments

A member of the public asked for an update regarding parking and towing policies.

An HOA representative thinks a clear definition of road ownership and what can be done will be provided next month. He recommends waiting to see what the City Council will allow before making any decisions.

Mr. Blaser stated that Mr. Babbar will submit a legal memo stating that CDD roads are public roads, and the CDD, which owns and maintains the roads, follows FDOT, City and County road regulations. He asked what clarification is needed related to a parking policy.

Regarding whether official documentation is needed stating the roads are public, Mr. Blaser stated the CDD often references documents, including Florida Statutes and the Ordinance creating the CDD. District Counsel will create a memo stating that the CDD's roads are public.

Ms. Jochum stated "Florida Statutes 316.2045, 3-7, .406, 37.407 do not specifically address reflective markers; only signs and lights are addressed."

FIFTEENTH ORDER OF BUSINESS Adjournment

The meeting adjourned at 11:25 a.m.

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250 _____ _____
251 Secretary/Assistant Secretary Chair/Vice Chair
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TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong
* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: kfernandez@flgovlaw.com

Reply to: Venice

January 20, 2026

VIA EMAIL
Jamie Sanchez, District Manager
Toscana Isles Community Development District
sanchezj@whhassociates.com

RE: Toscana Isles Community Development District Roadways

Dear Ms. Sanchez:

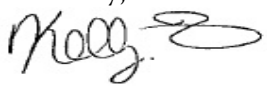
The City of Venice ("City") has requested that I, the City Attorney, respond on behalf of the City to your letter regarding roadway conditions within the Toscana Isles Community Development District ("District").

The roadways at issue were privately constructed by the developer and subsequently conveyed to, and accepted by, the District. The District is the current owner of the roadways and, as you note, they are public roads owned and maintained by the District pursuant to Chapter 190, Florida Statutes. The City does not own, operate, or maintain these roadways. City development approvals and inspections are conducted for the limited purpose of determining compliance with applicable codes and standards at the time of construction. Such approvals do not constitute a guarantee of long-term performance or structural longevity, nor do they shift responsibility for construction defects from the developer or current owner.

The City has reviewed the engineer's report included with your correspondence. Nothing therein implicates the City in any corrective action the District may determine is desired. Rather this appears to be an issue, if at all, between the District and the developer. With respect to any bonding or surety instruments associated with the original development approvals, all applicable conditions were satisfied at the time of release consistent with City regulations and standard practices in effect at that time.

Should the District have any further questions regarding this matter, please contact me.

Sincerely,



Kelly M. Fernandez

cc via email:
City Council
James Clinch, City Manager
Jonathan Kramer, City Engineer

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7

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

AREHNA | Engineering, Inc.

5012 West Lemon Street
Tampa, Florida 33609
Ph 813.944.3464 | Fax 813.944.4959

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.

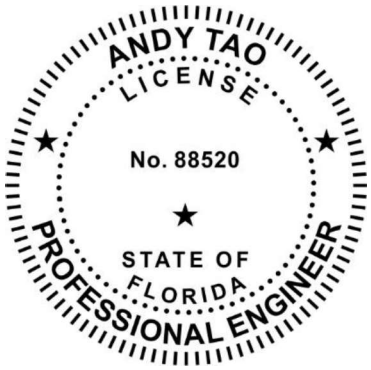
This report presents our analyses and recommendations and our understanding of the project, an outline of our exploratory procedures, summary of field and laboratory data obtained as well as our general recommendations for repair.

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

Sean Seibert, E.I.
Engineering Intern



This item has been digitally signed and sealed by:

Andy Tao 2025.04.14 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

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 if 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 on-going 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

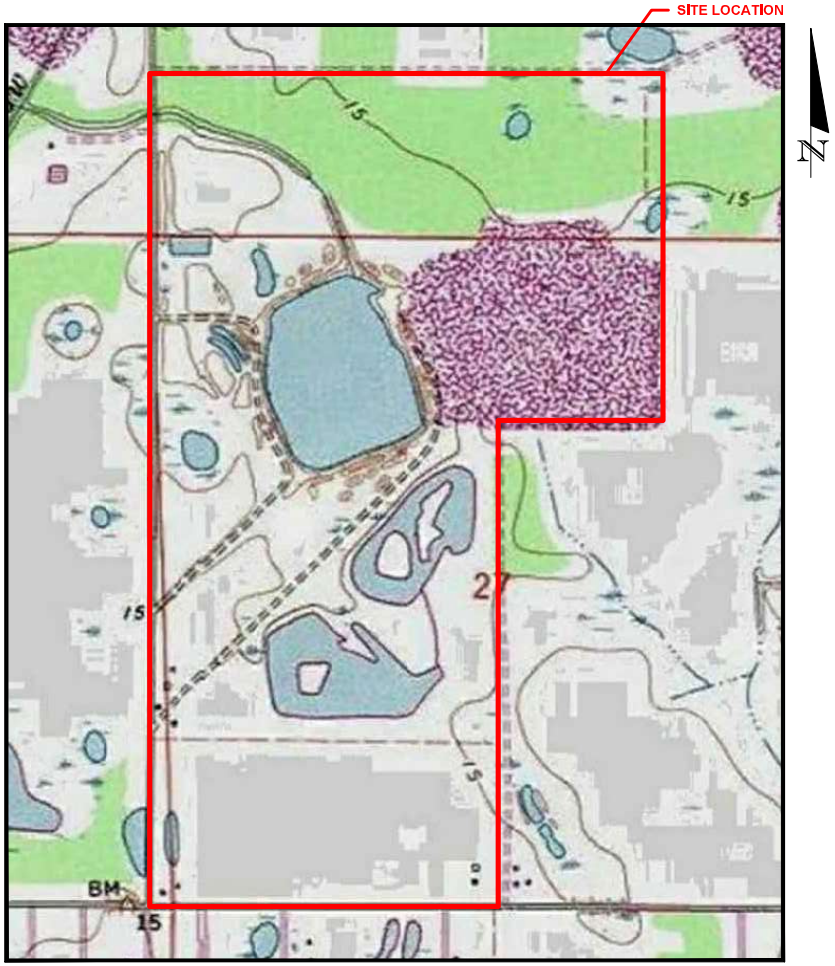
USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet s
Soil Boring Profiles – Sheet 3

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			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

USDA & USGS VICINITY MAPS

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	1

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:

AREHNA | Engineering, Inc.
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Certificate of Authorization No. 28410

BORING LOCATION PLAN

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	2

PC-01

3/31/25

HA | GNE

1.7" ASPHALT, 7.3" SAND AND SHELL BASE

1D
1A
1AB
1

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.1511277
LONGITUDE: W 82.4005601

PC-02

4/1/25

HA | GNE

1.4" ASPHALT, 10.3" SAND AND SHELL BASE

1A
1

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.1428816
LONGITUDE: W 82.3999245

PC-03

3/31/25

HA | GNE

1.4" ASPHALT, 6" SAND AND SHELL BASE

1A
1
1D
1

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.1431046
LONGITUDE: W 82.3992616

PC-04

3/31/25

HA | GNE

1.6" ASPHALT, 10.3" SAND AND SHELL BASE

1
1AC

BORING TERMINATED AT 4.0 FEET

LATITUDE: N 27.1440949
LONGITUDE: W 82.3979561

DEPTH IN FEET
0
5
10

PC-05

3/31/25

HA | GNE

2.4" ASPHALT, 7.5" SAND AND SHELL BASE

1B
1AD
1
1C
1BC

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.149397
LONGITUDE: W 82.3936891

PC-06

3/31/25

HA | GNE

1.8" ASPHALT, 9.3" SAND AND SHELL BASE

1A
1AB
1A

BORING TERMINATED AT 4.0 FEET

LATITUDE: N 27.15332
LONGITUDE: W 82.3887675

PC-07

3/31/25

HA | GNE

1.9" ASPHALT, 11.8" SAND AND SHELL BASE

1B
1
1E
2

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.1535309
LONGITUDE: W 82.3979985

PC-08

4/1/25

HA | GNE

1.5" ASPHALT, 7.5" SAND AND SHELL BASE

1A
1
1D
1A

BORING TERMINATED AT 5.0 FEET

LATITUDE: N 27.1400507
LONGITUDE: W 82.3939894

DEPTH IN FEET
0
5
10

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.

REVISIONS			
NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY:
AREHNA | Engineering, Inc.
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Phone 813.944.3464 | Fax 813.944.4959
Certificate of Authorization No. 28410

SOIL BORING PROFILES

	NAME	DATE
DESIGNED BY:	SS	4/2025
DRAWN BY:	DG	4/2025
CHECKED BY:	AT	4/2025
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME	PROJECT NO.	SHEET NO.
TOSCANA ISLES VENICE, FLORIDA	B-25-030	3

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
EauGiallie-Myakka fine sands-Urban land complex, 0 to 2 percent slopes (55)	**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 compex, 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

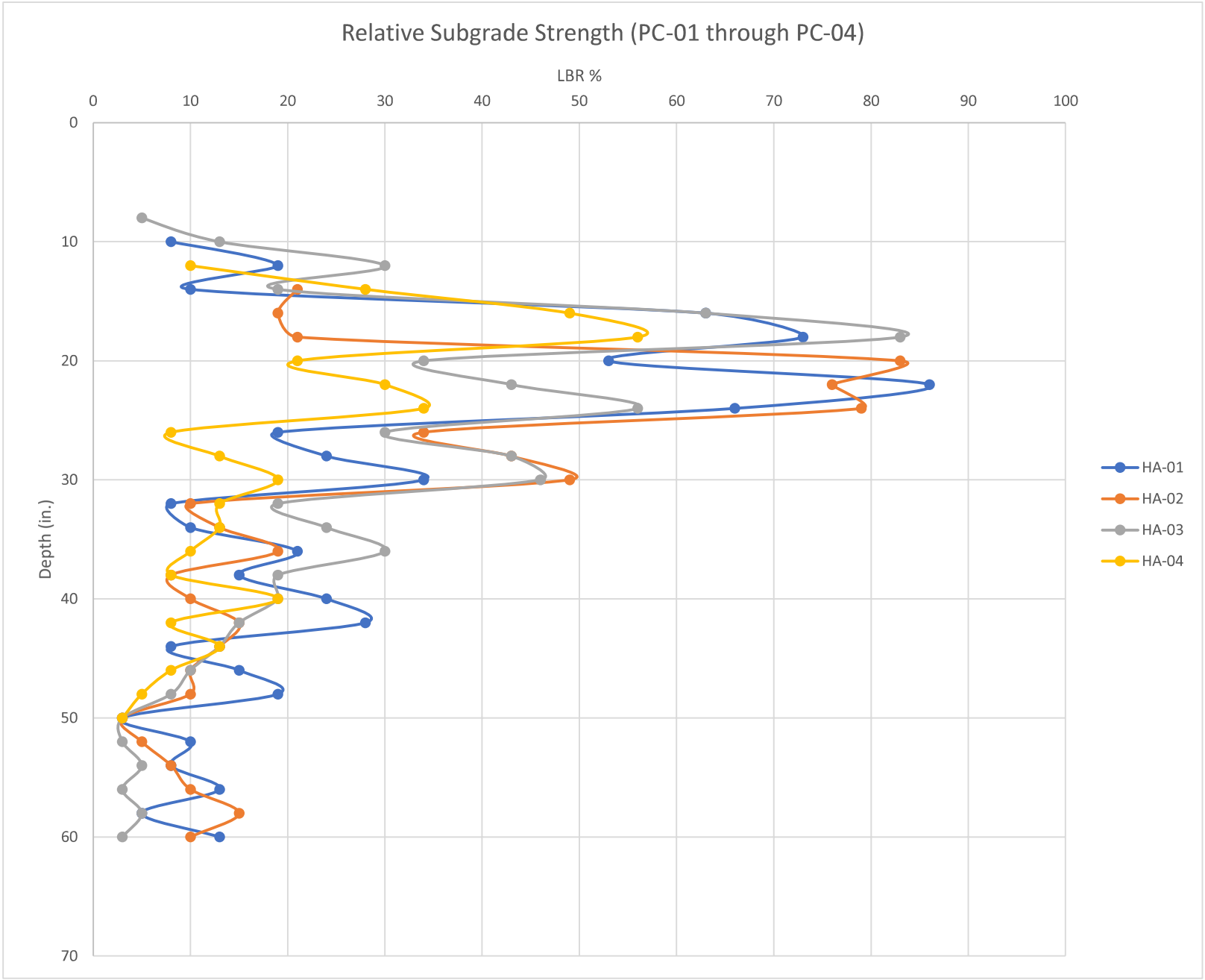
HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00	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

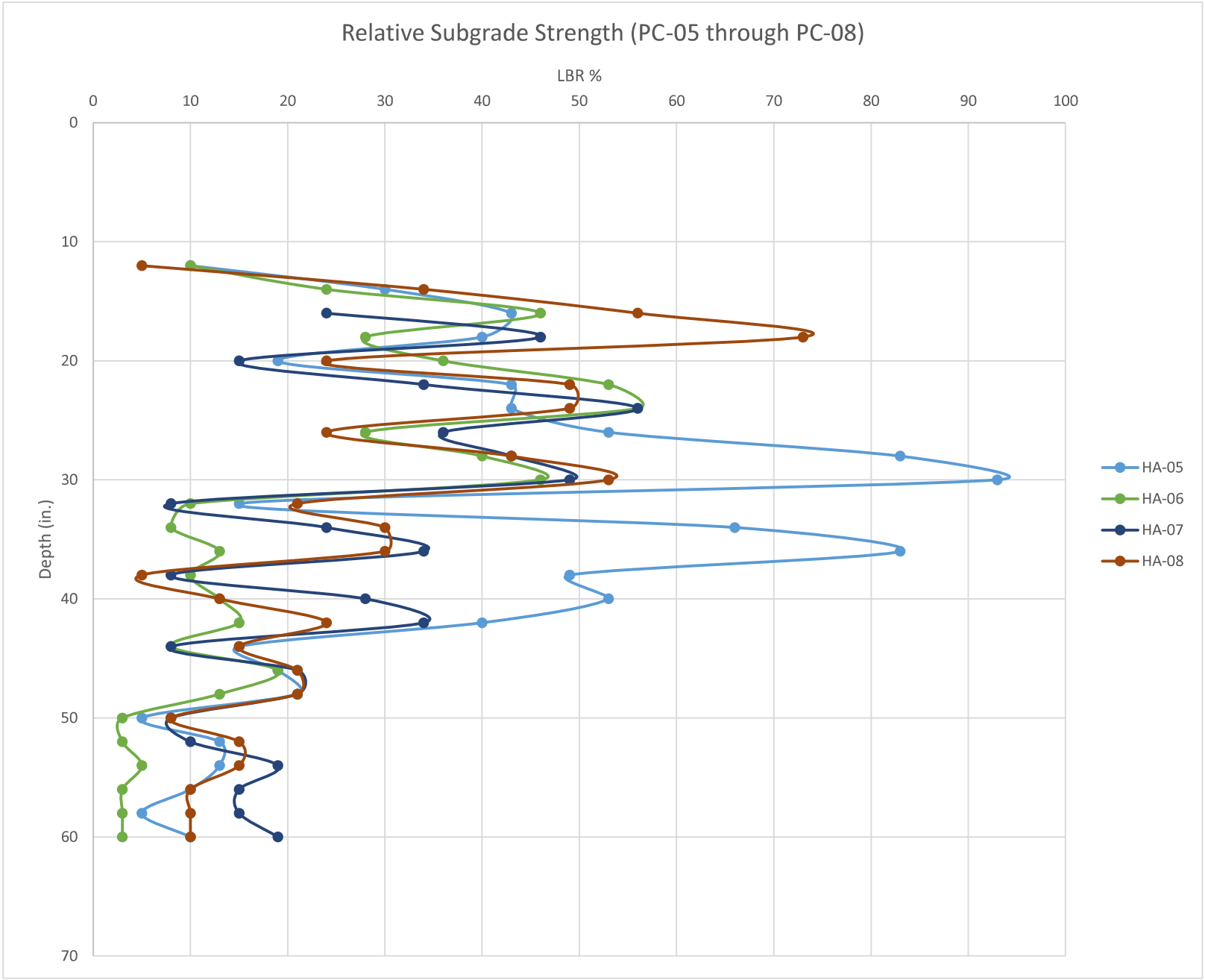
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

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)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-01
HA-02
HA-03
HA-04


Relative Subgrade Strength (PC-05 through PC-08)
LBR %
0
10
20
30
40
50
60
70
80
90
100
Depth (in.)
0
10
20
30
40
50
60
70
HA-05
HA-06
HA-07
HA-08

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

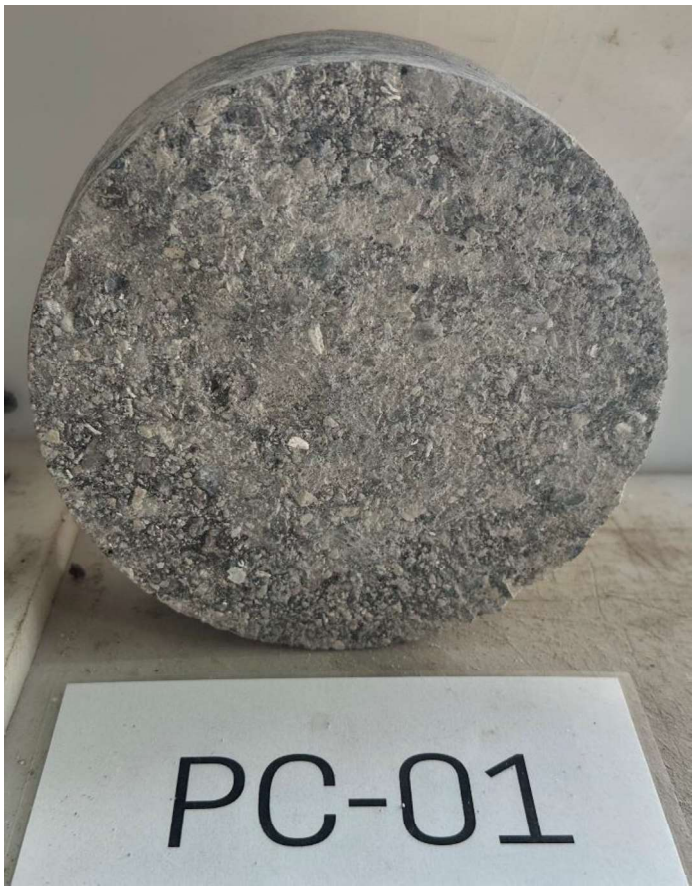
Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further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

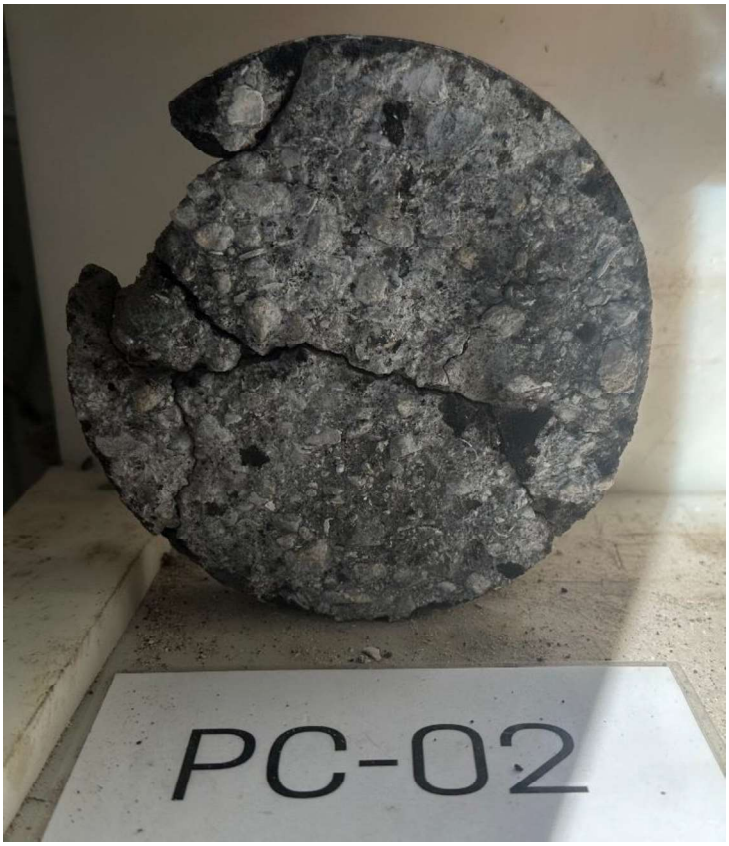
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

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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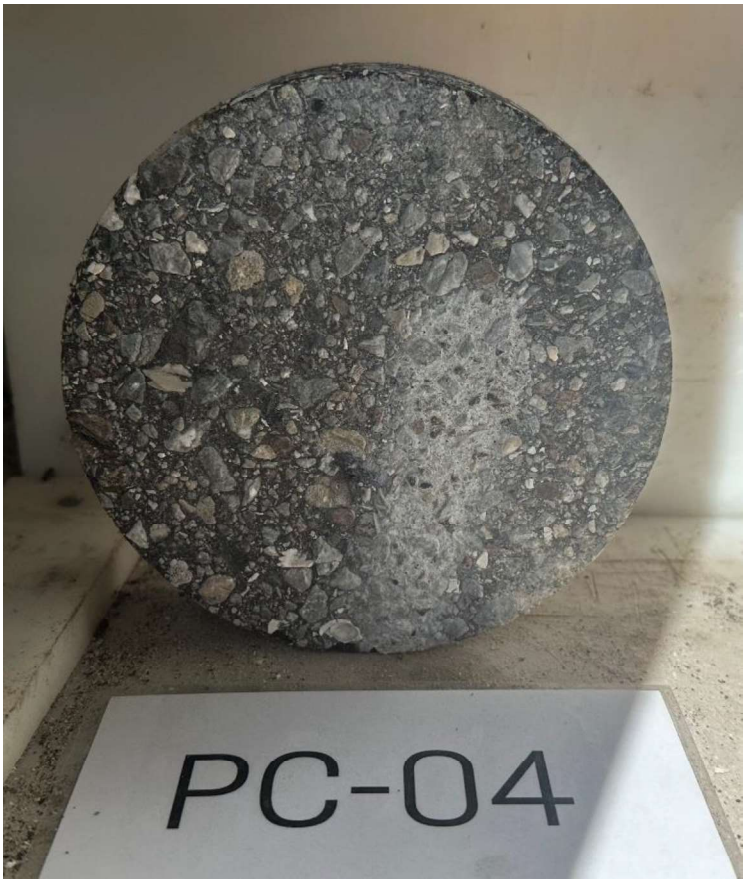

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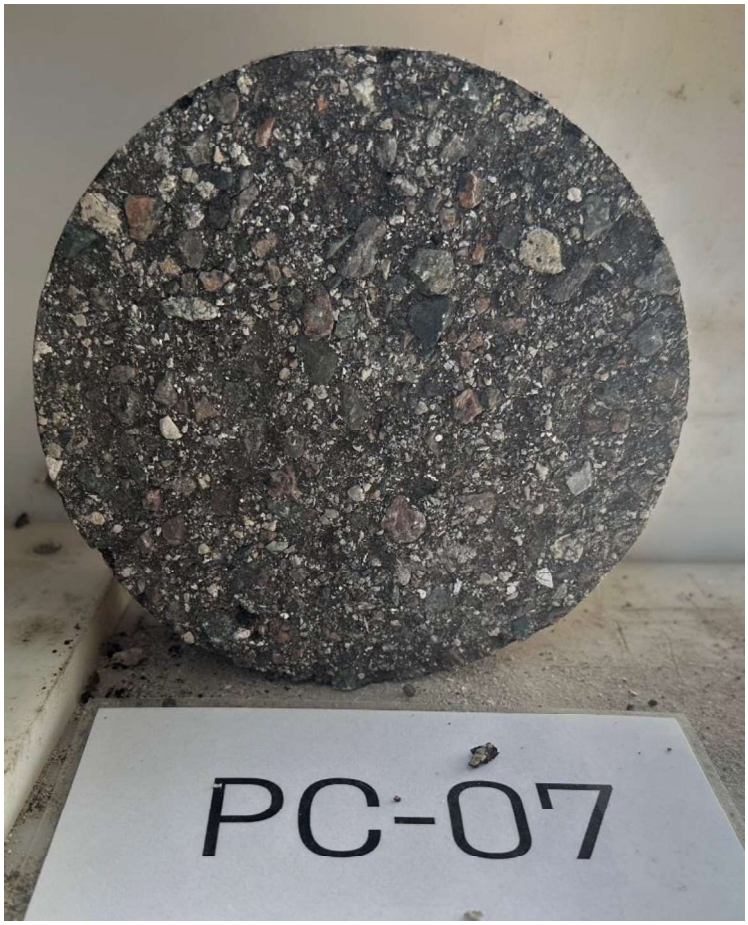

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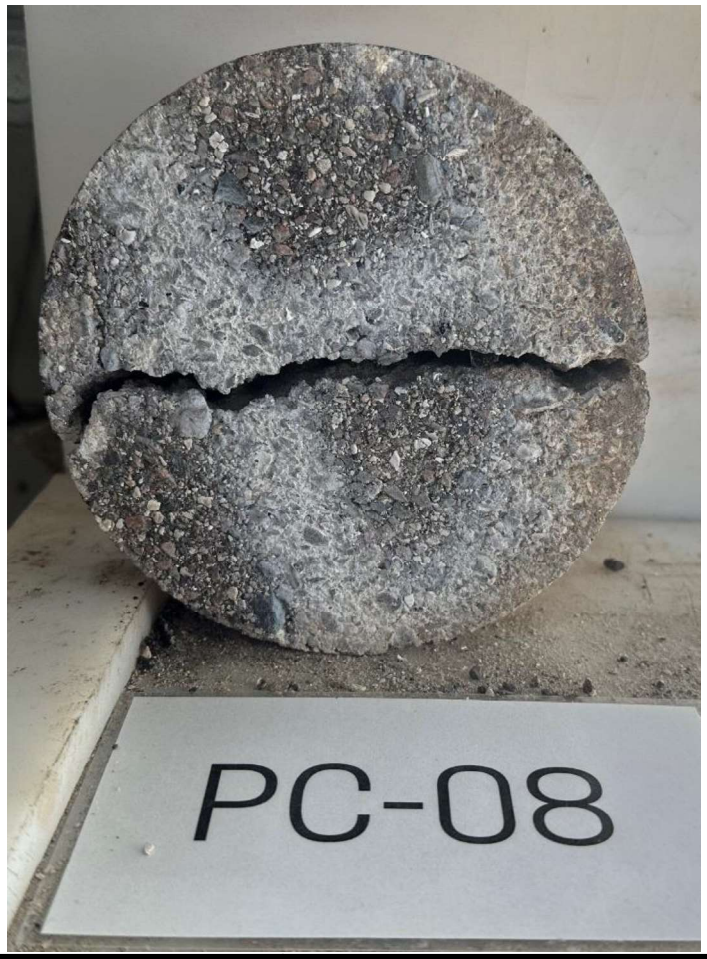

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PAVEMENT CORE LOCATIONS

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

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

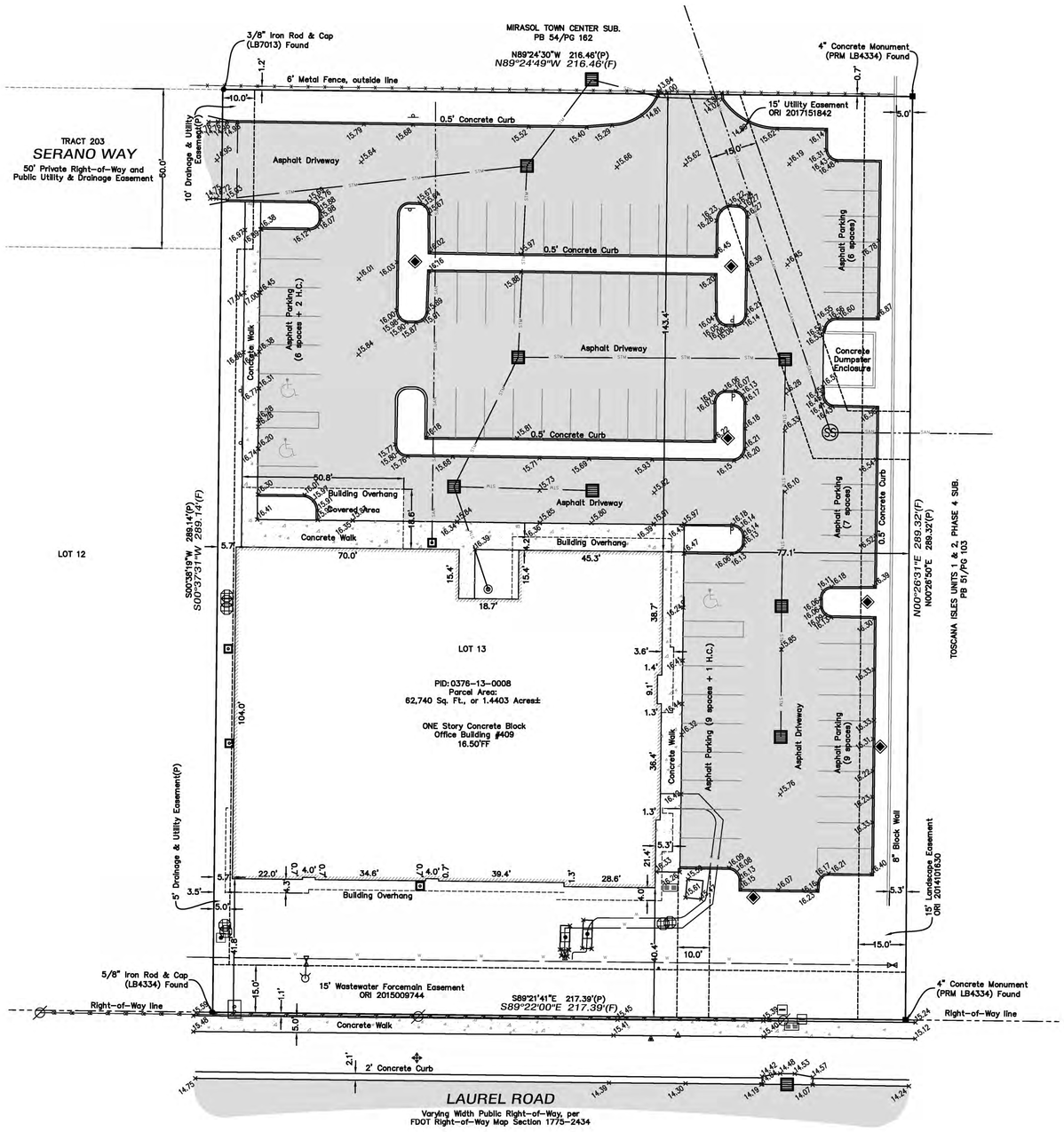
8

LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST,

These standard symbols and abbreviations can be found herein.

- Benchmark, as denoted
- "X" Cross Cut found
- Corner set, Nail & Disk, or 5/8" Iron Rod & Cap (LB7731).
- Corner found, as denoted.
- Monument set, 4" Concrete (LB7731)
- Monument found, as denoted
- Mail Box
- Bollard Post, as denoted
- Wood Sign Post
- Metal Sign Post
- Yard Drain
- Storm Grate Inlet
- Underdrain Cleanout
- Sanitary Sewer Cleanout
- Backflow preventer
- Water Meter
- Reuse Water Meter
- Irrigation Control Valve
- Well
- Septic Tank Lid
- Fire Hydrant
- Gate Valve, as denoted
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Electric Manhole
- Utility Manhole
- Unknown Manhole
- Wood Power Pole
- Concrete Power Pole
- Metal Power Pole
- Metal Light Pole
- Wood Light Pole
- Flood/Yard Light
- Metal Flag Pole
- Concrete Light Pole
- Guy Wire Anchor
- Cross-walk Signal Post
- Power Transformer pad
- Utility Pull Box
- Utility Hand Hole
- Utility Riser
- Utility Cabinet
- Bore Sample Location
- Gas Valve
- Gas line marker
- Palm Tree
- Oak Tree
- Pine Tree
- Citrus Tree
- Banyan Tree
- Unknown Tree
- Spot Elevation

(R) Radial
(NR) Non-Radial
(D) Deed
(P) Plat
(F) Field
(C) Calculated.
CB Chord Bearing
CH Chord Distance
A Arc Distance
D Delta
L Line
C Curve
OA Overall
N: Northing
E: Easting
STA Station
OS Offset
R Right Offset
L Left Offset
WIT Witness Corner
POL Point on-line
PCP Permanent Control Point
PRM Permanent Reference Monument.
PID Parcel Identification Number
ORB Official Records Book.
ORI Official Records Instrument
PG Page.
FB Field Book.
PB Plat Book.
DB Deed Book.
CCR Certified Corner Record
NGS National Geodetic Survey
FDEP Dept. of Environmental Protection
FDOT Dept. of Transportation
FIRM Flood Insurance Rate Map
BFE Base Flood Elevation
NAD North American Datum
NAVD North American Vertical Datum
NGVD National Geodetic Vertical Datum
LS Licensed Surveyor
LB Licensed Business.
PLS Professional Land Surveyor.
RLS Registered Land Surveyor.
PSM Professional Surveyor & Mapper
MTS Minimum Technical Standards
A/C Air Conditioner
FF Finish Floor Elevation
GF Garage Floor Elevation
WIN Wall Invert
INV Pipe Invert
MES Mitered End Section
EOP End of Pipe
GAS Gas Main
STM Storm Drain
SAN Sanitary Main
SFM Sanitary Force Main
RUW Reuse Water Main
IRR Irrigation Line
W Water Main
FS Fire Service
FDC Fire Department Connection
UGE Underground Electric
UGT Underground Telephone
UGTV Underground Television
OE Overhead Electric
UNK Unknown



(provided by the Client)

PARCEL DESCRIPTION

A TRACT OF LAND BEING PART OF TRACT 301, MIRASOL TOWN CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 162, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ALSO BEING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF MIRASOL TOWN CENTER; PLAT BOOK 54, PAGE 162, ALSO BEING POINT ON THE NORTHERLY RIGHT OF WAY OF LAUREL ROAD THENCE NORTH 89°21'41" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 217.39 FEET; THENCE NORTH 00°38'19" EAST, A DISTANCE OF 239.14 FEET; THENCE NORTH 00°35'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3, MIRASOL TOWN CENTER; THENCE SOUTH 89°24'30" EAST ALONG SAID LOT LINE, A DISTANCE OF 216.46 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MIRASOL TOWN CENTER; THENCE SOUTH 00°26'50" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 289.32 FEET; TO THE POINT OF BEGINNING.

NOW KNOWN AS:

LOT 13, MIRASOL TOWN CENTER, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 54, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S REPORT

1. SURVEY TYPE: This map represents a Boundary Survey. Ownership of fences and/or any other improvements shown hereon has not been determined as a part of this survey.

2. DESCRIPTION: The Parcel Description, as shown herein, has been provided by the Client.

3. BEARING BASIS: Bearings shown hereon are based on Grid, Florida State Plane Coordinate System, Zone West (FL-W), North American Datum of 1983 (NAD83), horizontal adjustment year 2011. Derived by redundant GPS RTK observation, using FDOT Virtual Real-time Network Solution. Reference the Right-of-Way of Laurel Road with a Bearing of S.89°22'00"E.

4. UTILITIES/UNDERGROUND LOCATIONS: Underground improvements and/or utilities, those including, but not limited to; foundations, stem-walls, septic tanks, drainfields, wells, conduits, irrigation, and/or other utilities, which are not visible above ground and therefore have not been included as a part of this survey, unless as shown hereon. Those underground utilities shown herein have been identified while conducting the fieldwork only. No other information regarding underground utility locations has been provided to, nor pursued by the undersigned for the purpose of this survey.

5. TITLE COMMITMENT: This map has been prepared without the benefit of a Commitment for Title Insurance, or Title Policy Opinion. The survey shown herein is subject to those exceptions, covenants, conditions and restrictions of record that a subsequent title search may disclose.

6. FLOOD ZONE: The parcel described herein appears situated in Flood Zone X, per FIRM 12115C0244 G, Map Effective Date March 27, 2024. Information shown herein is subject to topographic verification and has been scaled from said map.

7. ZONING REGULATIONS & SETBACKS: Information regarding Zoning and/or Setbacks have not been provided to, nor pursued by the undersigned Professional Land Surveyor, and therefore have not been included as a part of this survey.

8. SURVEY LIMITATIONS: Boundary Surveys by no means represent a determination on whether properties will or will not flood. The land within the boundaries of this Boundary Survey may or may not be subject to flooding and or standing water.

9. SURVEY VALIDITY NOTICE: Not valid without the original signature and embossed seal of a Professional Land Surveyor. Reuse of this survey for any purpose other than intended, without written authorization of the undersigned Professional Land Surveyor, will be solely at the risk of the user without liability to the undersigned. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

10. SURVEY ACCURACY STANDARD: The survey shown hereon has a classified expected use of "SUBURBAN". The minimum relative distance error for this classification of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

11. All distances shown herein are U.S. Survey Feet.

12. RIGHT-OF-WAYS REFERENCE: Right-of-Ways shown hereon are as per plat of MIRASOL TOWN CENTER, PHASE 2, according to the map or plat thereof as recorded in Plat Book 57, Page 54, of the Public Records of Sarasota County, Florida.

13. ELEVATION DATUM REFERENCE: Elevations shown hereon reference the North American Vertical Datum of 1988 (NAVD88). Derived by Global Positioning System (GPS) observations, utilizing a virtual reference station Real Time Network (RTN) solution, and the product of redundant observation sessions. North American Datum of 1983 (NAD83), State Plane Coordinate System, Zone FI-W, Horizontal Adjustment of 2011, and geoid separation file year 2018.

N

0' 20' 40'

GRAPHIC SCALE 1" = 20' (US Survey Feet)

MAP OF BOUNDARY SURVEY

CERTIFIED TO:

409 Serano Way, LLC
First Horizon Bank
Old Republic National Title Insurance Company
Roetzel & Andress LPA
Willis A Smith Construction

SITUS ADDRESS:

409 SERANO WAY, #101
NOKOMIS, FLORIDA 34275

DATE: 9/22/25 FB: -- PG: --
PROJECT NO. 240001
SEC. 27 TWP. 38 S. RGE. 19 E.
PARCEL ID: 0376-13-0008

FIELD BC
DRAWN DC
CHECK HN

REVISION	DRAWN	DATE
1.		
2.		
3.		
4.		

L:\Geosurv Company\Company Work Drive\Projects\240001\240001_SPS.dwg

SURVEYOR'S CERTIFICATE

I, the undersigned registered Professional Land Surveyor, do hereby certify that a survey was performed, under my direct supervision, on the parcel described herein and for the purpose stated herein, also that; in my professional opinion, said survey meets the Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers, in Chapter 5J-17, FAC. Furthermore, the map shown hereon is a true and correct representation of said survey to the best of my knowledge and belief.

HAROLD EUGENE NOON JR License Number 6568 STATE OF FLORIDA Professional Surveyor and Mapper

September 22, 2025
Field Survey Date

Harold E. Noon, Jr.
Professional Surveyor and Mapper, LS 6568

GEOSURV SURVEYING & MAPPING
5707 19th Street W.
Bradenton, Florida 34207
Tel. 877.407.3734
Fax 866.624.5163
www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

August 6, 2024
7:50 AM

JS From Joe S

David Otterness

From: David Otterness
Sent: Monday, February 24, 2025 12:42 PM
To: 'toscana.manager@amiwra.com'
Cc: Joe Silvestri; Chris Lepper
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Sabastian

Hope all is well, wanted to follow-up on this dialog and our conversation from mid-January.

Left a message with your office just now, please give me a call at your convenience 941-366-3116

Thanks

David Otterness

From: David Otterness
Sent: Thursday, January 9, 2025 11:34 AM
To: 'toscana.manager@amiwra.com' <toscana.manager@amiwra.com>
Cc: Joe Silvestri <jsilvestri@willissmith.com>; Chris Lepper <clepper@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>; 'dianetibod2023@gmail.com' <dianetibod2023@gmail.com>; 'RLSarver@drhorton.com' <RLSarver@drhorton.com>
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Sabastian

Please give me a call at your convenience please

Office number is 941-366-3116

Thanks

David Otterness

From: Toscana Manager [mailto:toscana.manager@amiwra.com]
Sent: Thursday, January 09, 2025 10:11 AM
To: Chris Lepper <clepper@willissmith.com>; 'Michael E Fusco '
Cc: Joe Silvestri <jsilvestri@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>; 'Diane' <dianetibod2023@gmail.com>; 'Rebecca L Sarver' <RLSarver@drhorton.com>
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel
Importance: High

Hi Chris,

I have included all the key D.R. Horton stakeholders responsible for Toscana Isles on this email, and they have confirmed that there were never any plans to repair the wall.

With that in mind, I am requesting your site's general liability insurance information so I can submit a claim for the damage to our wall. Alternatively, we are willing to allow you to repair the wall, provided you give us a written commitment to do so.

Please let me know how you would like to proceed. Thank you.

TOSCANA ISLES
A Lifestyle You Deserve!

SABASTIAN WALCZAK, CMCA, AMS, PCAM
General Manager
Email: manager@hoatoscanaisles.com
Web: https://hoatoscanaisles.com/
Address: 100 Maraviya Blvd, Nokomis, FL 34275

From: Chris Lepper <clepper@willissmith.com>
Sent: Tuesday, January 7, 2025 10:56 AM
To: 'Michael E Fusco ' <IMCEAMAILTO-MEFusco+40drhorton+2Ecom@willissmith.com>
Cc: Joe Silvestri <jsilvestri@willissmith.com>; 'Anthonyntibod2025@gmail.com' <Anthonyntibod2025@gmail.com>; 'Diane' <dianetibod2023@gmail.com>; Toscana Manager <toscana.manager@amiwra.com>; 'Rebecca L Sarver' <RLSarver@drhorton.com>
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

Michael,

Just so you have all the information, I am the project manager for the jobsite to which the wall is adjacent to Toscany Isles. We had a representative of a wall company contractor stop by about 4-5 months ago claiming that they were scheduled to fix the wall and worked with Dr. Horton on their development projects and did concrete wall installation for them. He asked if they could set up equipment on our property and use our current construction dumpster for disposing of the wall, which we agreed to.
So, no one has been back to the site, and unfortunately the gentlemen that was here never left a card.

Thanks,
Chris

Chris Lepper
Project Manager

50 WILLIS SMITH | 50TH ANNIVERSARY WATCH THE VIDEO

Tel: 941.366.3116
Cell: 941.225.5866
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240
willissmith.com

From: Joe Silvestri
Sent: Tuesday, January 07, 2025 10:36 AM
To: Chris Lepper <clepper@willissmith.com>
Subject: FW: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

fyi

Joe Silvestri
Superintendent

50 WILLIS SMITH | 50TH ANNIVERSARY WATCH THE VIDEO

Tel: 931.366.3116
Cell: 941.650.2347
5001 Lakewood Ranch Blvd.
Sarasota, FL 34240
willissmith.com

From:
Sent: Tuesday, January 7, 2025 10:30 AM
To:
Cc
Subject: RE: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

I have never heard of this wall issue and would not commit to fixing. We didn't install it.

Mike Fusco
DR Horton SWFL
Construction Area Manager

-------- Original message --------
From: Toscana Manager <toscana.manager@amiwra.com>
Date: 1/7/25 10:15 AM (GMT-05:00)
To: Rebecca L Sarver <RLSarver@drhorton.com>, Michael E Fusco <MEFusco@drhorton.com>
Cc: jsilvestri@willissmith.com, Anthonyntibod2025@gmail.com, Diane <dianetibod2023@gmail.com>
Subject: Toscana Isles: Follow-Up on Damaged Perimeter Wall Panel

[External]

Hi Rebecca,

The exterior perimeter wall along Ventosa has sustained damage to a concrete panel (please see the attached photo). Vice President Anthony visited the dermatologist clinic currently under construction and spoke with their site manager, Joe Silvestri (cc'ed on this email), regarding the issue. Joe mentioned that a representative from D.R. Horton had been informed of the damage and indicated it would be addressed by D.R. Horton.

Could you kindly confirm with your team or the construction supervisors whether this information is accurate?

Thank you for your assistance!

TOSCANA ISLES

A Lifestyle You Deserve!

SABASTIAN WALCZAK, CMCA, AMS, PCAM
General Manager
Email: [redacted]
Web: https://hoatoscanaisles.com/
Address: [redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GSD Florida, LLC

P.O. Box 126
Terra Ceia, FL 34250 US
+19413231901
taylor@gsdflorida.com

Estimate

ADDRESS	SHIP TO		
Sabastian Walczak	Sabastian Walczak	ESTIMATE	001639
Toscana Isles Master Association	Toscana Isles Master Association	DATE	01/22/2025
100 Maraviya Blvd	100 Maraviya Blvd	EXPIRATION DATE	02/21/2025
Nokomis, FL 34275 USA	Nokomis, FL 34275 USA		

	DESCRIPTION	QTY	RATE	AMOUNT
Punch Out	Remove and replace the damaged section of exterior concrete precast wall located at 241 Calmar Way. NOTE: The previous wall looks to be painted white. We can get the section in a light tan. We can paint it white if recessary. (price includes paint if needed)	1	10,900.00	10,900.00

TOTAL **$10,900.00**

Accepted By

Accepted Date

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

February 20, 2026

VIA E-MAIL ONLY – vbabbar@srvlegal.com

Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

RE: Toscana Isles Community

Dear Mr. Babbar:

Your correspondence dated February 4, 2026, regarding the above-referenced community has been forwarded to me for investigation and response. With respect to this claim, please note I represent D.R. Horton, Inc. and its subsidiaries (collectively, "D.R. Horton"). Accordingly, please direct all future communication, written or otherwise, regarding this claim to my attention.

I have carefully reviewed the Toscana Isles Community Development District's (the "District") allegations regarding the Toscana Isles Community (the "Community") and discussed the same with the Southwest Florida Division. When D.R. Horton's representative walked the Community with the District's representative in July 2025, the majority of the inspection focused on areas of the Community where D.R. Horton's construction activities had concluded years before.[1] Additionally, there was evidence of homeowner maintenance and improvements that likely caused curb and/or sidewalk damage.

As for the areas of the Community that were recently completed, D.R. Horton has already determined which areas of curbing and sidewalk needed repair and made such repairs. These repairs met both Florda Department of Transportation and the City of Venice's standards. Critically, D.R. Horton had several bonds with the City of Venice that specifically related to flatwork in the Community, and each of these bonds was released after the City's inspection and approval of D.R. Horton's work. In light of this, D.R. Horton does not intend to make any additional repairs to the curbing and/or sidewalk or otherwise provide compensation to the District for the alleged damaged curbing and/or sidewalk.

If the District has specific areas of alleged damage in the Community that it would like D.R. Horton to address, D.R. Horton is willing to consider your request upon receipt of ***current*** photographs of the areas of alleged damage and the specific location (lot number, address, etc.) of such alleged damage.

[1] This is consistent with the photographs of cracked curbing that you provided with your February 4 letter, which are all dated November 2020.

Do not hesitate to contact me if you would like to further discuss this matter.

Sincerely,

Hailey Oestreich

Hailey Oestreich
Risk Management & Legal Counsel
Email: HOestreich@drhorton.com

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	$1,910,372	$ -	$ -	$ 1,910,372
Investments				
Reserve	-	710,362	801,432	1,511,794
Prepayment	-	31,273	26,810	58,083
Revenue	-	441,550	328,440	769,990
Due from general fund	-	711,884	984,924	1,696,808
Total assets	$1,910,372	$1,895,069	$2,141,606	$ 5,947,047
LIABILITIES				
Liabilities:				
Accounts payable	$ 11,937	$ -	$ -	$ 11,937
Due to debt service fund 2014	711,884	-	-	711,884
Due to debt service fund 2018	984,924	-	-	984,924
Taxes payable	122	-	-	122
Total liabilities	1,708,867	-	-	1,708,867
FUND BALANCES				
Restricted for:				
Debt service	-	1,895,069	2,141,606	4,036,675
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	156,560	-	-	156,560
Total fund balances	201,505	1,895,069	2,141,606	4,238,180
Total liabilities and fund balances	$ 1,910,372	$ 1,895,069	$ 2,141,606	$ 5,947,047

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 3,853	$ 128,906	$ 140,076	92%
Interest and miscellaneous	16	30	-	N/A
Total revenues	3,869	128,936	140,076	92%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	800	2,600	12,000	22%
FICA	61	199	918	22%
Management/accounting/recording	3,643	14,574	43,721	33%
Debt service fund accounting	644	2,575	7,725	33%
Legal	1,704	2,450	36,000	7%
Engineering	150	150	5,000	3%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	667	2,000	33%
Trustee	5,476	10,402	11,236	93%
Telephone	17	67	200	34%
Postage	14	26	500	5%
Printing & binding	42	167	500	33%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	81	17,073	10,500	163%
Property insurance	-	-	8,500	0%
Contingencies/bank charges	123	470	1,500	31%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administrative	12,922	51,595	147,990	35%
Other fees & charges				
Tax collector	55	1,751	2,189	80%
Total other fees & charges	55	1,751	2,189	80%
Total expenditures	12,977	53,346	150,179	36%
Excess/(deficiency) of revenues over/(under) expenditures	(9,108)	75,590	(10,103)	
Fund balances - beginning	210,613	125,915	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	156,560	156,560	35,066	
Fund balances - ending	$ 201,505	$ 201,505	$ 80,011	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED JANUARY 31, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 21,568	$ 721,448	$ 783,962	92%
Assessment prepayments	-	14,091	-	N/A
Interest	3,387	17,260	-	N/A
Total revenues	24,955	752,799	783,962	96%
EXPENDITURES				
Principal	-	225,000	225,000	100%
Interest	-	263,981	521,494	51%
Tax collector	305	9,575	12,249	78%
Total expenditures	305	498,556	758,743	66%
Excess/(deficiency) of revenues over/(under) expenditures	24,650	254,243	25,219	
Fund balances - beginning	1,870,419	1,640,826	1,596,293	
Fund balances - ending	$ 1,895,069	$ 1,895,069	$ 1,621,512	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED JANUARY 31, 2026

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 29,841	$ 998,157	$ 1,086,623	92%
Interest	3,594	19,610	-	N/A
Total revenues	33,435	1,017,767	1,086,623	94%
EXPENDITURES				
Principal	-	290,000	290,000	100%
Interest	-	388,222	769,194	50%
Tax collector	422	13,247	16,978	78%
Total expenditures	422	691,469	1,076,172	64%
Excess/(deficiency) of revenues over/(under) expenditures	33,013	326,298	10,451	
Fund balances - beginning	2,108,593	1,815,308	1,732,657	
Fund balances - ending	$ 2,141,606	$ 2,141,606	$ 1,743,108	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS A

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
www.srvlegal.com

M E M O R A N D U M

To: Board of Supervisors of the Toscana Isles Community Development District
From: Straley Robin Vericker, District Counsel
Date: February 25, 2026
Subject: CDD Roads are Public Roads

Introduction

The Toscana Isles Community Development District ("**CDD**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**Chapter 190**") and was established by City of Venice Ordinance No. 2013-38. As a governmental entity, the CDD enjoys many benefits including, but not limited to, exemption from sales and property taxes, sovereign immunity, the ability to issue tax-exempt bonds, and the ability to collect its non-ad valorem special assessments on the county tax bill. However, as a governmental entity the CDD is also subject to certain governmental laws and principles such as the sunshine law, public records laws, code of ethics, and the principles of public interest and public access. The roads in the community were built by the developer, partially funded with proceeds from tax-exempt bonds issued by the CDD, and were later conveyed to the CDD.

Relevant Portions of Chapter 190

The CDD does not enjoy the broad home rule powers of a city or county. Instead, its powers must be specifically granted to it by Chapter 190 and the ordinance establishing the CDD. Section 190.003(3), *Florida Statutes* defines a community development district to be:

> *a **local unit of special-purpose government** which is created pursuant to this act and **limited to the performance of those specialized functions authorized by this act**...*

The CDD has the authority to acquire, construct, and maintain roads. Specifically, Section 190.012(1)(d)1., *Florida Statutes* states:

> *190.012 Special powers; **public improvements** and community facilities.—The district shall have, and the board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included therein, any or all of the following special powers relating to **public improvements** and community facilities authorized by this act:*
>
> *(1) To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:*
>
> *(d)1. District **roads** equal to or exceeding the applicable specifications of the county in which such district roads are located...*

The plain language in Chapter 190 unequivocally means that the roads owned by the CDD are public roads. The use of the term "public improvements" cannot have any other meaning.

The City of Venice granted the CDD the special powers related to security outlined in Section 190.012(2)(d), *Florida Statutes,* which states:

> *(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:*
>
> > *(d)* ***Security, including, but not limited to, guardhouses****, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies…*

This permits the CDD to have the guardhouse at the entrance of the community. However, this does not mean that the CDD can restrict general public access. This simply allows the CDD to have a guardhouse to provide some sense of security, which is generally described as a "soft gate" where the CDD could request that non-residents advise where they are going and be requested to provide identification, but if they refuse to answer or provide any form of identification, then the CDD must allow them to proceed into the community; even if the non-resident does not know that the roads are public, there would be potential liability with restricting access during reasonable hours where a general member of the public may have a reasonable purpose for visiting the community. What many residents consider a private gated community where non-residents can be denied access is generally known as "hard gates".

The CDD must comply with all applicable city, county, and state requirements applicable for the roads. If the community is interested in any modifications to the roads, then the Board would need to consult the District Engineer to determine if a permit is required, if there are any restrictions (like line of sight requirements), or if there are any prerequisites that must be met first (for example any change to speed limits would likely require a traffic study).

Relevant Case Law

In *Northern Palm Beach County Water Control District* v. *State of Florida* 604 So. 2d 440 (Fla. 1992), the Florida Supreme Court found that district's amended enabling act demonstrated a clear legislative intent to construct and maintain limited access roads. Chapter 190 does not contain such language. Specifically, that district's enabling act stated:

> *Section 6. Roads for* ***exclusive use and benefit of a unit of development and its residents****. It is hereby found and declared that among the many causes of deterioration in residential neighborhoods are the proliferation of crime, excessive automobile flow, and excessive noise levels from automobile traffic. It is to the benefit of the land in the district and its ultimate users and residents and it is hereby declared to be a public purpose to include provision in a water management plan for roads for the exclusive use and benefit of a unit of development and its residents.*

Guidance from the Florida Attorney General's Office

In Florida Attorney General Opinion 90-51, the Attorney General opined that a municipality could not install a security gate across a public road which would restrict access to residents and non-residents that purchased a remote-control unit.

In Florida Attorney General Opinion 2006-24, the Attorney General opined that a statutorily created special district, could only exercise powers expressly granted under its enabling statute and found nothing in the fire district's enabling legislation or legislative intent which would allow it to expend public funds to construct or maintain private roads.

Cities/Counties Classifying CDD Roads as Private

While the CDD is a governmental entity, some cities and counties view CDD infrastructure as private. The city or county staff usually state this because in their eyes, if their city or county does not maintain the infrastructure, they view it as private infrastructure. This designation, however, does not enable the CDD to restrict access to the community because the public nature of the roads is derived from Chapter 190 and the State's designation of a CDD as a governmental entity, not how a city or county classifies them.

Marketing of a Private Gated Community

If a homeowner purchased their home because they were told by their real estate agent, builder, developer, or the prior owner that it was a private gated community, unfortunately, they were misled. None of those entities are authorized to communicate on behalf of the CDD and the CDD cannot be held responsible for the actions of such entities. Residents may have some recourse against such entities, but that is not something the CDD can assist with, and such residents should consult an attorney to ascertain their options.

Covenants Related to Tax-Exempt Bonds

To comply with IRS regulations for tax-exempt bonds the CDD promised the bond holders to allow the general public access to use the roads. This covenant is memorialized in the Federal Tax Certificate signed by the CDD in connection with the issuance of the bonds. Section 5 of the certificate specifically states:

> *The Bonds are being issued for the purpose of providing funds to (i) finance all or some of the cost of acquisition, installation and equipping of water management and control facilities,* ***public roads****, sidewalks and trail paths, landscaping in common areas, water and sewer utilities and security facilities (the "**Project**")…*
>
> *…The Project will be owned for federal tax purposes by the District or other governmental units and such* ***Project is intended to be available and will reasonably be available for use by the general public*** *(either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District.*

The CDD can consult its bond counsel to determine reasonable restrictions on public access to the roads (such as restricting access in the late night when there is no reasonable expectation for members of the general public to access the community). While the IRS has not investigated CDDs recently, they have in the past and the costs associated with responding to inquiries from the IRS can be costly, let alone any liability with violation of the CDD's bond covenants. If there were no other legal roadblocks for CDD roads to be considered private, then it is possible that after the CDD's bond mature and the 5 year look back period expires, the CDD could restrict members of the general public from their roads.

Conclusion

Unless Chapter 190 is amended in the future, the CDD does not have the authority to restrict general public access to the community. It does not matter if the CDD enters into an agreement with the HOA to maintain the roads; the CDD cannot circumvent its restrictions by contracting with a third party and cannot permit that third party to not comply with the restrictions applicable to the CDD.

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS C

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025	Regular Meeting	10:00 AM
November 5, 2025 CANCELED NO QUORUM	~~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
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. **COMMUNITY COMMUNICATION AND ENGAGEMENT**

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Janneli Sanchez	PAUL SCHMITT
Print Name	Print Name
12/7/26	1/7/2026
Date	Date