

UNIT OF DEVELOPMENT NO. 3
PLAN OF IMPROVEMENTS

PREPARED FOR

WEST VILLAGES IMPROVEMENT DISTRICT

November 1, 2005

KIMLEY-HORN AND ASSOCIATES, INC.
DISTRICT ENGINEER

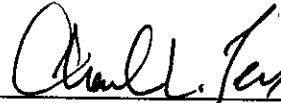
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This document is a copy and is being provided at the request of **West Villages Improvement District** for informational purposes only. The signed and sealed original of this document was filed with **West Villages Improvement District**, Thomas Ranch, 7000 S. Tamiami Trail, Venice, Florida.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, as a Professional Engineer in the State of Florida, that the information in this *Plan of Improvements for West Villages Improvement District Unit of Development No. 3* was assembled under my direct responsible charge. The certifying Engineer cannot be responsible for added or deleted information once distributed. This report is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This verification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-18.011(4).



Charles L. Geer, P.E.
FL P.E. Number: 31435

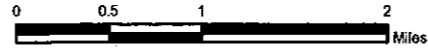
11/1/05
Date

Kimley-Horn and Associates, Inc.
4431 Embarcadero Drive
West Palm Beach, FL 33407
Phone: **561-845-0665**
Fax: **561-863-8175**
CA Number **0000696**

dated and

[Reproductions are not valid unless signed,
embossed with an Engineer's seal]

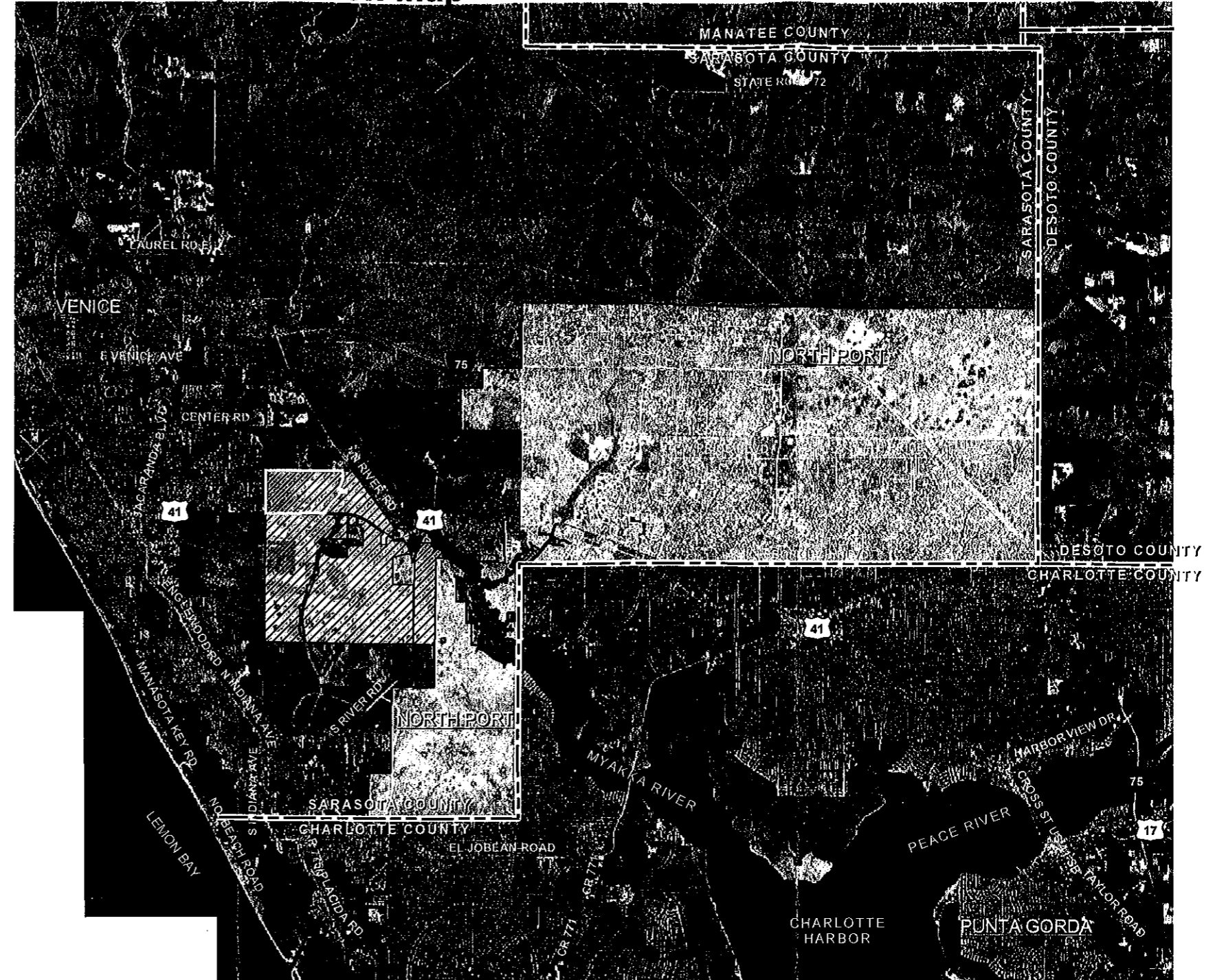
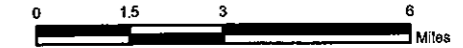
WVID Unit 3



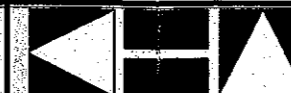
Legend

- COUNTY BOUNDARIES
- NORTH PORT CITY LIMITS
- WEST VILLAGES IMPROVEMENT DISTRICT
- GRAN PARADISO LIMITS
- UNIT 3 BOUNDARY

WVID County Location Map



West Villages Improvement District - Unit 3 Boundary



**Kimley-Horn
and Associates, Inc.**

Contact: Alan Malo, ACP, 941-922-8187
Date: 31 October, 2005
Aerial Flight Date: December 2004

SECTION A. INTRODUCTION

I. General

The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298 and 170, Florida Statutes. WVID was created to construct and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway or related activities, as more particularly described in the Chapter 2004-456, Laws of Florida.

WVID is governed by a five-member Board of Supervisors, each member of which holds office for a 4-year term. The terms of the Board Members are staggered so that no more than two Supervisors are elected at the Annual Landowner's Meeting held in June of each year. At the Annual Landowner's Meeting, any Landowner owning an acre or fraction thereof of real property within WVID's jurisdictional boundary is entitled to vote, on an owned acreage basis, for each Supervisor position then subject to an election.

WVID's Board of Supervisors meets regularly on the fourth Tuesday of each month.

II. Authorization

This Plan of Improvements was authorized by the Board of Supervisors of the West Villages Improvement District and the Landowners have agreed to disclose the existence of this Plan of Improvements to prospective buyers, pursuant to disclosure procedures that have been approved by WVID.

III. Acknowledgements

The WVID District Engineer would like to acknowledge the efforts of the Landowners and the Landowners' engineers in working with WVID to provide information used in this Plan.

IV. Purpose and Scope

The purpose of this Plan of Improvements is to present the nature and extent of the improvements which may be implemented by WVID for and on behalf of the Unit of Development, which improvements will thereafter be owned, operated and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Plan of Improvements generally describes the existing land within Unit No. 3 and the proposed improvements and recommendations. The Plan is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been prepared.

V. Lands in Unit of Development No. 3

West Villages Improvement District Resolution No. 2005-33 designated approximately 1,068 acres of the West Villages Improvement District as the West Villages Improvement District Unit of Development No. 3 ("Unit 3"). Unit 3 currently consists of one major parcel of land, known as Gran Paradiso.

The Gran Paradiso parcel is expected to consist of up to 1,431 single family residential units and up to 568 multi-family units in seven Neighborhoods with the associated Neighborhood Centers consisting of passive open space areas and a total of approximately 15 acres of recreational and community center facilities. Gran Paradiso and the associated expected usage constitute the development planned within Unit 3 (the "Development"). Gran Paradiso is not currently platted, but the expected usage has been used as the basis of this report. Unit 3 was designated to provide for the construction, financing, long-term administration, and management of certain public infrastructure required for the Development.

Page 3 shows the location of Unit of Development No. 3 in relation to Sarasota County. The Legal Description and Sketch (Exhibit "A") reflects the lands included in Unit of Development No. 3

SECTION B. EXISTING CONDITIONS

I. Topography

The area within Unit of Development No. 3 is relatively flat, mostly vacant or agricultural land with site elevations ranging from approximately 3 feet to 12.5 feet based on 1983 Southwest Florida Water Management District contour maps and U.S.C. & G.S. datum. The lower elevations occur in the wetlands that run through the north half of the site and in ditches that are located along the southeast section of the site while the higher elevations are located near the southwest corner of the site. The Unit is primarily underdeveloped pasture and rangelands, upland pine flatwoods, wetlands, and undeveloped woodlands.

II. Climatology

Unit of Development No. 3 is located in a subtropical climate zone. Winters are generally mild to dry while summers are usually warm and rainy. The annual temperature averages approximately seventy-three degrees Fahrenheit. Approximately sixty percent (60%) of the annual fifty-four inches of rainfall occurs between June and September.

III. Soils and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil type within the Unit is identified as SCS Soil No. 31, Pineda Fine Sand. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are gray fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. The substratum to a depth of 80 inches or more is grayish brown fine sand.

The property within Unit 3 currently consists of 16 different vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities include, but are limited to, pine flat woods, palmetto prairie, mixed hardwood forest, and freshwater marshes that have been modified as a result of onsite agricultural activities, including ditching and fire suppression. Areas that, historically, were extensively open-forested or were wiregrass prairies have since become heavily forested or have been cleared for cattle grazing and commercial nursery. Extensive ditching as also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands. These land altering activities have compromised, to a certain extent, the overall quality on several of the onsite vegetation communities.

IV. Land Use and Zoning

Unit 3 is located within the City of North Port, Florida ("City") and is zoned as Village consistent with the City's Comprehensive Plan. A Proposed Village District Pattern Plan has been prepared for Unit 3 (Gran Paradiso) and is in the final stages of review by the City.

SECTION C. PLAN OF IMPROVEMENTS

I. Incorporation by Reference

In compliance with Florida Statute 298.225(3), Section 189.415, Florida Statutes, as Facility Reports are prepared, they will be incorporated by reference and made part hereof. The Facility Reports will be available for inspection and copying at WVID's administrative headquarters.

II. Public Infrastructure Improvements

Unit 3 was formed in order to finance and construct a portion of the public infrastructure improvements associated with the Development, including all or portions of the hereinafter described surface water management system, environmental preserves, the potable water transmission system, the wastewater transmission facilities, the irrigation water storage, pumping and transmission system, the recreational and community center facilities, roadways, major intersections, and associated landscape and entry features (the "Project").

The surface water management system will consist of a system of interconnected ponds whose levels are controlled by control structures, along with an outfall ditch to convey the onsite discharges and offsite flows through the Development to the outfall.

The environmental preserves will consist of preserved wetlands, constructed wetland mitigation and a constructed gopher tortoise mitigation area.

The potable water transmission system will consist of a water main connecting from the City of North Port system adjacent to the boundary of the Development. The water transmission main will be routed through the Development to provide service to all of the neighborhoods in Unit 3. All potable water systems will be permitted through and in accordance with the City of North Port requirements.

The wastewater transmission facilities will consist of gravity sewers and wastewater pumping stations located in the Development to provide service to all of the neighborhoods in Unit 3, along with a force-main from the Development to the City of North Port wastewater force-main located adjacent to the boundary of the Development. All wastewater systems will be permitted through and in accordance with the City of North Port requirements.

The irrigation water storage, pumping and transmission system will consist of an irrigation water main, including required metering, connecting the Englewood Water District (EWD) wastewater treatment plant (which is located outside of the WVID) to an irrigation water storage pond located within Unit 3. An irrigation water pump station will be constructed within Unit 3 along with irrigation water transmission mains, control valves and controllers to provide service to all of the neighborhoods in Unit 3.

The recreational and community center facilities will consist of two separate buildings located in different areas within Unit 3. Both buildings will provide pools and related facilities and the larger building will also provide space for events, meetings, gatherings, etc.

UNIT OF DEVELOPMENT No. 3

Plan of Improvements

November 1, 2005

A modern interior roadway along with appropriate connecting roadways and intersections will be constructed within Unit 3 to provide access to all of the neighborhoods in Unit 3. Construction will include signage, striping, lighting, signals, sidewalks, medians, water management facilities, environmental mitigation, landscaping, irrigation and other ancillary appurtenances of a modern roadway system. Enhanced landscaping and entry features will be provided. Roadway construction will be in accordance with and permitted through the City of North Port.

III. Permitting

At the time of this report, the following permits are under review for construction of the Project:

- - City of North Port
 - Southwest Florida Water Management District (SWFWMD)
 - Florida Department of Environmental Protection (FDEP)
 - Florida Department of Health (FDOH)

Additional required permits will be applied for as the design progresses.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plan or permitting of the Plan of Improvements, subject to continued compliance with all agency criteria and conditions of the already approved plans and permits. All permits necessary to complete the Project have either been obtained as described above, or, in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal and customary permit conditions.

IV. Estimated Cost of Improvements

The following Table 1 lists the components of the Plan of Improvements for Unit of Development No. 3, together with their estimated costs of design, implementation and construction. The Table also includes an estimate for administrative, engineering and legal fees and contingencies associated with the improvements.

Table 1
Estimated Cost of Improvements

	Element	Costs
A	Water Management and Environmental	\$16,979,000.00
B	Utilities (Including Irrigation Water)	\$5,059,000.00
C	Roadways	\$14,682,000.00
D	Entry Features	\$1,000,000.00
E	Recreational	\$17,547,000.00
	SubTotal of Improvements	\$55,267,000.00
	Engineering, Legal and Administrative	\$8,405,000.00
	Contingencies	\$4,854,000.00
	Total Plan of Improvements Cost	\$68,526,000.00

SECTION D. RIGHTS-OF-WAY/PROPERTY INTERESTS

The WVID will be required to acquire certain real property interests, including fee simple title, rights-of-way, easements and access as necessary for the implementation, installation, operation and maintenance of the Project. It is anticipated that some of said real property interests will be donated by the landowners in the Unit and some will be purchased by the WVID from the landowners within and outside the Unit. The above Estimated Costs of Improvements include allowances for such purchases.

SECTION E. MAINTENANCE RESPONSIBILITIES

Maintenance and operational responsibilities of the WVID will include the following:

1. Maintenance and operation of the water and wastewater systems until such time as those systems are turned over to the City of North Port. It is expected that turnover will occur shortly after completion of construction of discrete portions of the improvements.
2. Maintenance and operation of the collector roadway and intersections unless those roads are turned over to the City of North Port. It is expected that this responsibility will remain with the WVID.
3. Maintenance and operation of the entry features and landscaping and irrigation associated with the collector roadway system. It is expected that this responsibility will remain with the WVID.
4. Maintenance and operation of the Surface Water Management System and Environmental Preserve areas.
5. Maintenance and operation of the irrigation water system internal to Unit 3. It is expected that the irrigation water main from the EWD wastewater treatment plant to the Unit 3 storage pond will be turned over to the City of North Port upon completion of the rest of the major irrigation distribution system.
6. Maintenance and operation of the recreational facilities.

SECTION F. METHOD OF FUNDING

Several alternative methods of funding the implementation of improvements authorized in the Plan of Improvements which is to be constructed on existing or acquired rights-of-way are available to the WVID in accordance with past policy and applicable state statutes. These are as follows:

1. Donations by the Landowners of the proposed improvements provided such improvements are constructed in accordance with plans and specifications approved by the WVID Engineer and designed by WVID Project Engineers.
2. Donation of funding by the Landowners to the WVID for construction of required improvements.
3. Construction of required improvements utilizing available non-ad valorem assessments, loan or bond proceeds, with the loans or bonds being repaid from annual assessments to the benefited lands within the Unit until the indebtedness is retired.

Combination of 1, 2, and 3 above, including the authority, if the WVID so determines, to reimburse the Landowners for any funds previously advanced by them to the WVID or for improvements constructed by them and turned over to the WVID, to the extent said improvements, works or services are authorized in this Plan.

SECTION G. RECOMMENDATIONS

Based on the information presented in this Plan, the following recommendations are made:

That the West Villages Improvement District Board of Supervisors approve the Plan of Improvements.

That all lands, rights-of-way or easements required for the Plan be acquired by or furnished to the WVID , in fee simple title and/or by perpetual easement, as the case may be.

That usage of the provisions of Chapter 170, Florida Statutes and/or Chapter 2004-456, be authorized for the determination, assessment, apportionment, levy, collection and repayment of such non-ad valorem assessments, connection charges or fees as the Board of Supervisors deems appropriate.

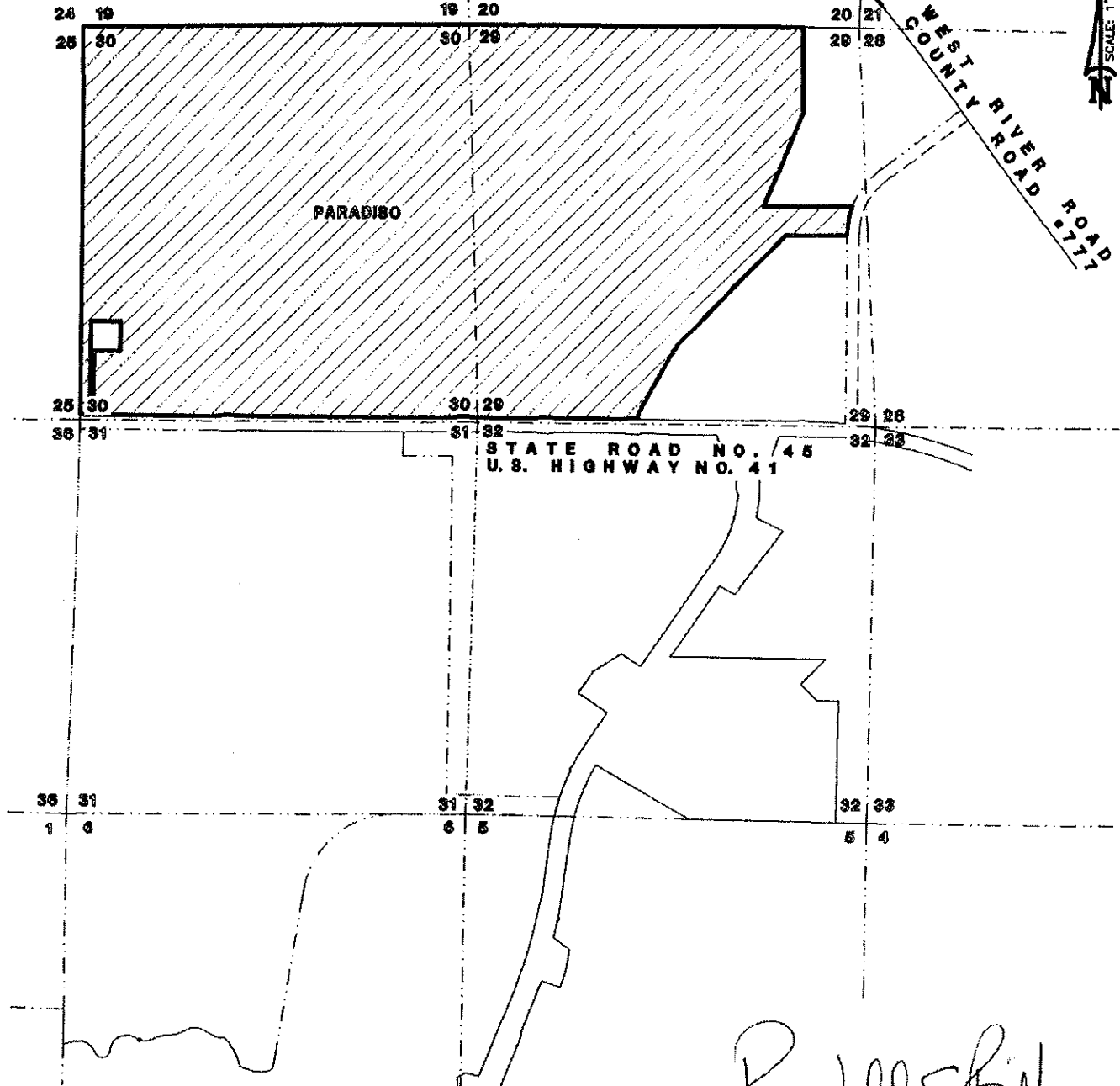
That the improvements presented in this Plan be implemented and upon their completion thereafter be either owned by the WVID or turned over to the appropriate unit of local government, which will maintain and operate same for the benefit of the lands within Unit of Development No. 3 .

EXHIBIT "A"

WEST VILLAGES IMPROVEMENT
DISTRICT UNIT 3

SHEET 1 OF 2

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR SKETCH
SEE SHEET 2 FOR DESCRIPTION

Randall E. Britt
Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979
Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

CERTIFIED TO:

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH: OCTOBER 31, 2005

JOB NUMBER: 05-10-51



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

605 Cypress Avenue Venice Florida 34285
Telephone: (941) 483-1396 Fax: (941) 484-5786
Email: bsi@brittsurveying.com

WEST VILLAGES IMPROVEMENT DISTRICT UNIT 3 SHEET 2 OF 2
SKETCH OF DESCRIPTION

DESCRIPTION (PARADISO)

A part of Sections 29 and 30, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the Northwest corner of Section 30, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°53'13"E., along the North line of the Northwest Quarter of said Section 30, a distance of 2,585.33 feet to the North Quarter Corner of said Section 30; thence continue S.89°53'13"E., along the North line of the Northeast Quarter of said Section 30, a distance of 2,585.33 feet to the Northwest corner of Section 29, Township 39 South, Range 20 East; thence S.89°37'07"E., along the North line of the Northwest Quarter of said Section 29, a distance of 2,588.17 feet to the North Quarter Corner of said Section 29; thence S.89°37'21"E., along the North line of the Northeast Quarter of said Section 29, a distance of 1,857.18 feet; thence leaving said North line of the Northeast Quarter of Section 29, a bearing of South, a distance of 1,128.57 feet; thence S.22°49'39"W., a distance of 1319.92 feet; thence N.89°48'27"E., a distance of 1171.67 feet to a point on a non-tangent curve to the left, having a radius of 1,079.00 feet, a central angle of 20°09'50", a chord bearing of S.10°08'19"W., and a chord length of 377.77 feet; thence southwesterly along the arc of said curve, an arc length of 379.73 feet; thence S.00°01'36"E., a distance of 16.56 feet; thence S.89°52'29"W., a distance of 802.97 feet; thence S.43°53'57"W., a distance of 1027.32 feet; thence S.43°11'09"W., a distance of 379.89 feet; thence S.44°11'28"W., a distance of 636.94 feet; thence S.32°40'52"W., a distance of 218.86 feet; thence S.28°34'57"W., a distance of 815.30 feet; thence S.13°10'59"W., a distance of 85.47 feet; to the North Right of Way line of U.S. Highway No. 41 (State Road No. 45); thence along said North Right of Way line of U.S. Highway No. 41, the following sixteen (16) courses: (1) N.80°32'30"W., a distance of 16.74 feet; (2) thence N.89°38'31"W., a distance of 75.08 feet; (3) thence S.81°16'04"W., a distance of 101.27 feet; (4) thence N.89°38'31"W., a distance of 899.50 feet; (5) thence N.80°33'06"W., a distance of 101.27 feet; (6) thence N.89°38'31"W., a distance of 74.93 feet; (7) thence S.81°07'09"W., a distance of 99.66 feet; (8) thence N.89°38'31"W., a distance of 826.17 feet; (9) thence N.80°33'06"W., a distance of 101.27 feet; (10) thence N.89°38'31"W., a distance of 74.98 feet; (11) thence S.81°17'32"W., a distance of 101.54 feet; (12) thence N.89°38'31"W., a distance of 2,873.19 feet; (13) thence N.80°32'00"W., a distance of 101.07 feet; (14) thence N.89°38'31"W., a distance of 80.07 feet; (15) thence S.81°15'37"W., a distance of 101.19 feet; (16) thence N.89°38'31"W., a distance of 1,664.53 feet, to the monumented boundary line of lands described in Official Records Book 1036, at Page 802 of the Public Records of Sarasota County, Florida; thence along said monumented boundary line of lands described in Official Records Book 1036, at Page 802, the following five (5) courses: (1) N.00°28'29"E., a distance of 850.78 feet; (2) thence S.89°42'21"E., a distance of 349.86 feet; (3) thence N.00°29'37"E., a distance of 400.03 feet; (4) thence N.89°43'04"W., a distance of 400.02 feet; (5) thence S.00°28'45"W., a distance of 1,250.67 feet to said North Right of Way line of U.S. Highway No. 41; thence along said North Right of Way line of U.S. Highway No. 41, N.89°38'31"W., a distance of 54.39 feet; thence continue along said North Right of Way line of U.S. Highway No. 41, N.80°31'12"W., a distance of 68.08 feet to the West line of the Southwest Quarter of said Section 30; thence N.00°02'57"W., along said West line of the Southwest Quarter of Section 30, a distance of 2550.65 feet to the West Quarter corner of said Section 30; thence N.00°06'22"W., along the West line of the Northwest Quarter of said Section 30, a distance of 2633.66 feet to the POINT OF BEGINNING.

Containing 1,068.0907 acres, more or less.

SEE SHEET 1 FOR SKETCH

CERTIFIED TO:

WEST VILLAGES IMPROVEMENT DISTRICT

DATE OF SKETCH: OCTOBER 31, 2005

JOB NUMBER: 05-10-51



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WEST VILLAGES IMPROVEMENT DISTRICT

Unit No. 3

UNIT OF DEVELOPMENT No. 3 PLAN OF IMPROVEMENTS

Prepared for:

West Villages Improvement District Supervisors

