



# **WEST VILLAGES IMPROVEMENT DISTRICT**

## **CITY OF NORTH PORT SARASOTA COUNTY REGULAR BOARD MEETING & PUBLIC HEARING FEBRUARY 10, 2022 11:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.westvillagesid.org](http://www.westvillagesid.org)

561.630.4922 Telephone

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**AGENDA**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
19503 S. West Villages Parkway, #A4  
Venice, Florida 34293  
<https://us02web.zoom.us/j/87509654850>  
Meeting ID: 875 0965 4850  
Code: 11036 Dial In: 1-929-436-2866  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
February 10, 2022  
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public on All Agenda Items
- F. Approval of Minutes
  - 1. January 13, 2022 Regular Board Meeting.....Page 3
- G. General District Matters**
  - 1. Public Hearing – Uniform Method
    - a. Proof of Publication.....Page 7
    - b. Receive Public Comments on Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments
    - c. Consider Resolution No. 2022-03 – Adopting Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments.....Page 8
  - 2. Consider Approval of Work Authorization No. 2022-01 Regarding Special Districts Stormwater 20-Year Needs Analysis.....Page 13
  - 3. Discussion Regarding Proposed Homebuilder Rates and Fees.....Page 15
  - 4. Discussion Regarding Road Reserves.....Page 16
  - 5. Discussion Regarding Construction Traffic on District Roads
- H. Administrative Matters**
  - 1. District Engineer
  - 2. District Attorney
  - 3. District Operations Manager
  - 4. District Manager
- I. Board Member Comments
- J. Adjourn



## Miscellaneous Notices

Published in Sarasota Herald-Tribune on February 2, 2022

### Location

Sarasota County, Florida

### Notice Text

NOTICE OF BOARD MEETING  
WEST VILLAGES  
IMPROVEMENT DISTRICT

Notice is hereby given that the Board of Supervisors ( Board ) of the West Villages Improvement District ( District ) will hold a regular meeting of the Board on February 10, 2022, at 11:00 A.M. remotely via Zoom communications media technology and in person at 19503 S. West Villages Parkway, in the Conference Room across from #A14, Venice, Florida 34293. Attendance via Zoom is strongly encouraged in lieu of in-person attendance.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by email at [wcrosley@sdsinc.org](mailto:wcrosley@sdsinc.org), by telephone at 941-244-2805, or by visiting the District s website, [westvillagesid.org](http://westvillagesid.org). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency. To that end, the District recommends that any member of the public interested in listening to and participating in the meeting remotely do so by logging into Zoom via their computer at <https://us02web.zoom.us/j/87509654850> and entering the meeting ID of 875 0965 4850, Passcode 11036, or by dialing in telephonically at 1-929-436-2866 and entering the conference identification number 875 0965 4850, passcode 11036.

In the event that the COVID-19 public health emergency prevents the meeting from occurring in-person, the District may conduct the meeting entirely by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to any relevant Executive Orders issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information about how the meeting will occur, assistance connecting to the meeting or arranging further accommodations for participation, and any other questions can be addressed by contacting the District Manager s office at the phone number or e-mail above, or by visiting the District s website.

One or more Supervisors, staff or other individuals are anticipated to participate by Zoom. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 941-244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

William Crosley, District Manager

West Villages Community

Development District

WEST VILLAGES IMPROVEMENT DISTRICT

[www.westvillagesid.org](http://www.westvillagesid.org)

2/2/22 (6838012)

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 13, 2022**

**A. CALL TO ORDER**

The January 13, 2022, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:07 a.m. at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on January 4, 2022, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present via Zoom

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry

Also present via Zoom were: Ghyll and Bruce Theurer, Jean Bando, John Meisel, Bill Hutchins and Jim Keese.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**F. APPROVAL OF MINUTES**

## **1. December 9, 2021, Regular Board Meeting**

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the minutes of the December 9, 2021, Regular Board Meeting, as presented.

### **G. GENERAL DISTRICT MATTERS**

#### **1. Consider Resolution No. 2022- 01 – Setting a Public Hearing Date on the Intent to Use the Uniform Method**

Resolution No. 2022-01 was presented, entitled:

#### **RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for February 10, 2022.

### **H. UNIT OF DEVELOPMENT NO. 1**

#### **1. Discussion Regarding District Owned Road Maintenance Reserves**

This item will be addressed at a later date.

#### **2. Update Regarding Road Repairs**

Mr. Ellis reported that road repairs were being completed in Gran Paradiso. There was a test patch installed on Prestigio Drive in August of 2020 that has been monitored through the wet season to see how it performed. The patch was deemed successful. The District received notice from Lennar that work was to begin January 4, 2022, and was completed January 6, 2022. Mr. Ellis was present at the beginning of the repairs. Also present during the course of the repairs were WVID Operations' Manager Mike Smith and the Universal Engineering, the firm who handles the District's Geotech work. Final clean-up is expected on January 13, 2022, and striping will occur approximately two weeks later in order to allow the asphalt to cure before a permanent thermal stripe is applied.

## **I. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

There was no additional District Engineer report at this time.

### **2. District Attorney**

The legislative session occurred on Tuesday, January 11, 2022. The District boundary amendment was filed. An update regarding this progress will be provided at future meetings.

### **3. District Operations' Manager**

It was reported that a new pump station would be installed at the public safety building, which is scheduled for January 25, 2022. Landscape enhancement behind the new public safety building is scheduled for some time in March. All expenses for that project will be paid from the Unit of Development #2 fund balance because this was a non-budgeted item. There was an onsite meeting with District staff and the Gran Paradiso Pond Committee on January 7, 2022, to discuss concerns regarding dry littoral shelves in stormwater retention ponds in Gran Paradiso.

### **4. District Manager**

The next Regular Meeting is scheduled for February 10, 2022, and will include a Public Hearing on the District's Intent to Use the Uniform Method.

Mr. Crosley complimented Richard Ellis and Mike Smith for coordinating the oversight of Lennar performed road repairs with only a few days' notice that the project would begin.

## **J. BOARD MEMBER COMMENTS**

Mr. Dobrin thanked District constituents for communicating with staff on the road repairs. In addition, Mr. Dobrin advised in Unit 3 there seems to be a heavily golf cart travelled area along the western boundary of Gran Paradiso that is creating a hardened pathway in the turf grass and asked if that could be looked at. Mr. Smith noted that plants were installed in the area being discussed, but they were not maintained by the POA; however, he will look into a recommendation in order to reduce golf cart traffic from using that area as access. Mr. Dobrin also indicated that he had experienced poor water quality with his potable water and noticed a brown color and low pressure and contacted the City of North Port as a homeowner, not as a District Supervisor.

Ms. Masney noted that residents can receive notifications from the City of North Port Utilities Department for any issues related to potable water by signing up for alerts on the City website.

Mr. Luczynski indicated that there had been issues related to trespassing on construction sites in the District even though those areas are clearly marked, gated and fenced in. Areas under construction are not intended for public access. This is a safety issue, and everyone is asked to

please respect the “No Trespassing” signs. The City of North Port Police Department is issuing trespass warnings and second offenders can be charged with a felony.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:10 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Dobrin and passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice Chair



## Miscellaneous Notices

Published in Sarasota Herald-Tribune on January 13, 2022

### Location

Sarasota County, Florida

### Notice Text

#### WEST VILLAGES IMPROVEMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the West Villages Improvement District (the District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 10, 2022, at 11:00 a.m., at 19503 S. West Villages Parkway, Suite A4, Venice, Florida 34293.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating public facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water, sewer, drainage, irrigation and water management improvements, parks and recreational facilities, roadway improvements, and other improvements and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at (561) 630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

William Crosley

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

[www.westvillagesid.org](http://www.westvillagesid.org)

1/13, 1/20, 1/27, 2/3/2022



## **RESOLUTION 2022-03**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE WEST VILLAGES IMPROVEMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the West Villages Improvement District (the “District”) was established pursuant to the provisions of Chapter 2004-456, *Laws of Florida*, as amended (the “Act”), which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by the Act; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, The District has previously adopted Resolutions 2004-16 and 2016-16 for said purpose regarding its intent to utilize the uniform method for the levying, collecting, and enforcing of such non-ad valorem assessments within certain of the lands within the District, which resolutions shall be superseded upon the adoption of this Resolution; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within the City of North Port and Sarasota County for four (4) consecutive weeks prior to such hearing.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:**

**SECTION 1.** The West Villages Improvement District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in the Act, and Chapters 170 and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of the Act for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this

Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Sarasota County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution shall supersede any resolution adopted relative to the District's utilization of the Uniform Method, specifically Resolutions 2004-16 and 2016-16.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of February, 2022.

**ATTEST:**

**WEST VILLAGES IMPROVEMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries

## Exhibit A

### Legal Description of District Boundaries

THE TERRITORIAL BOUNDARIES OF THE WEST VILLAGES IMPROVEMENT DISTRICT SHALL BE AS FOLLOWS, TO WIT:

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That part of Section 21, lying Southwesterly of County Road No. 777 (West River Road).

All that part of Section 28, lying West of lands described in official Records Book 2008060371, Public Records of Sarasota County, Florida, (County Road No.777 West River Road).

All of Section 29, less and except the following: Right-of-way for U.S. Highway No. 41 (State Road No. 45).

All of Section 30 less and except the following: Right-of-way for U. S. Highway No. 41 (State Road No. 45); That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW 1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida; That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802 and North of the northerly Right of Way line of U.S. Highway No. 41.

All of Section 31 less and except the following: Right-of-way of U. S. Highway 41 (State Road No. 45).

All of Section 32 less and except the following: Right-of-way of U. S. Highway No. 41 (State Road No. 45) That portion conveyed in Official Record Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College).

That Portion of Section 33 lying North of U.S. Highway No. 41 (State Road No.45) and West of County Road #777 (West River Road); also, that portion of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45). LESS AND EXCEPT: That portion described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, (College); That portion described in Official Records Book 2389, Page 529, of the Public Records of Sarasota County, Florida, (Sarasota County Fire Station), and Official Records Instrument No. 1998166154 of the Public Records of Sarasota County, Florida (Diocese Parcel).

All that part of Section 34 described as follows: The North Half of the Northwest Quarter of the Southwest Quarter lying South of U.S. Highway #41 (State Road #45) and West of the right of way of County Road #777 (as realigned) in Official Records Book 2679 at Pages 2750-2574, LESS AND EXCEPT: That portion described in Official Records Instrument #2010051294, of the Public Records of Sarasota County, Florida; That portion described as follows:

Commence at the Southeast Corner of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°24'59"W, along the South line of the Southwest 1/4 of said Section 34, a distance of 204.95 feet to a point on the baseline of survey, as shown on the Sarasota County Right-of-Way Map for River Road (Project No. 95790), same being a point on a curve to the left having a radius of 5729.58 feet, a central angle of 05°13'19", a chord bearing of N16°30'08"W, and a chord length of 522.02 feet; thence along said base-line of Survey, and the arc of said curve, an arc length of 522.20 feet; thence S70°53'13"W, perpendicular to said baseline of Survey, a distance of 110.00 feet to the Westerly Right-of-Way Line of South River Road per Official Records Book 2679, Page 2750, Public Records of Sarasota County, Florida, same being a point on a curve to the left having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of N26°52'28"W, and a chord length of 1517.98 feet; thence along said Westerly Right-of-Way Line the following four (4) courses: (1) along the arc of said curve an arc length of 1522.64 feet; (2) thence S55°21' 4 7"W, a distance of 20.00 feet to a point on a curve to the left having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of N35°38'40"W, and a chord length of 196.90 feet; (3) thence along the arc of said curve an arc length of 196.91 feet; (4) thence N36°39'07"W, a distance of 71.08 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence N89°37'27"W, along the South line of said Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 4.10 feet to the Point of Beginning, same being the Southwest corner of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N89°37'27"W, along the South line of the North 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 34, a distance of 108.43 feet; thence N36°45'48"W, a distance of 427.04 feet to the Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No.45), per Florida Department of Transportation Right-of-Way Map Section 17010-2508, same being a point on a curve to the left having a radius of 3031.73 feet, a central angle of 01°56'33", a chord bearing of N81°26'05"E, and a chord length of 102.78 feet;

thence along said South-erly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the arc of said curve an arc length of 102.78 feet to the intersection of said Southerly Right-of-Way Line of U.S. Highway No. 41 (State Road No. 45) and the Westerly Right-of-Way Line of South River Road per Official Records Book 2695, Page 1438, Public Records of Sarasota County, Florida; thence S36°39'07"E, along said Westerly Right-of-Way Line of South River Road, a distance of 439.57 feet to a point on the West line of the Northwest¼ of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence S00°09'58"W, along said West line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, a distance of 5.47 feet to the Point of Beginning.

All that part of the NE 1/4 of the SW 1/4 of Section 34, lying easterly of right of way for County Road #777 (as realigned) as per Official Records Book 2679, at Pages 2750-2754, Less lands described in Official Records Instrument Number 1999111833 of the Public Records of Sarasota County, Florida; Also all that part of the West Half of the SE 1/4 of Section 34, lying westerly of maintained right of way for South River Road (Old River Road), and northerly of lands described in Official Records Instrument Number 1999111833, of the Public Records of Sarasota County, Florida, (Right of way for County Road #777).

All that part of the North Half of the Southwest quarter of the Northwest Quarter of Section 34 lying (West of lands described in Official Records Instrument Number 2008060371, of the Public Records of Sarasota County, Florida, River Road County Road No. 777).

All that portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34 (Old River Road), less and except the following: That portion described in Official Record Instrument No. 1999111833, of the Public Records of Sarasota Florida (Right of Way for County Road No. 777).

All of Section 35 lying West of the Myakka River.

#### LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, less and except the following: That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page 2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777); The maintained right-of-way of County Road No. 777 (South River Road).

All of Section 4.

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

All of Section 9.

All of Section 10, less and except the following: The maintained right-of-way for County Road No. 777 (South River Road).

All of section 15, less and except the following: The maintained right-of-way for County Road #777 South River Road); Right-of-way Conveyed in Official Record Instrument Number 2000163556, of the Public Records of Sarasota County, Florida; Parcel 202, as described in Official Record Instrument #2008060371, described as follows:

Commence at the Southwest Corner of Section 15, Township 40 South, Range 20 East, Sarasota County, Florida; thence S89°21'19"E, along the South Line of said Section 15, a distance of 49.10 feet, to a point on the baseline of survey as shown on the unrecorded Sarasota County Maintained Right-of-Way Map for River Road; thence N45°58'14"E, along said baseline of survey, a distance of 3284.46 feet, thence S44°01'46"E, perpendicular to said baseline of survey, a distance of 39.75 feet to the Point of Beginning; thence N45°58'39"E, a distance of 102.13 feet; to a point on a curve to the left having a radius of 706.58 feet, a central angle of 45°29'01", a chord bearing of N23°13'07"E, and a chord length of 546.30 feet; thence along the arc of said curve an arc length of 560.91 feet; thence N00°28'37"E, a distance of 615.74 feet; thence S89°31'23"E, a distance of 178.13 feet; thence S60°22'18"E, a distance of 188.25 feet; thence S32°42'31"E, a distance of 144.47 feet, to a point on a curve to the left having a radius of 150.00 feet, a central angle of 65°32'10", a chord bearing of S12°01'25"E, and a chord length of 162.37 feet; thence along the arc of said curve an arc length of 171.57 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 48°24'34", a chord bearing of S20°35'14"E, and a chord length of 41.00 feet; thence along the arc of said curve an arc length of 42.25 feet; to a point on a curve to the left having a radius of

55.00 feet, a central angle of 53°04'13", a chord bearing of S22°55'03"E, and a chord length of 49.14 feet; thence along the arc of said curve an arc length of 50.94 feet; to a point on a curve to the right having a radius of 50.00 feet, a central angle of 69°28'55", a chord bearing of S14°42' 42"E, and a chord length of 56.99 feet; thence along the arc of said curve an arc length of 60.63 feet; thence S20° 01' 46"W, a distance of 165.04 feet; thence S09°45'21"E, a distance of 198.48 feet; thence S10°32'59"W, a distance of 77.82 feet; thence S24°01'29"W, a distance of 246.18 feet; thence S16°16'56"W, a distance of 52.07 feet; thence S35°57'16"E, a distance of 117.85 feet; thence S87°27'37"W, a distance of 86.98 feet; thence S45°58'19"W, a distance of 25.22 feet; thence S05°31'58"W, a distance of 149.54 feet; thence S45°58'39"W, a distance of 223.39 feet; thence N44°01'21"W, a distance of 622.74 feet, to the Point of Beginning.

All of section 17.

All of section 18.

All of section 19, less and except parcel 301, as described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of section 20, less and except the following: Maintained right-of-way for County Road #777 (South River Road); Right of way conveyed for County Road #777, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

All of Section 21, less and except the following: Maintained right-of-way for County Road #777 (South River Road); The SW 1/4 of the SE 1/4; The North 50 feet of the South 380 feet of the SW 1/4 lying East of County Road #777 (South River Road); Right-of-way conveyed in Official Record Book 2097, Page 396, of the Public Records of Sarasota County, Florida (Winchester Boulevard); Right-of-way conveyed in Official Records Instrument Number 2000163556 of the Public Records of Sarasota County, Florida; Parcels 101.A, 101.B, 101.C and 201, described in Official Record Instrument #2008060371, of the Public Records of Sarasota County, Florida.

**Sent Via Email: [wcrosley@sdsinc.org](mailto:wcrosley@sdsinc.org)**

January 14, 2022

Mr. William Crosley  
West Villages Improvement District  
2501 Burns Road  
Suite A  
Palm Beach Gardens, Florida 33410

Subject: **Work Authorization Number 2022-1  
West Villages Improvement District  
Special Districts Stormwater 20-Year Needs Analysis  
City of North Port and Sarasota County, Florida**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the West Villages Improvement District (District). We will provide these services pursuant to our agreement for professional engineering services (Engineering Agreement) as follows:

**I. Scope of Work**

We will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the county. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), "direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years."

"For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR [Office of Economic & Demographic Research] and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027."

This task includes:

- Completing an inventory of the existing stormwater systems and facilities within the District;
- Providing information as to the condition and note the maintenance and operation status as provided by the District;
- Providing responses on the EDR prepared spreadsheet for reporting information regarding the stormwater systems;
- Providing GIS maps of the facilities within the District boundary and details of the system operations and maintenance expectations for the five (5) year period; and
- Submitting to the county for their reporting.

We will assist the District in providing the report and additional information by June 30, 2022. The District will be responsible for providing costs for maintenance and proposed future expansions, if any are planned, including history. We will coordinate with the district manager and the board in providing said information.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$20,000, plus other direct costs.

## II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$1,000.

## III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to working with you.

Sincerely,



Richard Ellis, P.E.  
Senior Project Manager  
Dewberry Engineers Inc.

APPROVED AND ACCEPTED



Reinardo Malavé, P.E.  
Associate Vice President  
Dewberry Engineers Inc.

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
West Villages Improvement

Date: \_\_\_\_\_

RE:RM: ap

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Special Districts Stormwater 20-Year Needs Analysis – 01-14-2022

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b>Professional</b>	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$255.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$315.00
<b>Technical</b>	
CADD Technician I, II, III, IV	\$75.00, \$92.00, \$110.00, \$135.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
<b>Construction</b>	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
<b>Survey</b>	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$175.00, \$205.00
Senior Surveyor IX	\$245.00
Fully Equipped 2, 3, 4 Person Field Crew	\$160.00, \$200.00, \$240.00
<b>Administration</b>	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%



## Proposed Homebuilder Rates and Fees

	Single Family Residential less than 80 lots	Single Family Residential 80 to 250 lots	Single Family Residential greater than 250	Multi-family or Non-residential less than 5 acres	Multi-family or Non-residential greater than 5 acres
Kick off meeting	\$500	\$500	\$500	\$500	\$500
Review of Development Plans	\$750	\$1,550	\$2,250	\$750	\$1,550
Preparation of irrigation and pond maintenance agreements	\$3,700	\$5,850	\$8,000	\$3,700	\$4,200
Plat Review and CONP Coordination	\$1,000	\$1,500	\$2,000	\$0	\$0
Final Review and Acceptance of Irrigation	\$500	\$1,000	\$1,500	\$500	\$1,000
Total	\$6,450	\$10,400	\$14,250	\$5,450	\$7,250

### Miscellaneous:

Plat without lots review: less than 10 acres = \$1500

Plat without lots review: greater than 10 acres = \$2500

## Proposed Homebuilder Rates and Fees

	Single Family Residential less than 80 lots	Single Family Residential 80 to 250 lots	Single Family Residential greater than 250	Multi-family or Commercial less than 8 acres	Multi-family or Commercial greater than 8
Final Review of Stormwater Improvements (if applicable)	\$750	\$1,500	\$2,250	\$500	\$1,000
Preparation of stormwater Turnover documents (if	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Total	\$4,250	\$5,000	\$5,750	\$4,000	\$4,500