

TOSCANA ISLES

**COMMUNITY DEVELOPMENT
DISTRICT**

November 5, 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

October 29, 2025

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

Board of Supervisors
Toscana Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Toscana Isles Community Development District will hold a Regular Meeting on November 5, 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. Continued Discussion: AREHNA | Engineering, Inc. Report of Geotechnical Exploration [Toscana Isles Pavement Investigation]
7. Discussion: Roads
8. Update: Correspondence from Becker & Poliakoff Regarding D.R. Horton Construction Defects
9. Discussion/Consideration: Acceptance of Fishing Dock from Master Association
 - Toscana Isles Master Association, Inc. Resolution 8.18.25
10. Discussion: Parking/Towing
11. Acceptance of Unaudited Financial Statements as of September 30, 2025

12. Staff Reports

- A. District Counsel: *Straley Robin Vericker*
- B. District Engineer: *AM Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 3, 2025 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

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

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

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

2

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.

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

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

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

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

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

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

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

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

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

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

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104 **SIXTH ORDER OF BUSINESS**

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

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124 **SEVENTH ORDER OF BUSINESS****Discussion: Roads**

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128 **EIGHTH ORDER OF BUSINESS**

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

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135 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Acceptance of
Fishing Dock from Master Association**

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• **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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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219 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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221 The meeting adjourned at 11:57 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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REPORT OF GEOTECHNICAL EXPLORATION

TOSCANA ISLES PAVEMENT INVESTIGATION VENICE, FLORIDA

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

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

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



April 14, 2025

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

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

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

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

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

Best Regards,

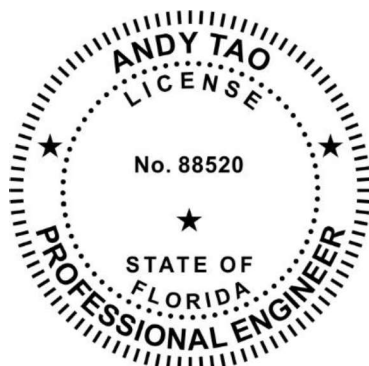
AREHNA ENGINEERING, INC.

FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 28410

This item has been digitally signed and sealed by:



Sean Seibert, E.I.
Engineering Intern



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

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



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LIST OF APPENDICES

APPENDIX A

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

APPENDIX B

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

APPENDIX C

Pavement Core Photo Sheets



1.0 PROJECT INFORMATION AND SCOPE OF WORK

1.1 SITE DESCRIPTION AND PROJECT CHARACTERISTICS

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

1.2 SCOPE OF WORK

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

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

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

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



2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 FIELD EXPLORATION

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

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

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

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

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



3.0 SITE AND SUBSURFACE CONDITIONS

3.1 USGS TOPOGRAPHIC DATA

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

3.2 USDA NATURAL RESOURCES CONSERVATION SERVICE DATA

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

3.3 SUBSURFACE CONDITIONS

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

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

3.4 GROUNDWATER CONDITIONS

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



3.5 ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL

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

3.6 SOIL DENSITY – DCP RESULTS

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

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



4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 GENERAL

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

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

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

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

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

4.2 PAVEMENT REPAIR CONSIDERATIONS

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



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

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

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



5.0 BASIS FOR RECOMMENDATIONS

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



APPENDIX A

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

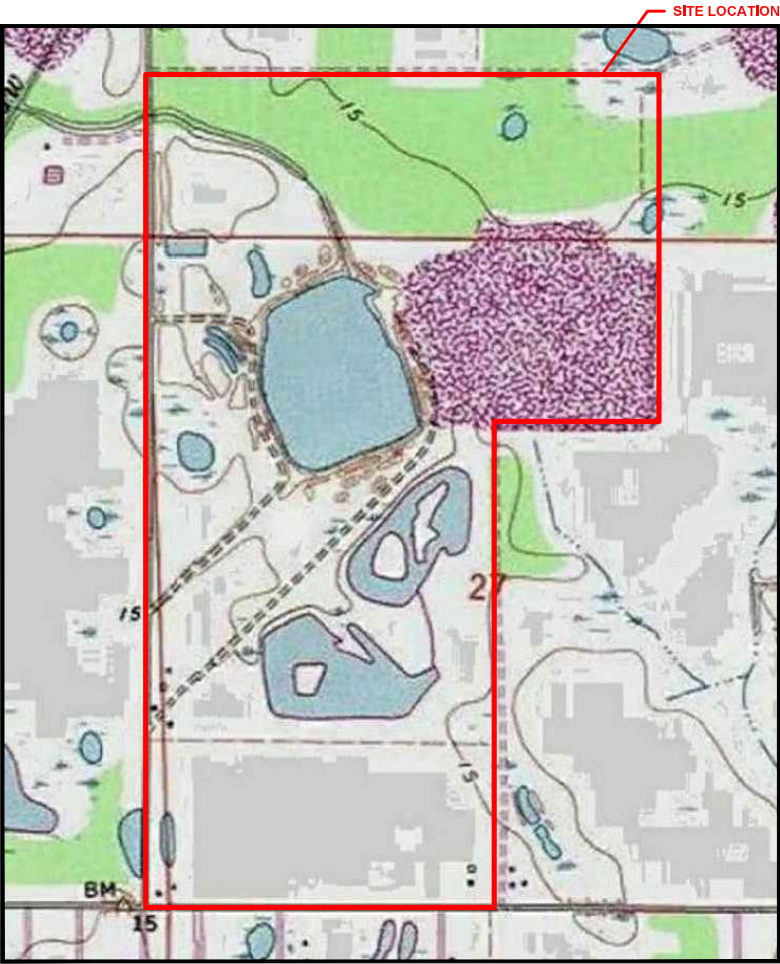
USDA SOIL SURVEY MAP



REFERENCE: USDA SOIL SURVEY OF SARASOTA COUNTY, FLORIDA

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

USGS TOPOGRAPHIC MAP



REFERENCE: "LAUREL, FLORIDA" USGS QUADRANGLE MAP

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

REVISIONS		
NO.	DATE	DESCRIPTIONS

APPROVED

PREPARED BY:
AREHNA Engineering, Inc.
5012 West Lenton Street, Tampa, FL 33609
Phone 813.944.3464 | Fax 813.944.4999
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
TOSCANA ISLES
VENICE, FLORIDA

PROJECT NO.
B-25-030

SHEET NO.
1



REVISIONS				PREPARED BY:	BORING LOCATION PLAN	NAME			PROJECT NAME	PROJECT NO.	SHEET NO.
NO.	DATE	DESCRIPTIONS	APPROVED			DESIGNED BY:	SS	4/2025			
				 AREHNA Engineering, Inc. 5012 West Lenton Street, Tampa, FL 33609 Phone 813.944.3464 Fax 813.944.4959 Certificate of Authorization No. 28410		DRAWN BY:	DG	4/2025	TOSCANA ISLES VENICE, FLORIDA	B-25-030	2
						CHECKED BY:	AT	4/2025			
						SUPERVISED BY: Andy Tao, P.E.					



REVISIONS				PREPARED BY:  AREHNA Engineering, Inc. 5012 West Lenox Street, Tampa, FL 33609 Phone 813.944.3464 Fax 813.944.4959 Certificate of Authorization No. 28420	SOIL BORING PROFILES	NAME	DATE	PROJECT NAME	PROJECT NO.	SHEET NO.	
NO.	DATE	DESCRIPTIONS	APPROVED			DESIGNED BY:	SS	4/2025	TOSCANA ISLES VENICE, FLORIDA	B-25-030	3
						DRAWN BY:	DG	4/2025			
						CHECKED BY:	AT	4/2025			
						SUPERVISED BY:	Andy Tao, P.E.				

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 complex, 0 to 1 percent slopes (66)	0 - 18	Loamy fine sand	A-2-4	SM	2 - 6	0.0	Jul - Oct	Apparent	Moderate	Low
	18 - 36	Sandy loam, sandy clay loam, fine sandy loam	A-6, A-2-4, A-7-6	SC-SM, CL, SC	0.6 - 2					
	36 - 48	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-4, A-6	SC-SM, SC, SM	0.6 - 2					
	48 - 80	Sandy loam, loamy fine sand, fine sandy loam	A-2-4, A-6, A-4	SC-SM, CL, SM	0.6 - 2					

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

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

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

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

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

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

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

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

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

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

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

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

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

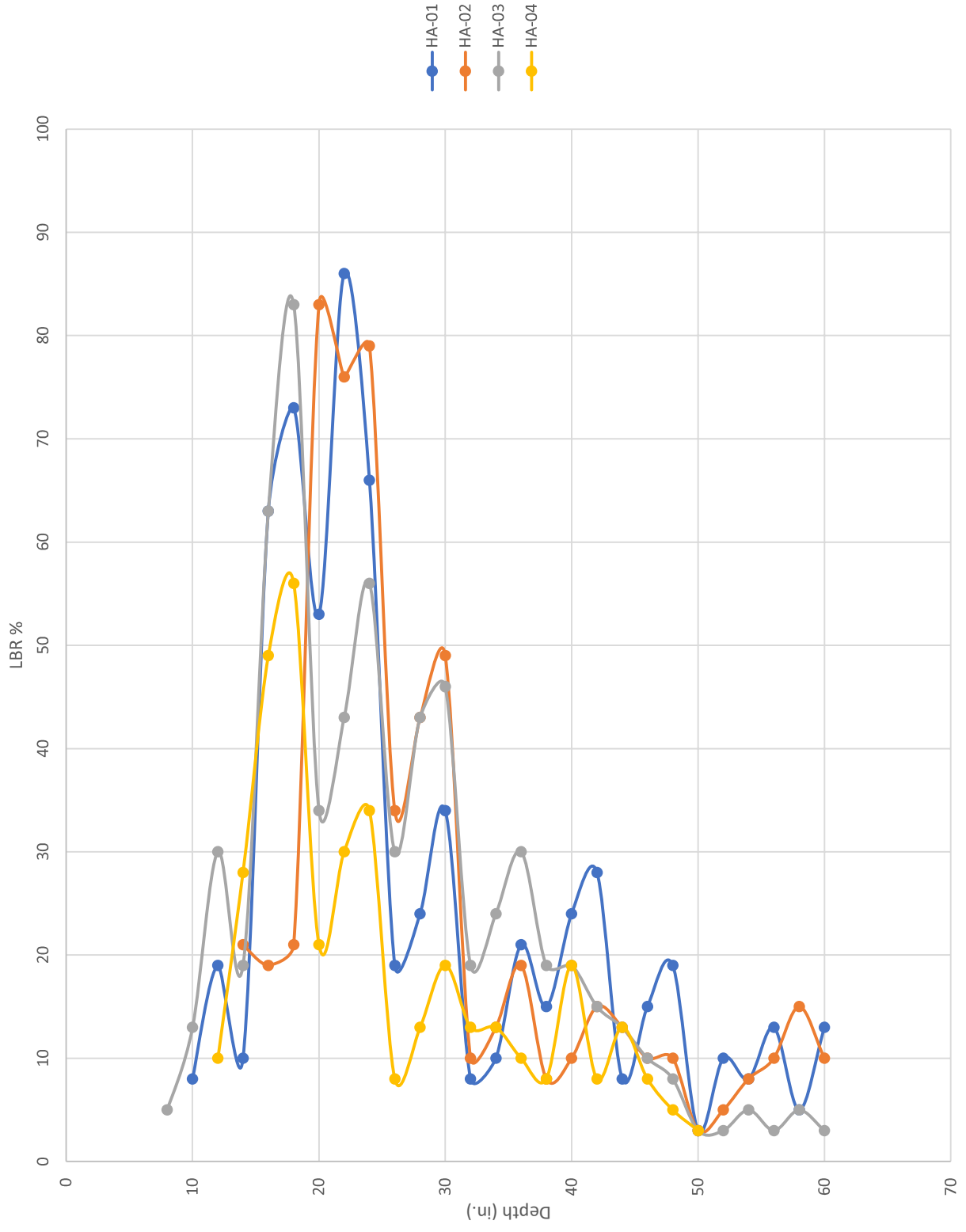
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

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

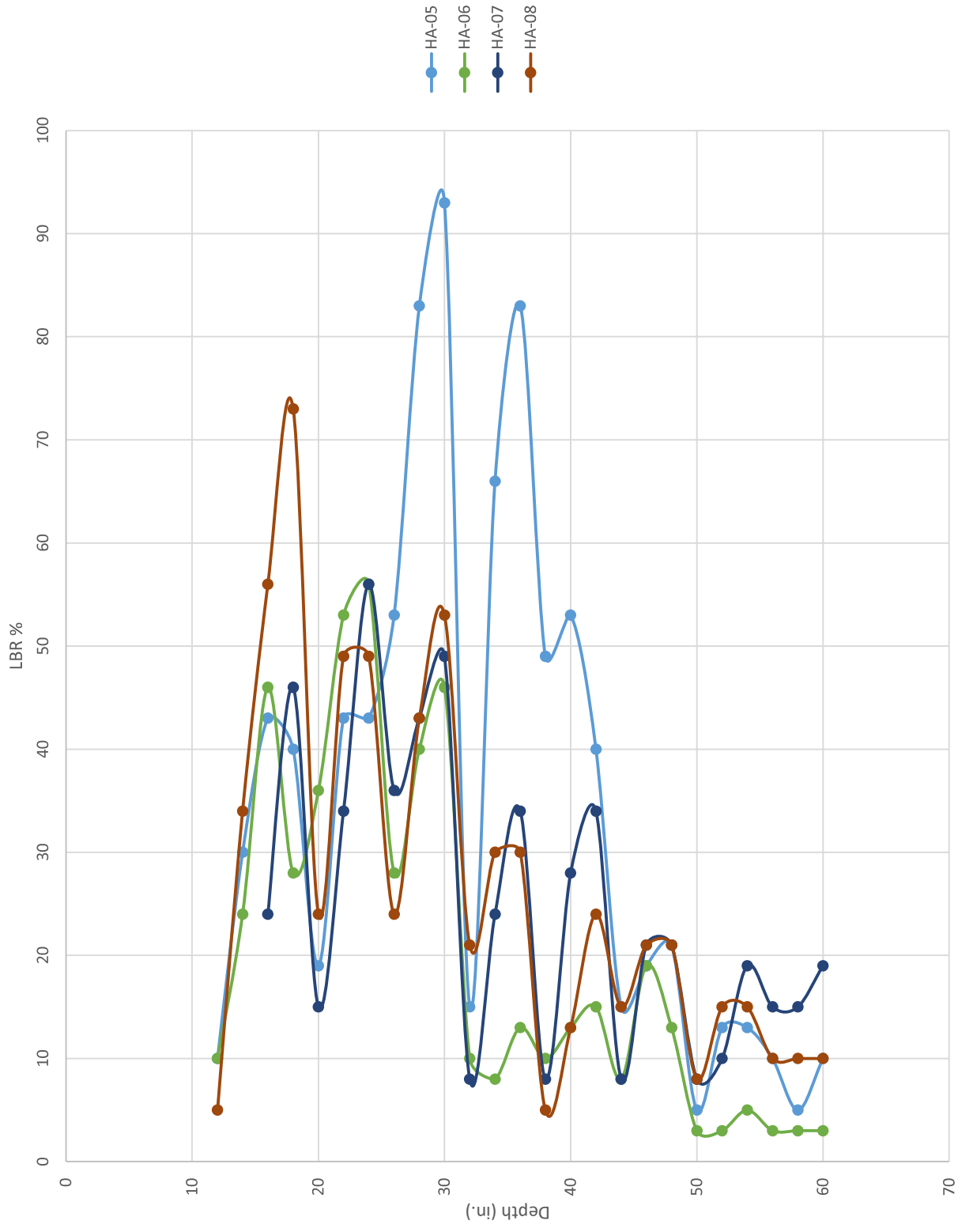
TABLE 3
SUMMARY OF DCP TEST RESULTS
TOSCANA ISLES
VENICE, FLORIDA
AREHNA Project No. B-25-030

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

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



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



FIELD PROCEDURES

Auger Boring

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

Asphalt Pavement Coring

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

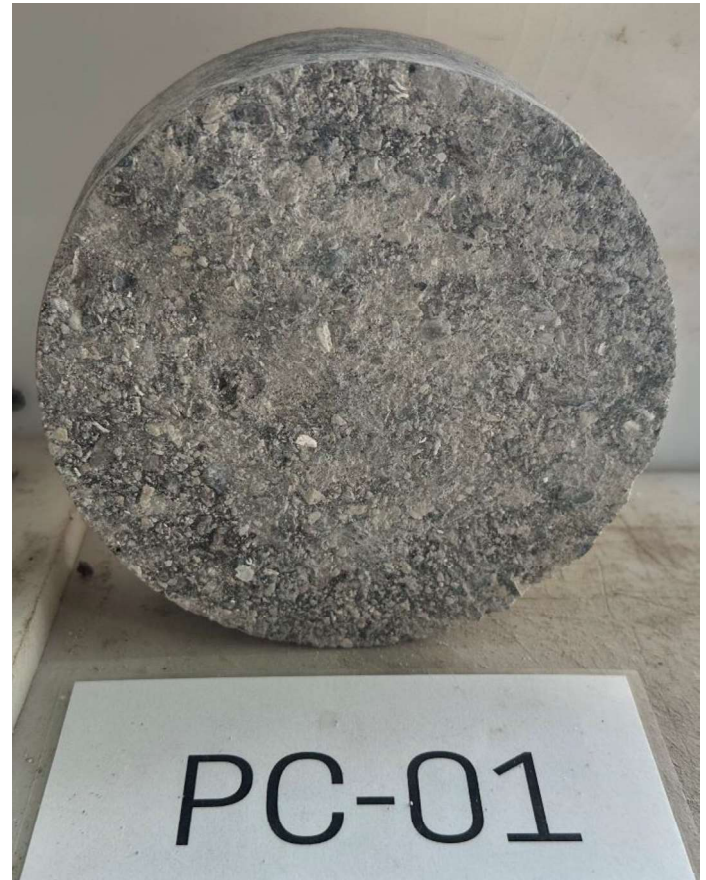
Dynamic Cone Penetrometer (DCP) Test

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



APPENDIX C

Pavement Core Photo Sheets



Toscana Isles
Pavement Investigation
Venice, Florida

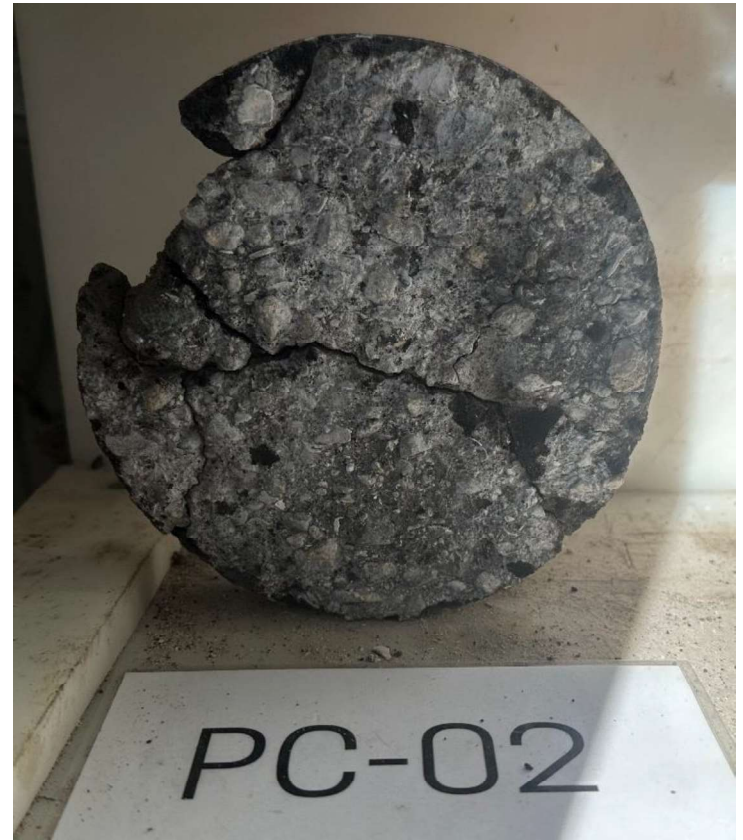
Client: Stantec
AREHNA Project No.: B-25-030
Date: April 8, 2025

AREHNA Engineering, Inc.

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

PAVEMENT CORE LOCATIONS

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



Toscana Isles
Pavement Investigation
Venice, Florida

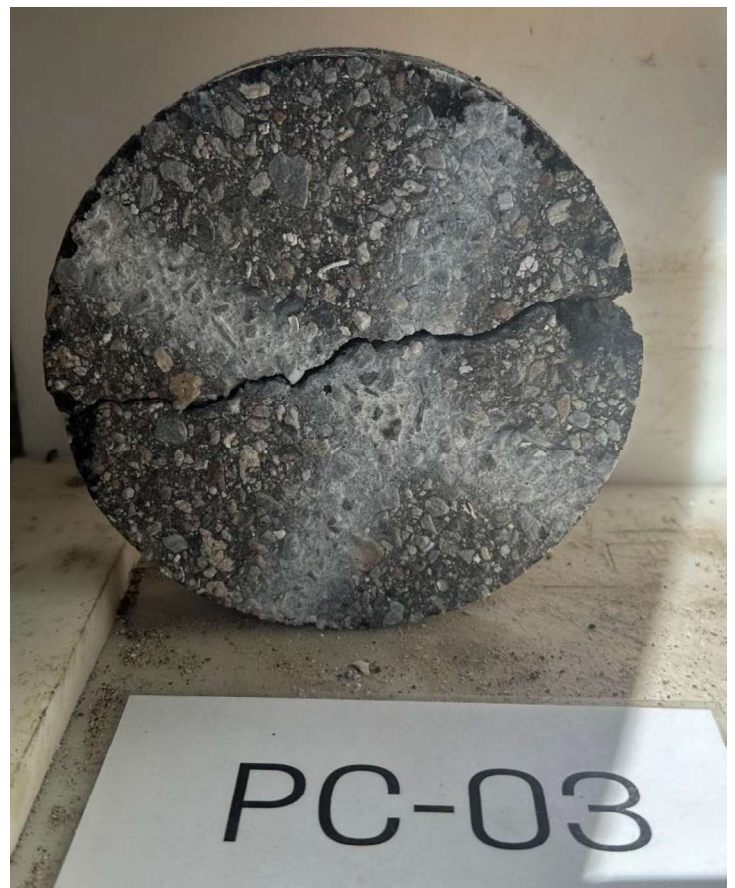
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Venice, Florida

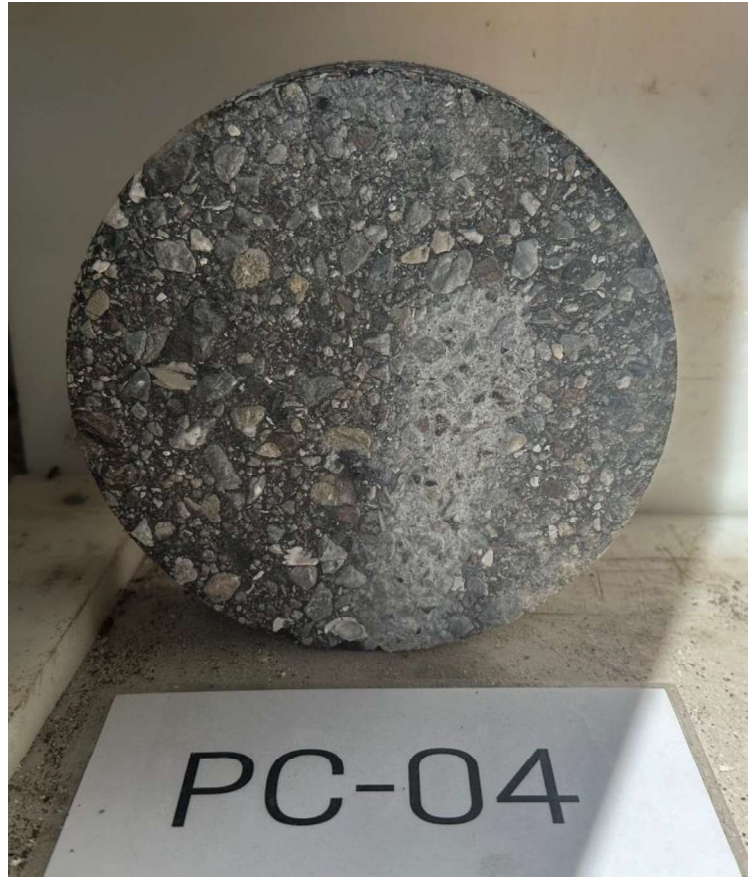
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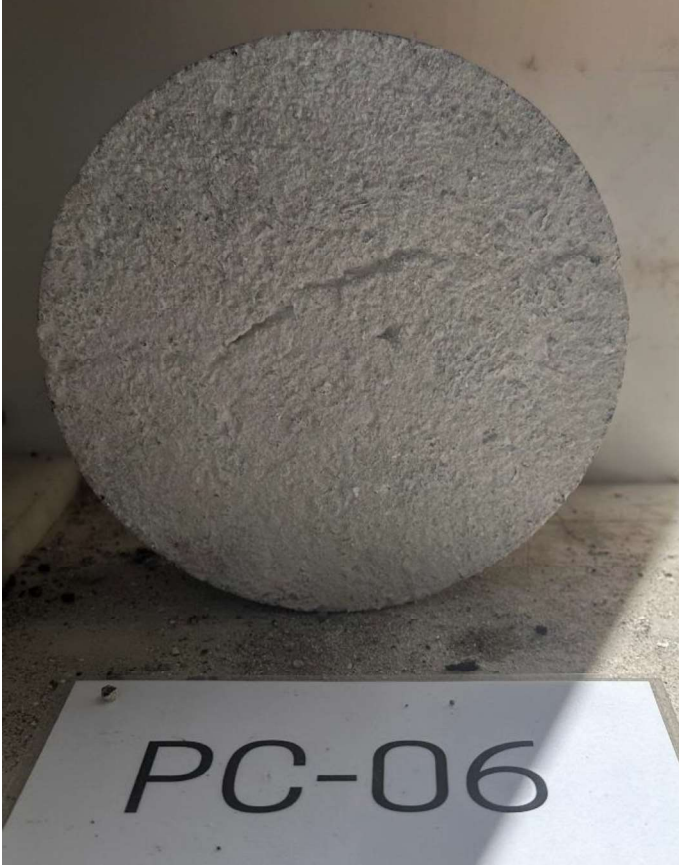
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Venice, Florida

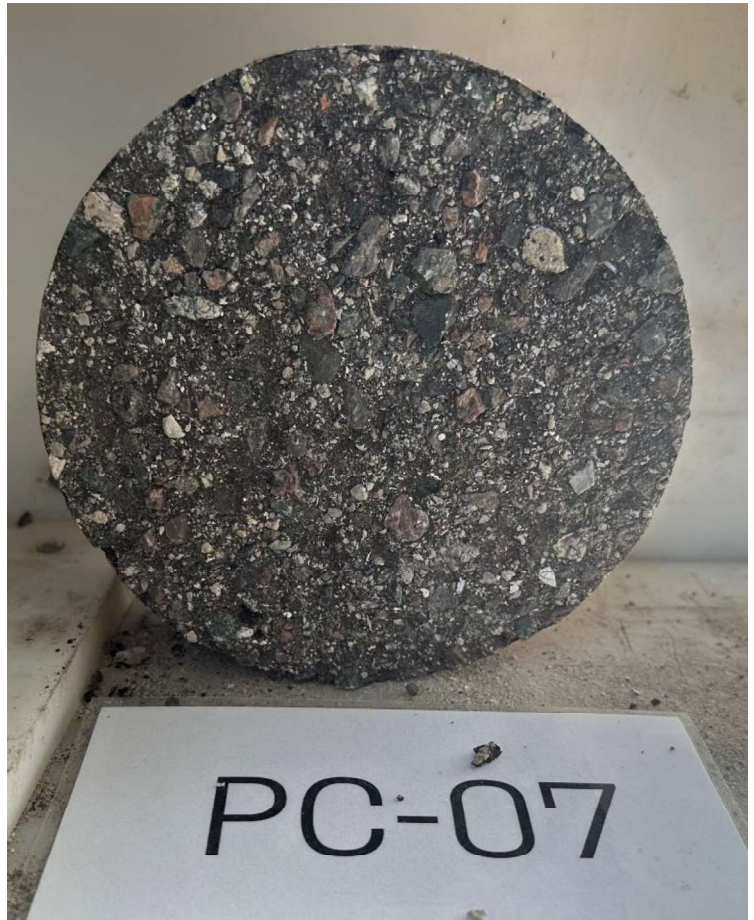
Client: Stantec
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PAVEMENT CORE LOCATIONS

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Toscana Isles
Pavement Investigation
Venice, Florida

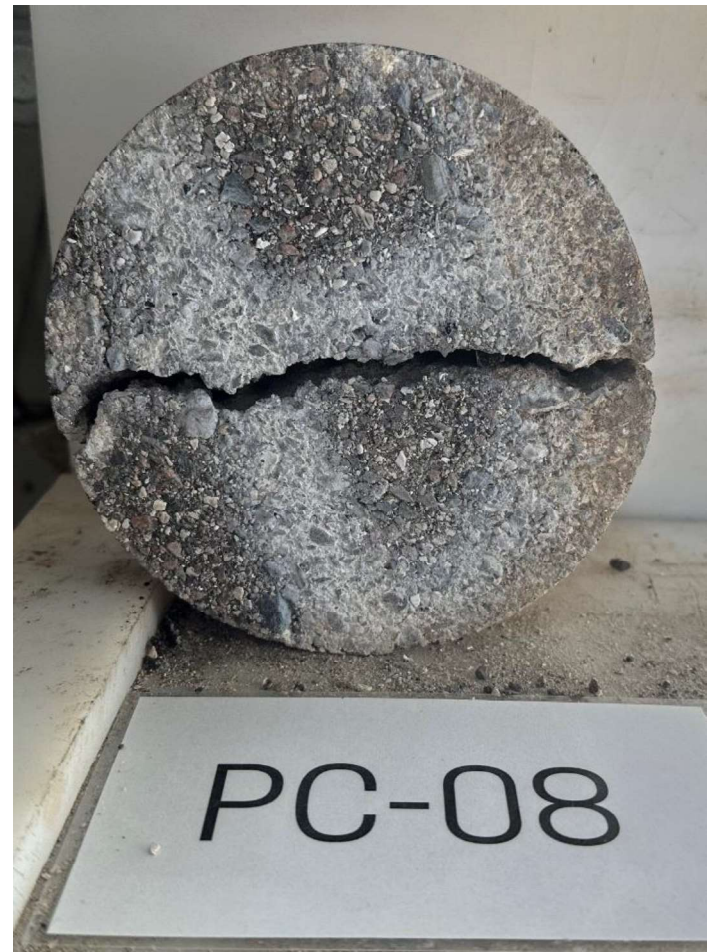
Client: Stantec
AREHNA Project No.: B-25-030
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Toscana Isles
Pavement Investigation
Venice, Florida

Client: Stantec
AREHNA Project No.: B-25-030
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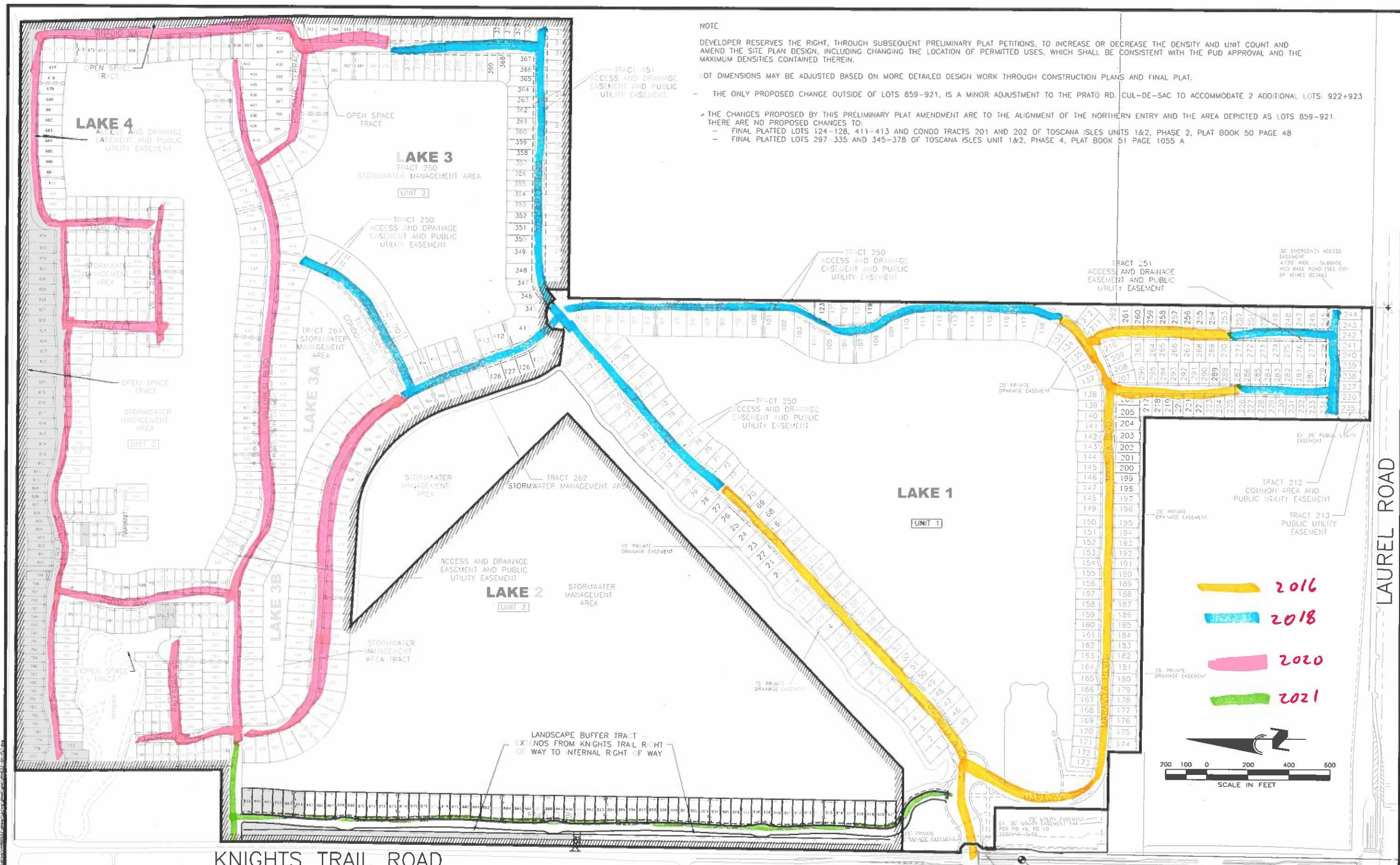
12296 Wiles Road Coral Springs, FL 33076
Phone 954.417.8412 ■ Fax 813.944.4959

PAVEMENT CORE LOCATIONS

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

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

7



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

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	REVISIONS PER CITY OF VENICE 1/13/19

ENGINEERING, LLC.
340 CHANDLER COURT
SARASOTA, FL 34230
CA #33105
LB #4334
PHONE: (941) 377-9178

PROJECT: TOSCANA ISLES, UNIT 2
SCALE: 1"=200'
DATE: 12/08/17
APPROVED BY: D. SHAWN LEWIS, PE
FLORIDA CERTIFICATE NO: A10178
CLIENT: LALP DEVELOPMENT, LLC
DESIGN: PRELIMINARY PLAT
DRAWN BY: CD
CADD FILE: VANG15PL1
JOB NO: VANG0015
DWG NO: 4

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8

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.

Toscana Isles Community Development District
Vivek K. Babbar, Esq.
Page 2

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

We look forward to your response.

Sincerely,

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

Mark J. Stempler
For the Firm

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

TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT

9

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
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
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
SEPTEMBER 30, 2025**

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 133,372	\$ -	\$ -	\$ 133,372
Investments				
Reserve	-	710,363	801,431	1,511,794
Prepayment	-	17,182	26,462	43,644
Revenue	-	905,824	977,079	1,882,903
Prepaid expense	16,992	-	-	16,992
Total assets	<u>\$ 150,364</u>	<u>\$1,633,369</u>	<u>\$1,804,972</u>	<u>\$ 3,588,705</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 25,298	\$ -	\$ -	\$ 25,298
Taxes payable	306	-	-	306
Total liabilities	<u>25,604</u>	<u>-</u>	<u>-</u>	<u>25,604</u>
FUND BALANCES				
Restricted for:				
Debt service	-	1,633,369	1,804,972	3,438,341
Assigned				
Three months working capital	44,945	-	-	44,945
Unassigned	79,815	-	-	79,815
Total fund balances	<u>124,760</u>	<u>1,633,369</u>	<u>1,804,972</u>	<u>3,563,101</u>
Total liabilities and fund balances	<u>\$ 150,364</u>	<u>\$ 1,633,369</u>	<u>\$ 1,804,972</u>	<u>\$ 3,588,705</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 141,003	\$ 140,076	101%
Interest and miscellaneous	1	34	-	N/A
Total revenues	<u>1</u>	<u>141,037</u>	<u>140,076</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	-	7,400	12,000	62%
FICA	-	566	918	62%
Management/accounting/recording	3,642	43,721	43,721	100%
Debt service fund accounting	644	7,725	7,725	100%
Legal	1,846	8,134	36,000	23%
Engineering	1,000	5,450	5,000	109%
Geotechnical engineering	-	9,800	10,000	98%
Audit	-	4,400	4,400	100%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	167	2,000	2,000	100%
Trustee	-	10,402	11,236	93%
Telephone	17	200	200	100%
Postage	22	137	500	27%
Printing & binding	42	500	500	100%
Legal advertising	77	234	1,200	20%
Annual special district fee	-	175	175	100%
Insurance	-	10,156	9,900	103%
Contingencies/bank charges	115	1,036	1,000	104%
Website	850	1,555	705	221%
ADA website compliance	-	-	210	0%
Total professional & administrative	<u>8,422</u>	<u>113,591</u>	<u>147,890</u>	77%
Other fees & charges				
Tax collector	-	2,109	2,189	96%
Total other fees & charges	-	2,109	2,189	96%
Total expenditures	<u>8,422</u>	<u>115,700</u>	<u>150,079</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	(8,421)	25,337	(10,003)	
Fund balances - beginning	133,181	99,423	76,953	
Assigned				
Three months working capital	44,945	44,945	44,945	
Unassigned	79,815	79,815	22,005	
Fund balances - ending	<u>\$ 124,760</u>	<u>\$ 124,760</u>	<u>\$ 66,950</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 789,156	\$ 785,537	100%
Interest	5,389	62,085	-	N/A
Total revenues	<u>5,389</u>	<u>851,241</u>	<u>785,537</u>	108%
EXPENDITURES				
Principal	-	215,000	215,000	100%
Interest	-	534,144	534,144	100%
Tax collector	-	11,800	12,274	96%
Total expenditures	<u>-</u>	<u>760,944</u>	<u>761,418</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,389	90,297	24,119	
Fund balances - beginning	<u>1,627,980</u>	<u>1,543,072</u>	<u>1,477,160</u>	
Fund balances - ending	<u><u>\$ 1,633,369</u></u>	<u><u>\$ 1,633,369</u></u>	<u><u>\$ 1,501,279</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 1,093,822	\$ 1,086,623	101%
Assessment prepayments	-	25,591	-	N/A
Interest	6,352	71,546	-	N/A
Total revenues	<u>6,352</u>	<u>1,190,959</u>	<u>1,086,623</u>	110%
EXPENDITURES				
Principal	-	275,000	275,000	100%
Interest	-	783,319	783,319	100%
Tax collector	-	16,356	16,978	96%
Total expenditures	<u>-</u>	<u>1,074,675</u>	<u>1,075,297</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6,352	116,284	11,326	
Fund balances - beginning	<u>1,798,620</u>	<u>1,688,688</u>	<u>1,629,258</u>	
Fund balances - ending	<u>\$ 1,804,972</u>	<u>\$ 1,804,972</u>	<u>\$ 1,640,584</u>	

**TOSCANA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

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