TOSCANA ISLES

COMMUNITY DEVELOPMENT DISTRICT

December 3, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Toscana Isles Community Development District

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

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

November 26, 2025

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 December 3, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275. The agenda is as follows:

1. Call to Order/Roll Call
2. Continued Discussion: Resolution 2021-05, Policies Regarding the Conduct of Meetings of the Board
3. Approval of October 1, 2025 Regular Meeting Minutes
4. Chairman's Opening Remarks
5. Public Comments
6. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
7. Consideration of AM Engineering, LLC Proposal for District Engineer Representation
8. Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
9. Discussion Items
    - Roads
    - Parking/Towing
    - Damaged Wall

10. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects

11. Discussion/Consideration: Acceptance of Fishing Dock from Master Association

    - Toscana Isles Master Association, Inc. Resolution 8.18.25

12. Acceptance of Unaudited Financial Statements as of October 31, 2025

13. Staff Reports

    A. District Counsel: *Straley Robin Vericker*

    B. District Engineer: *AM Engineering, LLC*

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

    - NEXT MEETING DATE: January 7, 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

14. Board Members' Comments/Requests

15. Public Comments

16. 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 October 1, 2025 at 10:00 a.m., at the Toscana Isles Amenity Center, 100 Maraviya Blvd, Venice, Florida 34275.

Present:

Scott Blaser	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
Diane Jochum	Resident and Master HOA Board Member

Residents present:

Lisa Hart	Bill Ambrose	Sue Perry	Dennis Koroll
Tom Hart	Jeff Munzing	Alan Hintz	Maryann Bozich-DiLuigi

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

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

Mr. Blaser called the meeting to order at 10:00 a.m.

Supervisors Blaser, Traczuk, Schmitt and Collins were present. Supervisor Contardo was not present.

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

Mr. Blaser reviewed the policies for conducting CDD meetings outlined in Resolution 2021-05.

THIRD ORDER OF BUSINESS **Approval of August 6, 2025 Public Hearing and Regular Meeting Minutes**

The following change was made:

Line 13: Insert "(via telephone)" after "Schmitt"

On MOTION by Mr. Collins and seconded by Mr. Traczuk, with all in favor, the August 6, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

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

Mr. Blaser provided the following updates about the liaison meeting with the HOA Board:

- Despite the CDD roads being public, the HOA Board wants to know if they can ask for identification from persons accessing the CDD. Mr. Babbar replied affirmatively; however, the person can refuse to produce it and the HOA cannot prevent access into the CDD.
- Regarding the dock, the HOA is obtaining the two parcels of land transferred over to the CDD. It will not take place for another two months.

Several Board Members expressed no interest in the HOA conveying the "non-buildable" land to the CDD until the City deems the property as non-taxable. Mr. Blaser stated it would be a lot easier for the CDD to resolve it with the City, as one governmental agency to another. He does not see accepting the property as a negative, even if the CDD is unsuccessful in changing the land status, since it does not matter which entity pays the taxes.

FIFTH ORDER OF BUSINESS **Public Comments**

Resident Sue Perry stated the HOA lawyer worked for over two months trying to resolve the plat recording and thinks the CDD will be more successful getting the non-buildable lots changed to non-taxable, given that an error was made when the plat was recorded with the City.

The consensus from three of the four Board Members were to send Mr. Babbar the HOA documents on the non-buildable lots so he can speak to the HOA Attorney, negotiate with the City/County on the ability to change the property records accordingly and provide an opinion.

Ms. Perry, stated that, upon further research, the Property Appraiser shows the turnover of lots 700 and 701 transferring on January 11, 2022 but their office is only recognizing the plat drawing submitted on February 1, 2021, which lists the property as future development, despite its other department recognizing the Indenture that shows the lots are non-buildable. The CDD owns the monument on the bigger lot. The City is not involved with this matter.

Resident Maryann Bozich-DiLuigi asked which of the highlighted markings on the map behind the Seventh Order of Business identifies when the topcoats on the roads were completed. It was noted that the District Engineer was only directed to mark when the roads were built, which consists of the base coat and the main coat, not the final coat.

In light of the limited HOA parking areas and a truck parked on the street causing line-of-site issues, Ms. Bozich-DiLuigi was directed to review the HOA's parking and towing policy and to report the issue to HOA Management. Residents should review the Florida Department of Transportation (FDOT) and Florida and City ordinances to confirm illegal parking is occurring before contacting the police.

Resident Lisa Hart thinks the Board should accept the lots; she believes the CDD can transfer the lots back to the HOA if the CDD is unsuccessful in changing the status.

Resident Dennis Koroll proposed the CDD accept the lots and enter into an Agreement with the HOA to pay the taxes if the CDD is unsuccessful in changing the status.

Ms. Sanchez stated that the Board directed Staff on proceeding with the next steps to resolve this matter.

Resident Bill Ambrose stated his comments pertain to the Seventh Order of Business. Mr. Blaser asked him to defer his comments to public comments at the end of the meeting.

Resident Tom Hart asked if the HOA's parking and towing policy is being enforced on CDD roadways. Ms. Sanchez stated she will research to find out. She will email the draft policy to Mr. Hart and the Board and put "CDD Parking/Towing Refresher" as an item on next agenda.

Resident Alan Hintz thinks the HOA should exhaust all avenues to resolve the lot issue, such as contacting the County Commissioner, instead of the CDD incurring legal expenses.

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

As liaison, Mr. Traczuk discussed actions taken to address curbing, sidewalks and roadway defects. He conveyed his frustration with the Acting City Jon Kramer and Chris Walsh, of DR Horton, responding to his requests, which requires sending a public records request. His next step is to meet with Mr. Kramer to verify whether the roadway section standards are changed on an annual basis and, if so, clarify what occurred at the time. If the meeting is unsuccessful, he will meet with the Mayor. He believes DR Horton should be responsible for repairing the curbing damaged during construction; however, Mr. Walsh thinks this is a maintenance issue that is a homeowner responsibility, as the City signed off on the roads.

Regarding whether the CDD should pursue litigation on behalf of the homeowners or if homeowners must pursue DR Horton in small claims court, Mr. Blaser stated he will review the City Ordinance to determine if it includes curbing, which is the responsibility of the homeowner. Mr. Babbar suggested Staff obtain multiple proposals to repair the curbs to include in a second follow-up letter to DR Horton. Photographs of damages will be emailed to Mr. Babbar.

This item was deferred.

SEVENTH ORDER OF BUSINESS **Discussion: Roads**

This item was discussed during the Sixth Order of Business.

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

This item was discussed during the Sixth Order of Business.

This item was deferred.

NINTH ORDER OF BUSINESS **Discussion/Consideration: Acceptance of Fishing Dock from Master Association**

- **Toscana Isles Master Association, Inc. Resolution 8.18.25**

Mr. Traczuk stated that residents emailed their concerns regarding insuring the fishing dock if it is to be conveyed to the CDD. Mr. Blaser will email information about the condition of the dock to Ms. Sanchez to send to the CDD insurance company.

This item was deferred.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of August 31, 2025**

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

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Straley Robin Vericker

B. District Engineer: AM Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: November 5, 2025 at 10:00 AM**
  - **QUORUM CHECK**

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

Mr. Blaser, on behalf of the Board, thanked Mr. Traczuk for the work he has done.

Mr. Schmitt stated he is disappointed that the Board Members cannot speak to each other about CDD matters outside of a CDD meeting. Mr. Blaser stressed that the Board Members must comply with the Sunshine Law.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Ms. Bozich-DiLuigi voiced her belief that the CDD has not responded to Ms. Jochum's July 25, 2025 email about HOA Counsel's opinion regarding construction defects. Ms. Sanchez stated the Board is working on these items and recalled District Counsel's comment that litigation would

be costly for the CDD. Mr. Babbar stated he provided a recommendation to the HOA's Litigation Counsel, due to differing opinions. Mr. Babbar will invite a Litigation Attorney that he recommends to attend the next meeting to provide direction and ensure the CDD is taking appropriate action before the statute of limitations expires. Mr. Blaser stated the intent is to convince the City of its mistake and encourage the City to correct it and, if unsuccessful, go before the City Commissioners before incurring legal expenses.

The consensus of the Board Members was not to invite Litigation Counsel to the next meeting.

In response to a resident question, Ms. Sanchez stated that public comments are recorded and summarized in the meeting minutes.

Mr. Ambrose asked if the CDD has authority to control traffic on the roads and restrict public access to the CDD, despite the CDD roads being public. He asked for the Florida Statute to be provided to residents. Mr. Blaser stated that Staff will provide an update after further review of this matter.

Resident and Master HOA Board Member Diane Jochum stated she spoke to the HOA's Counsel who opined that it would be better if the CDD owned the two lots. The HOA would initiate an agreement such that, if the CDD could not change the tax status, the HOA would be responsible for the taxes on those properties.

Ms. Perry asked Ms. Sanchez to hold off sending information to CDD Counsel until she confirms she sent her all the information she collected. Mr. Blaser stated he has experience approaching the City Council about the roadways.

Resident Jeff Munzing discussed how bids are received and roads are built. In his opinion, maintenance of the sidewalk consists of power washing, not premature failure. He wants to know who signed off on the plans and submitted them to the City in order to release bond funds.

Mr. Hintz asked for the CDD to upgrade its audio equipment as attendees are having difficulty hearing what is said in the meeting. He stated a DR Horton representative verbally told him the curb in front of his home is under warranty and will be repaired, once DR Horton completes construction in the neighborhood. Mr. Hintz suggested adding language to the DR Horton letter about patterns for completing repairs. He offered to provide documentation and assist Board Members, if needed.

Regarding whether Board Members are able to speak to residents outside of CDD meeting, Mr. Blaser replied affirmatively.

Regarding whether the City will take ownership of the streets, curbs and sidewalks, Mr. Blaser stated it is unknown until the bonds are paid off in 2045.

Mr. Koroll discussed his conversation with the City explaining the process for signing off on the roads and stated that the construction company is responsible for building according to specifications and the Engineer is responsible for ensuring that the design is correct.

Mr. Hart stated he will send Mr. Traczuk copies of the roadway standards from 2017 to the present.

Mr. Blaser suggests attendees with questions between CDD meetings attend his regularly scheduled office meeting on the last Friday of the month at 6:00 p.m., at this location.

Ms. Hart commented about DR Horton repairing curbs. Mr. Blaser stated DR Horton did repair work because they were still selling homes. Ms. Sanchez stated she will research when the work was performed.

Regarding Mr. Ambrose's earlier question, Ms. Sanchez stated public access into the CDD cannot be restricted by anyone; the guard gate might be a deterrent but cannot prohibit access.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

The meeting adjourned at 11:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

226
227
228
229 _____ _____
230 Secretary/Assistant Secretary Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of Toscana Isles Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Sarasota County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by William Contardo, and Seat 3, currently held by Scott J. Blazer, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6**.** **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 3RD DAY OF DECEMBER, 2025.

ATTEST:

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Toscana Isles Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Toscana Isles Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

District Manager
Toscana Isles Community Development District

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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ENGINEERING, LLC

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | Fax: (941) 378-3786
www.amengfl.com

November 06, 2025
Revised November 25, 2025

Via E-Mail: sanchezj@whhassociates.com

Ms. Jamie Sanchez
District Manager
Toscana Isles CDD
2300 Glades Road #410W
Boca Raton, FL 33431

RE: TOSCANA ISLES CDD
DISTRICT ENGINEER REPRESENTATION

Dear Jamie:

The District Engineer representation for the Toscana Isles CDD shall include:

1. Representation at monthly CDD meetings.
2. Representation of CDD on matters concerning the Toscana Isles Development.
3. Completion of reports as requested by the CDD.

We propose to furnish the above services billed monthly on an hourly basis in accordance with the attached Fee Schedule. This amount includes reimbursable costs such as printing, photographs, mileage, gas, reference materials, survey supplies, etc.

Should this proposal not be accepted within thirty (30) days from the above date, it shall become null and void.

A M ENGINEERING, LLC

By:_____
Bobbi R. Claybrooke, P.E.

Date: November 25, 2025

TOSCANA ISLES CDD

By:_____
Jamie Sanchez

Date:_____

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8

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.

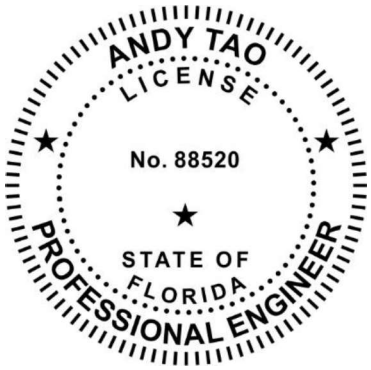
This report presents our analyses and recommendations and our understanding of the project, an outline of our exploratory procedures, summary of field and laboratory data obtained as well as our general recommendations for repair.

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

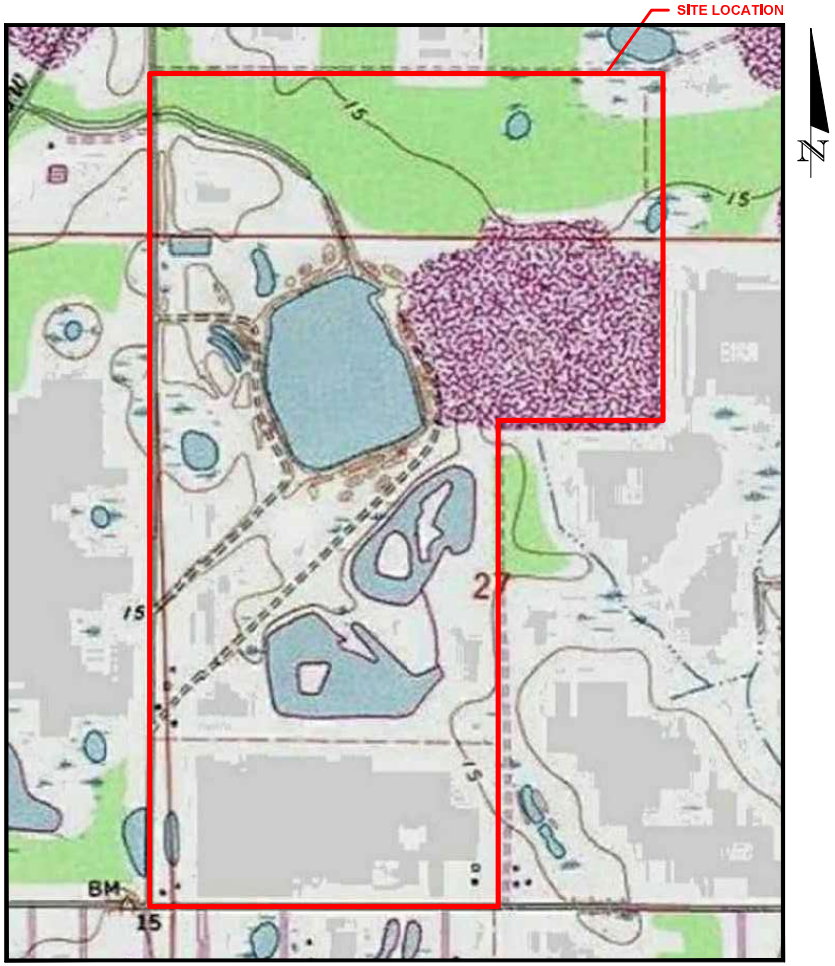
USDA & USGS Vicinity Maps – Sheet 1
Boring Location Plan – Sheet s
Soil Boring Profiles – Sheet 3

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.
5012 West Lemon Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4959
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.
5012 West Lemon Street, Tampa, FL 33609
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

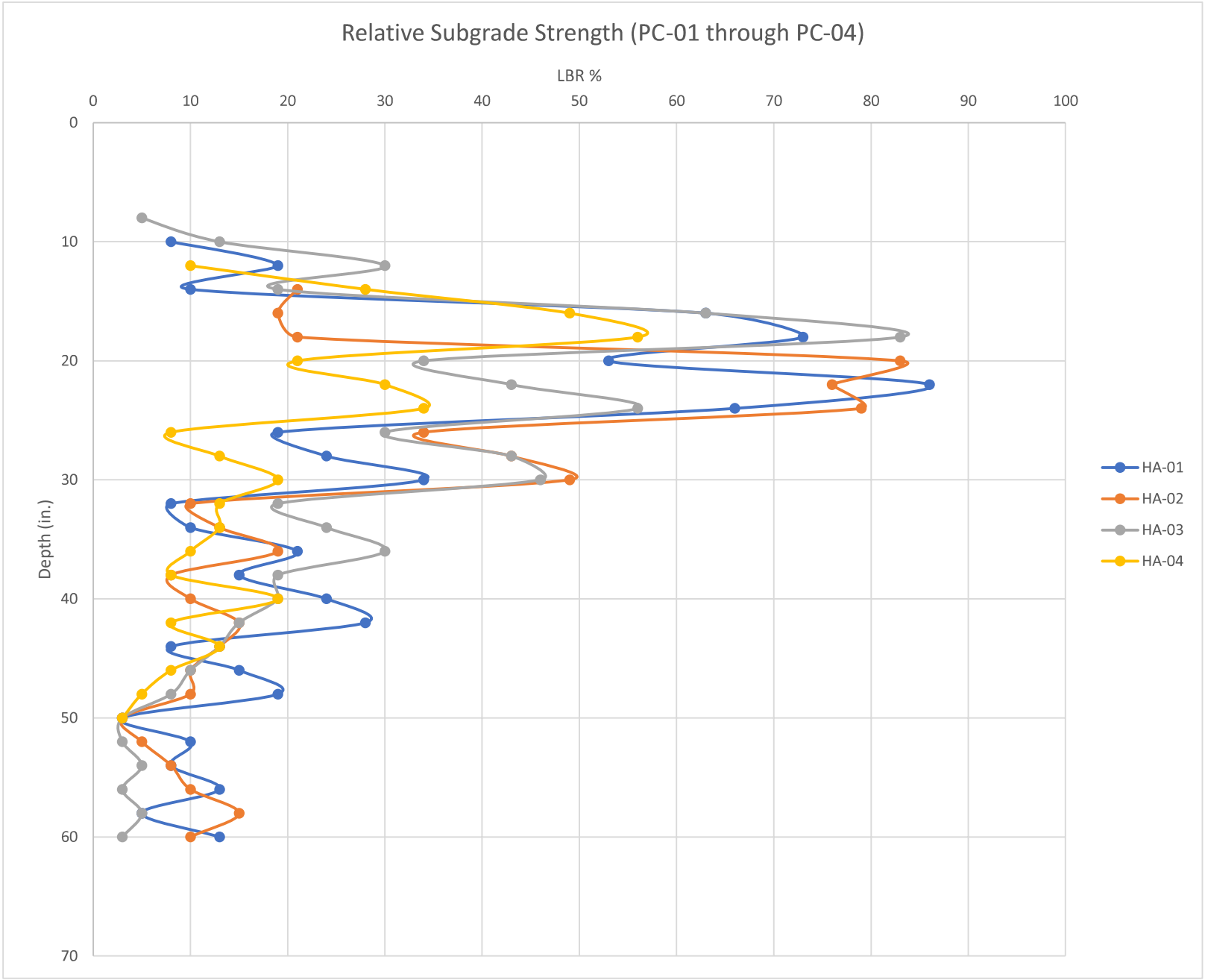
HA-06								
Depth (in)	Number of Blows	Cumulative Penetration (in.)	Penetration Between Readings (in.)	Penetration per Blow (in.)	Hammer Factor	DCP Index (in./blow)	CBR	LBR
0	-	0.00						
2	-	2.00	2.00		2			
4	-	4.00	2.00		2			
6	-	6.00	2.00		2			
8	-	8.00	2.00		2			
10	-	10.00	2.00		2			
12	4	12.00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

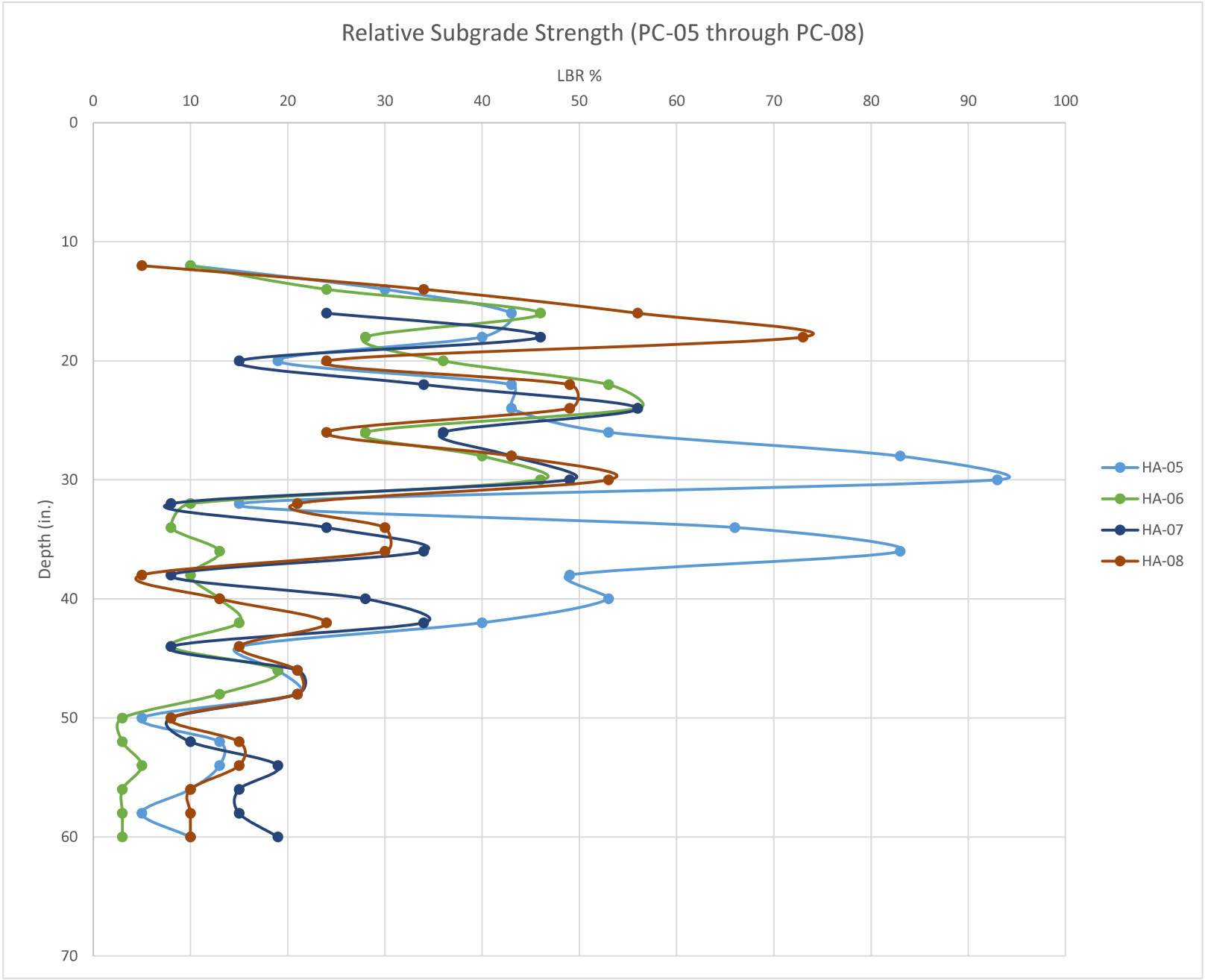
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

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

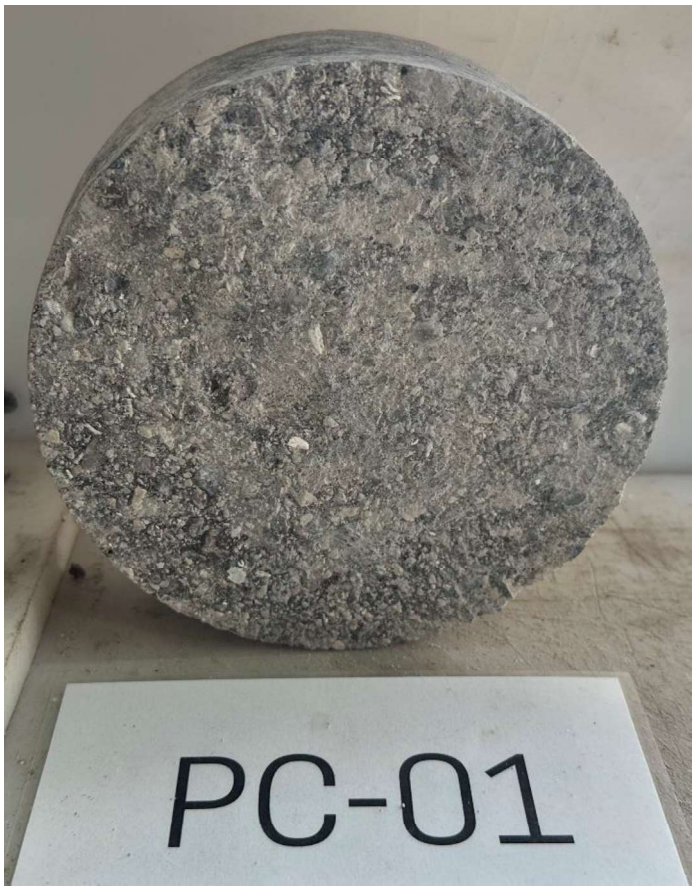
Pavement cores are performed to estimate the existing asphalt pavement and base thickness, as well as base material. The pavement cores were performed with the use of a 6-inch inside diameter core bit. The asphalt is patched, and asphalt pavement core is transported to our laboratory where they are further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

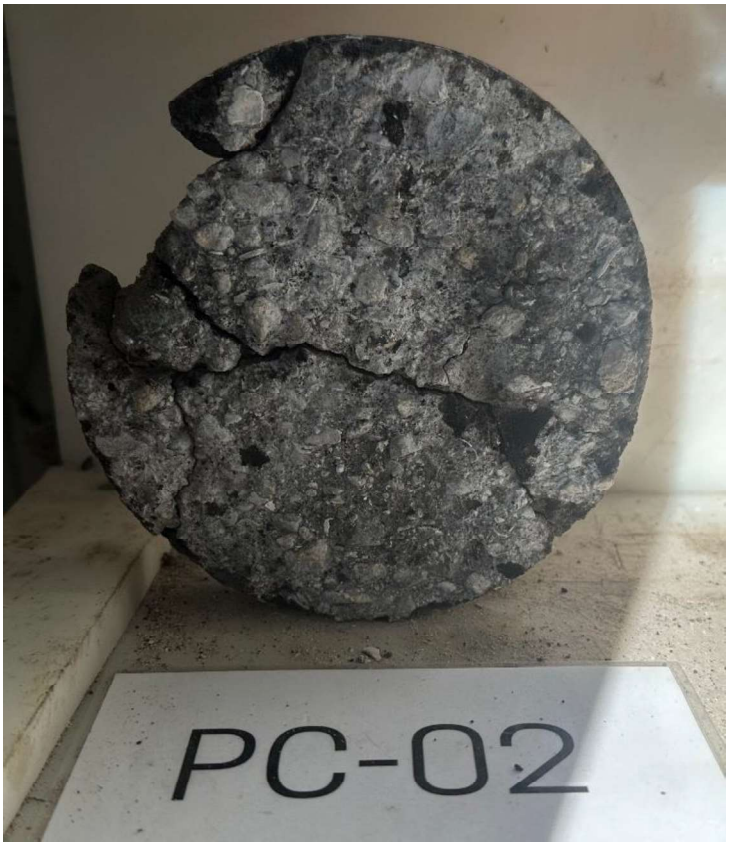
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

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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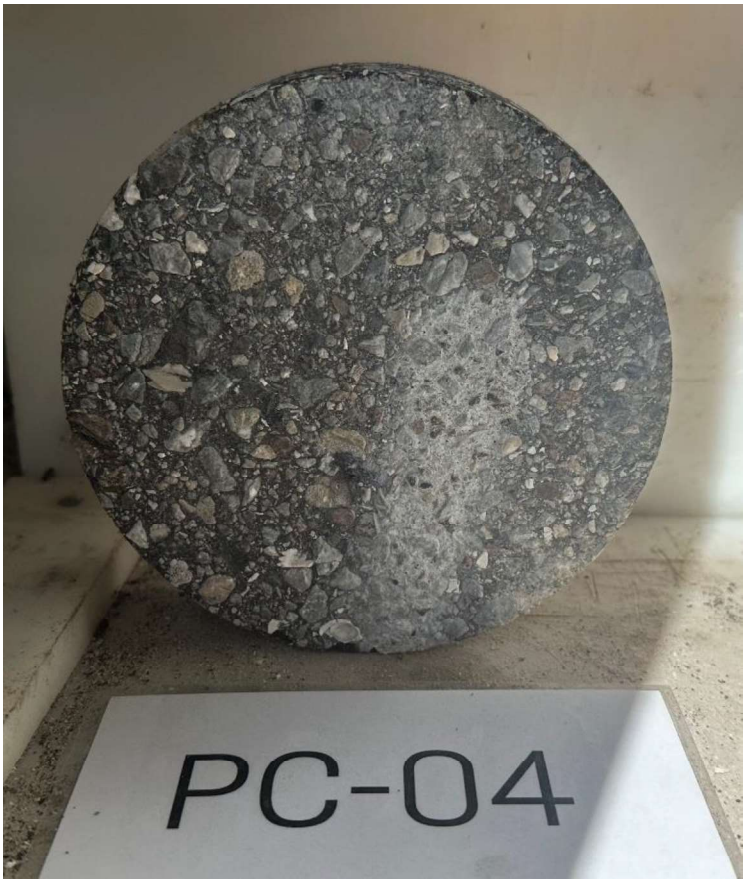

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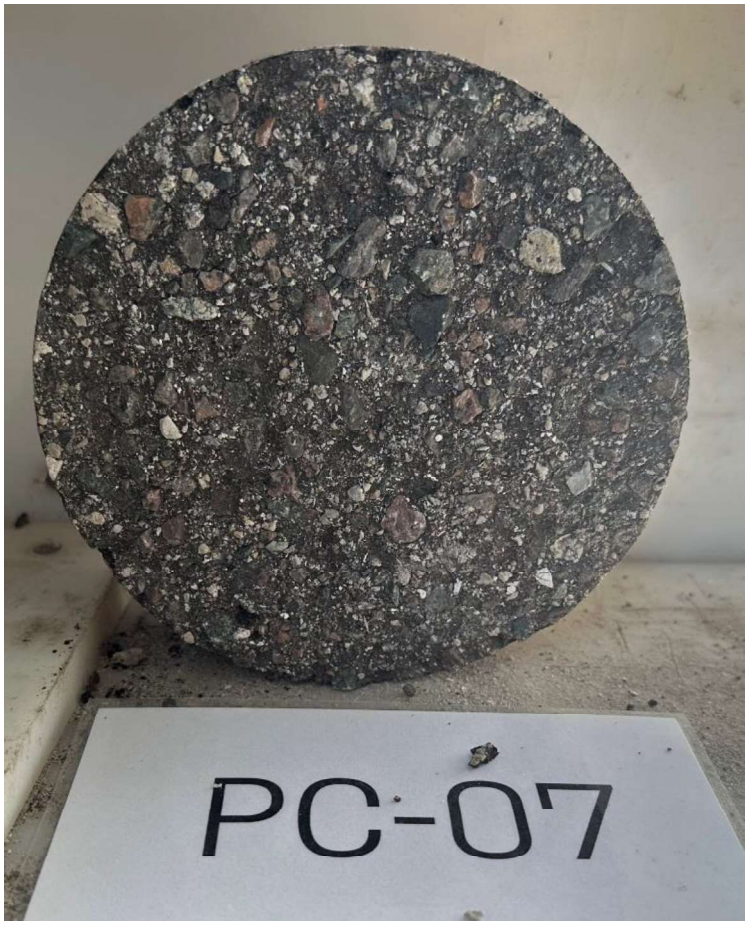

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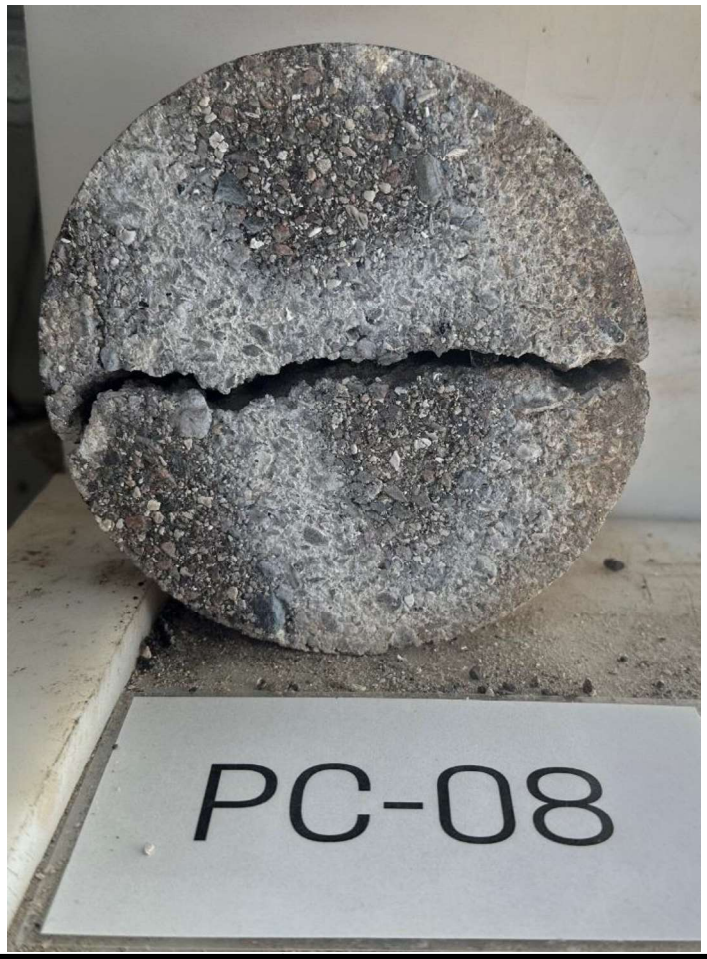

Toscana Isles
Pavement Investigation
Venice, Florida

Client: Stantec
AREHNA Project No.: B-25-030
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Phone 954.417.8412 ▪ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

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

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

NOTE

DEVELOPER RESERVES THE RIGHT, THROUGH SUBSEQUENT PRELIMINARY PLAT PETITIONS, TO INCREASE OR DECREASE THE DENSITY AND UNIT COUNT AND AMEND THE SITE PLAN DESIGN, INCLUDING CHANGING THE LOCATION OF PERMITTED USES, WHICH SHALL BE CONSISTENT WITH THE PUD APPROVAL AND THE MAXIMUM DENSITIES CONTAINED THEREIN.

LOT DIMENSIONS MAY BE ADJUSTED BASED ON MORE DETAILED DESIGN WORK THROUGH CONSTRUCTION PLANS AND FINAL PLAT.

- THE ONLY PROPOSED CHANGE OUTSIDE OF LOTS 859-921, IS A MINOR ADJUSTMENT TO THE PRATO RD. CUL-DE-SAC TO ACCOMMODATE 2 ADDITIONAL LOTS: 922+923

- THE CHANGES PROPOSED BY THIS PRELIMINARY PLAT AMENDMENT ARE TO THE ALIGNMENT OF THE NORTHERN ENTRY AND THE AREA DEPICTED AS LOTS 859-921. THERE ARE NO PROPOSED CHANGES TO:
  - FINAL PLATTED LOTS 124-128, 411-413 AND CONDO TRACTS 201 AND 202 OF TOSCANA ISLES UNITS 1&2, PHASE 2, PLAT BOOK 50 PAGE 48
  - FINAL PLATTED LOTS 297-335 AND 345-378 OF TOSCANA ISLES UNIT 1&2, PHASE 4, PLAT BOOK 51 PAGE 1055 A

LAKE 4
TRACT 250
ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

LAKE 3
TRACT 250
STORMWATER MANAGEMENT AREA
UNIT 2

LAKE 3A

LAKE 3B

LAKE 1
UNIT 1

LAKE 2
UNIT 2

TRACT 251
ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

TRACT 261
STORMWATER MANAGEMENT AREA

TRACT 262
STORMWATER MANAGEMENT AREA

TRACT 212
COMMON AREA AND PUBLIC UTILITY EASEMENT

TRACT 213
PUBLIC UTILITY EASEMENT

OPEN SPACE TRACT

STORMWATER MANAGEMENT AREA TRACT

30' EMERGENCY ACCESS EASEMENT W/20' WIDE - SUBBASE AND BASE ROAD (SEE CITY OF VENICE DETAIL)

20' PRIVATE DRAINAGE EASEMENT

25' PRIVATE DRAINAGE EASEMENT

15' PRIVATE DRAINAGE EASEMENT

20' UTILITY EASEMENT TYP. PER PB 48, PG 48 TOSCANA-1&2

LANDSCAPE BUFFER TRACT EXTENDS FROM KNIGHTS TRAIL RIGHT OF WAY TO INTERNAL RIGHT OF WAY

KNIGHTS TRAIL ROAD

LAUREL ROAD

2016
2018
2020
2021

200 100 0 200 400 600
SCALE IN FEET

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION

REVISIONS

BY	DATE	DESCRIPTION
CD	1/23/20	1 REVISIONS PER CITY OF VENICE 1/13/19

AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FL 34240
CA #33105
LB #4334
PHONE: (941) 377-9178

PROJ: TOSCANA ISLES, UNIT 2
SCALE: 1"=200'
DATE: 12/08/17
APPROVED BY: D. SHAWN LEINS, PE FLORIDA CERTIFICATE NO: 41078
DRAWN BY: CD
CAD FILE: VANG15PLT
CLIENT: LALP DEVELOPMENT, LLC
JOB NO: VANG0015
DESC: PRELIMINARY PLAT
DRWG NO: 4

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

10

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

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

April 2, 2024

Via Electronic Mail
vbabbar@srvlegal.com

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

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

Dear Mr. Babbar:

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

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

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

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

We look forward to your response.

Sincerely,

Mark J. Stempler

Mark J. Stempler
For the Firm

MJS2/lb
cc: D.R. Horton, Inc.

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

11

TOSCANA ISLES MASTER ASSOCIATION, INC.
RESOLUTION 8.18.25

Transfer of ownership of fishing dock to Toscana Isles Community Development District

WHEREAS, the Toscana Isles Master Association, Inc. ("Association") is a homeowners' association organized and existing under the laws of the State of Florida, and governed by its Declaration of Covenants, Articles of Incorporation, Bylaws, and applicable Florida Statutes;

WHEREAS, the Developer had constructed a fishing dock located on the north side of the clubhouse; (see attached description)

WHEREAS, the Board of Directors ("Board") recognizes the need to maintain the fishing dock, but also recognizes that the CDD can add the fishing dock to their property policy for a small additional sum, saving the HOA the cost of insurance;

NOW, THEREFORE, BE IT RESOLVED, that the Toscana Isles Master Association Board of Directors hereby approves and transfers ownership of the fishing dock to the CDD, with the agreement that the Association will continue to maintain the dock at Association expense.

5. Effective Date

This resolution is effective immediately upon its adoption by the Board of Directors.

ADOPTED by the Board of Directors of the Toscana Isles Master Association, Inc. on this August 21, 2025.

CERTIFICATION

I, the undersigned, hereby certify that the foregoing resolution was duly adopted by the Board of Directors of Toscana Isles Master Association, Inc., at a properly noticed meeting held on August 21, 2025.

Diane Jochum

Diane Jochum
President, Toscana Isles Master Association, Inc.

I, the undersigned, hereby certify that the foregoing resolution was duly adopted by the Board of Directors of Toscana Isles Master Association, Inc., at a properly noticed meeting held on August 21, 2025.

William Rymsza

William Rymsza
Secretary, Toscana Isles Master Association, Inc.

Dock: 491" x 72.25"

Plank width: 5.5"

Distance from fence: 52"

Distance from curb: 178"

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	$ 121,325	$ -	$ -	$ 121,325
Investments		-		
Reserve	-	710,363	801,432	1,511,795
Prepayment	-	17,182	26,552	43,734
Revenue	-	910,986	983,087	1,894,073
Due from general fund	-	7,447	10,321	17,768
Total assets	$ 121,325	$1,645,978	$1,821,392	$ 3,588,695
LIABILITIES				
Liabilities:				
Due to debt service fund 2014	$ 7,447	$ -	$ -	$ 7,447
Due to debt service fund 2018	10,321	-	-	10,321
Taxes payable	122	-	-	122
Total liabilities	17,890	-	-	17,890
FUND BALANCES				
Restricted for:				
Debt service	-	1,645,978	1,821,392	3,467,370
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	58,490	-	-	58,490
Total fund balances	103,435	1,645,978	1,821,392	3,570,805
Total liabilities and fund balances	$ 121,325	$ 1,645,978	$ 1,821,392	$ 3,588,695

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ -	$ -	$ 140,076	0%
Interest and miscellaneous	1	1	-	N/A
Total revenues	1	1	140,076	0%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	800	800	12,000	7%
FICA	61	61	918	7%
Management/accounting/recording	3,643	3,643	43,721	8%
Debt service fund accounting	644	644	7,725	8%
Legal	-	-	36,000	0%
Engineering	-	-	5,000	0%
Audit	-	-	4,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	167	2,000	8%
Trustee	-	-	11,236	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,200	0%
Annual special district fee	175	175	175	100%
Insurance	16,992	16,992	-	N/A
Property Insurance			10,500	
Contingencies/bank charges	115	115	8,500	1%
Website	-	-	1,500	0%
ADA website compliance	-	-	705	0%
Total professional & administrative	22,656	22,656	147,990	15%
Other fees & charges				
Tax collector	-	-	2,189	0%
Total other fees & charges	-	-	2,189	0%
Total expenditures	22,656	22,656	150,179	15%
Excess/(deficiency) of revenues over/(under) expenditures	(22,655)	(22,655)	(10,103)	
Fund balances - beginning	126,090	126,090	90,114	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	58,490	58,490	35,066	
Fund balances - ending	$ 103,435	$ 103,435	$ 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 OCTOBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ -	$ -	$ 783,962	0%
Interest	5,162	5,162	-	N/A
Total revenues	5,162	5,162	783,962	1%
EXPENDITURES				
Principal	-	-	225,000	0%
Interest	-	-	521,494	0%
Tax collector	-	-	12,249	0%
Total expenditures	-	-	758,743	0%
Excess/(deficiency) of revenues over/(under) expenditures	5,162	5,162	25,219	
Fund balances - beginning	1,640,816	1,640,816	1,596,293	
Fund balances - ending	$ 1,645,978	$ 1,645,978	$ 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 OCTOBER 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ -	$ -	$ 1,086,623	0%
Interest	6,098	6,098	-	N/A
Total revenues	6,098	6,098	1,086,623	1%
EXPENDITURES				
Principal	-	-	290,000	0%
Interest	-	-	769,194	0%
Tax collector	-	-	16,978	0%
Total expenditures	-	-	1,076,172	0%
Excess/(deficiency) of revenues over/(under) expenditures	6,098	6,098	10,451	
Fund balances - beginning	1,815,294	1,815,294	1,732,657	
Fund balances - ending	$ 1,821,392	$ 1,821,392	$ 1,743,108	

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

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