



WEST VILLAGES IMPROVEMENT DISTRICT

**CITY OF NORTH PORT
SARASOTA COUNTY
SPECIAL BOARD MEETING
MAY 19, 2022
11:00 A.M.**

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

**www.westvillagesid.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
19503 S. West Villages Parkway, Meeting Room Across From #A14
Venice, Florida 34293
<https://us02web.zoom.us/j/87509654850>
Code: 11036 Meeting ID: 875 0965 4850
Dial In:1-929-436-2866
SPECIAL BOARD MEETING
May 19, 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. April 14, 2022 Regular Board Meeting Minutes.....Page 2
- G. General District Matters**
1. Present Pre-Qualified Contractor List Committee Recommendations.....Page 8
2. Discussion Regarding Proposed Budgets for Fiscal Year 2022/2023
- H. Unit of Development No. 9**
1. Consider Resolution No. 2022-07 – Designating Unit of Development No. 9 and Setting a
 Public Hearing.....Page 9
- I. Administrative Matters**
1. District Engineer
2. District Attorney
3. District Operations Manager
4. District Manager
- Announce New Meeting Location
- J.** Board Member Comments
- K.** Adjourn

Miscellaneous Notices



Published in Sarasota Herald-Tribune on May 10, 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 special meeting of the Board on May 19, 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 improvement districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by email at wcrosley@sdsinc.org, by telephone at 941-244-2805, or by visiting the District s website, 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 Improvement District

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 05/10/22

HT 5/10/2022 (7264176)

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
APRIL 14, 2022**

A. CALL TO ORDER

The April 14, 2022, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:00 a.m. at 19503 S. West Villages Parkway, #A14, 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 which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on April 5, 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	Absent
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry
District Operations’ Manager	Mike Smith	Special District Services, Inc.

Also present were the following: Ghyl & Bruce Theurer, Craig Garrett, John Meisel and Kevin Shaughnessy.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

Mr. Meisel opined that he felt the entire Board should be approving proposals, not just the Chairman or Vice Chairman in regard to the construction and/or installation, operation, and maintenance of the irrigation improvements.

F. APPROVAL OF MINUTES

1. March 10, 2022, Public Hearing & Regular Board Meeting

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the minutes of the March 10, 2022, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2022-05 – Requesting that the Sarasota County Supervisor of Elections begin Conducting the District’s General Elections

Resolution No. 2022-05 was presented, entitled:

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT IMPLEMENTING CHAPTER 2004-456, *LAWS OF FLORIDA*, AND SECTION 189.041, *FLORIDA STATUTES*, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Ms. Whelan explained the resolution, which will also approve the notice that will appear in the newspaper and announces the qualifying period dates from noon on June 13 through noon on June 17 in order for residents who wish to qualify and be included on the general election ballot.

A **MOTION** was made by Mr. Dobrin, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-05, as presented.

2. Consider Resolution No. 2022-06 – Authorizing the Chair or Vice Chair to Approve Infrastructure Proposals

Resolution No. 2022-06 was presented, entitled:

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT GRANTING THE CHAIRPERSON AND VICE CHAIRPERSON THE AUTHORITY TO APPROVE IRRIGATION INFRASTRUCUTRE PROPOSALS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT’S IRRIGATION IMPROVEMENTS; APPROVING THE SCOPE AND

**TERMS OF SUCH AUTHORIZATION; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE**

Ms. Whelan explained that the District desires authorizing the Chairperson and Vice Chairperson approve and execute proposals or agreements relative to the construction and/or installation, operation, and maintenance of the irrigation improvements. District staff, including legal, field, and engineering, are required to provide input and basically sign off on any document prior to the District's Chair or Vice Chair's signature. This greatly increases efficiency during the fast paced nature of development and construction activities. Hoover Pumping Systems is the sole provider for irrigation infrastructure and maintenance. Generally, all proposals for irrigation fall under the statutory threshold for bidding however, if a proposal was to exceed the bid threshold, which is unlikely, those purchases would be exempt from the bidding process because only those services are available from a single source provider. Supervisor Dobrin commented that he did not believe this was a healthy and transparent way to conduct business and he felt that he takes his Supervisor fiduciary duty to the highest level and he personally did not think this was the way to go when there is so much going on in the irrigation field.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2022-06, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Dobrin dissenting.

3. Consider Personnel Leasing Agreement (Project Management and Development Related Services)

It was noted that the District has a need to utilize certain supplemental part time personnel to assist with construction project management and development related services (the "Services") related to the provision of its public infrastructure projects. The District accordingly desires to enter into an agreement with the Developer to provide certain personnel to the District on an as-needed, part time basis, in order to assist the District with the completion of the Services and the Developer is amenable to same. This agreement allows that these personnel will provide related services with no expected charges to the District and also carry requisite insurance and indemnification.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously approving the personnel leasing agreement for project management and development related services, as presented.

4. Consider Lighting Equipment Lease for Grand Lake Walking Trail

5. Consider Agreement for Maintenance of Street Lighting for Grand Lake Walking Trail

Mr. Smith presented the lighting equipment lease and pointed out a typo on the first page of the agreement where an incorrect figure related to the initial deposit reflected \$4 16.00 and should be \$4,160.00. Prior to execution, the maintenance agreement will also be revised to reflect the District as the named Principle. The agreement is for 77 solar LED lights over 20 years with a lease payment of \$2,080 per month. There is no previous experience with the chosen vendor however, there does exist a default provision in the agreement where the District, at no additional

cost, can terminate this agreement if a breach of contract occurs. District Counsel has reviewed and negotiated the agreement.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the lighting equipment lease for the Grand Lake Walking Trail, as presented, and the agreement for maintenance of street lighting for the Grand Lake Walking Trails, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Dobrin dissenting.

6. Consider Contractor Prequalification Criteria and Procedures

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously approving the Contractor Prequalification Criteria and Procedures, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

Ms. Whelan explained the Contractor Prequalification Criteria and Procedures. This procedure is different from the Request for Proposals (RFP) and only satisfies a part of the RFP process by prequalifying contractors who are capable of providing services to the District for specific designated work when the District triggers the statutory bidding thresholds. This does not skirt the RFP process, but rather dissects that process into two different sections. First by prequalifying contractors by reviewing all background and detailed information the contractors provide. Once contractors are prequalified, a formal RFP needs to go out and all that will be needed is to send a request for proposal to those prequalified contractors for pricing and timing. Prequalified contractors are approved for three years with additional two year extensions by Board approval. Any prequalification responses received will come back to the Board for consideration. Supervisor Dobrin suggested that street light maintenance be added as an additional classification category to the procedure.

Kevin Shaughnessy advised that he was very much in favor of this prequalification. He noted that this was not an unusual activity, which is a time and money saver for the District.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley approving the Contractor Prequalification Criteria and Procedures package; changing the Committee Meeting date to review all packages received from contractors to May 17th at 11:00 am.; designating District Manager William Crosley, Operations' Manager Mike Smith, and District Engineer Richard Ellis as the prequalification selection committee who will bring recommendations back to the Board at the May 19, 2022, meeting; and also adding maintenance for lights as a classification category to the RFQ package. That **MOTION** carried 4 to 0.

H. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Ellis presented an exhibit that shows the section of the District within the boundary of the City of North Port that is District owned property. This map exhibit will be posted on the District website. District staff met with the Florida Department of Transportation (FDOT) on April 23 to discuss the River Road expansion project. A draft memo of understanding was sent

to FDOT, which outlined the beginning expectations the District had in regard to any impact the project may have. Future discussions with FDOT are planned.

2. District Attorney

Ms. Whelan reported that the ongoing boundary amendment was approved by the Florida House and Senate and that legislation was now on the Governor's desk, awaiting his signature.

3. District Operations' Manager

The District Operations' Manager had no updates at this time.

4. District Manager

There was consensus of the Board to move the next meeting to May 19, 2022, at 11:00 a.m., one week after the regular scheduled date to allow for the RFQ selection committee to review all the information received, which is due May 16, 2022, at which time they will present recommendations to the Board.

J. BOARD MEMBER COMMENTS

Mr. Dobrin indicated that there was an area being used by golf carts/pedestrians, which was trampling the area near the FPL easement west of the irrigation lake. Mr. Smith stated that maintenance of the area was the responsibility of the Gran Paradiso Property Owners' Association.

Mr. Dobrin also noted that there was an eyesore of material and debris located outside of the Lennar Sales Center. Mr. Smith will follow up with Lennar to clean up the area.

Mr. Dobrin explained that he has received complaints from residents about an increase in traffic and expressed concerns about how traffic would be managed going forward.

He asked if the lake plantings around Grand Lake were the new standard for shoreline and littoral shelves. Each storm water retention area has been built to current minimum requirements at the time of construction. Those standards change over time with some of the lakes dating back to pre-2006. Residents are not permitted to enter into any body of water owned by the District and any work that could occur in those areas must be performed by a licensed contractor.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:20 p.m. on a **MOTION** made by Ms. Masney, seconded by Mr. Dobrin and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

West Villages Improvement District Contractor Prequalification for Construction and Maintenance Services

<u>Contractor</u>	<u>Categories</u>	<u>Aggregate Bonding Capacity</u>	<u>Single Project Bonding Capacity</u>	<u>Prequalify</u>
Ajax Paving Industries of Florida LLC	i) excavation/earthwork, ii) roadways, iii) stormwater management, and iv) water and sewer facilities construction	\$500,000,000.00	not provided	Yes
Brightview Landscape Services Inc.	i) irrigation facilities and ii) landscape installation construction; and iii) landscape and irrigation maintenance	\$5,000,000.00	\$3,000,000.00	Yes
The de Moya Group, Inc.	i) excavation/earthwork, ii) roadways, iii) stormwater management, and vii) hardscape facilities	\$300,000,000.00	\$200,000,000.00	Yes
Frederick Derr & Company Inc.	i) excavation/earthwork, ii) roadways, iii) stormwater management, iv) water and sewer facilities, and v) irrigation facilities construction	\$40,000,000.00	\$20,000,000.00	Yes
Hoover Pumping Systems Corporation	i) irrigation facilities construction and ii) landscape and irrigation maintenance	\$2,000,000.00	\$1,000,000.00	Yes
Juniper Landscaping of Florida, LLC.	i) irrigation facilities and ii) landscape installation construction; and ii) landscape and irrigation maintenance	\$25,000,000.00	\$3,000,000.00	Yes
Sunny Grove Landscaping & Nursery Inc.	i) irrigation facilities and ii) landscape installation construction; ii) landscape and irrigation maintenance and ii) landscape and irrigation maintenance	not provided		No
Woodruff & Sons, Inc.	i) excavation/earthwork, ii) roadways, iii) stormwater management, iv) water and sewer facilities, v) hardscape facilities, and vi) streetlighting construction	\$200,000,000.00	\$100,000,000.00	Yes
Shippo Excavating Inc.	i) excavation/earthwork, ii) roadways, iii) stormwater management, iv) water and sewer facilities, and v) irrigation facilities construction; and vi) canal/drainage maintenance	\$2,000,000.00	\$1,500,000.00	Yes
Black & Veatch	Not prequalifying for construction or maintenance services			No

This instrument prepared by:
Lindsay Whelan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9;” SETTING A HEARING ON THE APPROVAL AND CONFIRMATION OF THE ESTABLISHMENT OF SUCH UNIT; PROVIDING FOR RECORDATION OF THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Special Act”), and is situated in the City of North Port, Florida (the “City”) and unincorporated Sarasota County, Florida (the “County”); and

WHEREAS, Section 11 of the Special Act provides that a unit of development (“Unit”) may be established by the Board of Supervisors of the District (the “Board”) upon the receipt of a petition of the owners of fifty-one (51%) percent of the acreage to be included within the Unit; and

WHEREAS, the Board has received a petition from the fee simple owners of at least fifty-one (51%) percent of the real property depicted in the attached **Exhibit A** (the “Property”), requesting the establishment of a Unit to be identified as the “West Villages Unit of Development No. 9” which encompasses the lands comprising the Property, a copy of which is attached hereto as **Exhibit B** (the “Petition”); and

WHEREAS, the Property lies within the jurisdictional boundaries of the District; and

WHEREAS, the Board desires to designate the lands comprising the Property as the “West Villages Improvement District Unit of Development No. 9, and to set a hearing on its intent to establish same.

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

SECTION 1. DESIGNATION OF UNIT OF DEVELOPMENT. The Board hereby designates the establishment of the “West Villages Improvement District Unit of Development No. 9” for the purpose of exercising some or all of the powers granted to the District pursuant to the Special Act and any other provisions of Florida law. The location and area of the “West Villages Unit of Development No. 9” shall be as described in the attached **Exhibit A**.

SECTION 2. HEARING ON INTENT TO ESTABLISH UNIT.

- A.** The Board hereby declares that a hearing shall be held at 11:00 A.M., on June 9, 2022, via Zoom communications media technology and in person at the Public Safety Building Training Room located at 19955 Preto Blvd., Venice, Florida 34293 for the purpose of reviewing written objections of landowners within the District, if any, regarding the District’s intent to establish the “West Villages Unit of Development No. 9.” Affected parties may appear at that hearing or submit their comments in writing to the office of the District Manager, located at 2501-A Burns Road, Palm Beach Gardens, Florida 33410.
- B.** The District Manager is hereby authorized and directed to provide notice of the hearing once a week for two (2) consecutive weeks in a newspaper(s) of general circulation that the City and County utilize to publish notice of their respective public meetings. The notice shall briefly describe the Unit and the lands embraced therein, giving the name, number, or other designation thereof, and requiring all owners of lands in the District to show cause, in writing, as to why the division of the District into the Unit should not be approved, and why the proceedings and powers authorized by the Special Act should not be had, taken, and exercised. Two (2) weeks’ written notice shall also be given to the City Manager or the County Administrator, or their designees, depending on the geographical location of the Unit.

SECTION 3. RECORDATION OF UNIT DESIGNATION RESOLUTION. A copy of this Resolution shall be recorded in the Public Records of Sarasota County, Florida upon its adoption.

SECTION 4. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continued on Next Page]

PASSED AND ADOPTED, this 19th day of May, 2022.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Unit No. 9 Boundary

Exhibit B: Unit Establishment Petition

Exhibit A

Proposed Unit No. 9 Boundary

DESCRIPTION: VILLAGE K

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of South River Road, (County Road #777), per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 5348.64 feet; thence N.89°17'37" W., a distance of 1071.16 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 35°51'31", a chord bearing of S.72°46'38" W., and a chord length of 1314.49 feet; thence along the arc of said curve, an arc length of 1336.19 feet; thence S.54°50'52" W., a distance of 1236.70 feet the beginning of a non-tangent curve to the left, having: a radius of 153.00 feet, and a central angle of 47°21'26", a chord bearing of S.15°04'13" W., and a chord length of 122.89 feet; thence along the arc of said curve, an arc length of 126.46 feet; thence S.09°21'26" E., a distance of 100.95 feet to the beginning of a non-tangent curve to the left, having: a radius of 485.00 feet, and a central angle of 06°02'56", a chord bearing of S.12°43'49" E., and a chord length of 51.18 feet; thence along the arc of said curve, an arc length of 51.20 feet, to the beginning of a reverse curve to the right, having: a radius of 95.00 feet, and a central angle of 98°47'50", a chord bearing of S.33°38'38" W., and a chord length of 144.26 feet; thence along the arc of said curve, an arc length of 163.81 feet; thence S.83°02'33" W., a distance of 124.30 feet to the beginning of a curve to the left, having: a radius of 65.00 feet, and a central angle of 52°00'45", a chord bearing of S.57°02'11" W., and a chord length of 57.00 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S.31°01'48" W., a distance of 87.29 feet to the beginning of a curve to the right having: a radius of 95.00 feet, and a central angle of 104°42'51", a chord bearing of S.83°23'14" W., and a chord length of 150.45 feet; thence along the arc of said curve, an arc length of 173.62 feet; thence N.44°15'21" W., a distance of 23.73 feet to the beginning of a curve to the left, having: a radius of 183.00 feet, and a central angle of 66°11'02", a chord bearing of N.77°20'52" W., and a chord length of 199.83 feet; thence along the arc of said curve, an arc length of 211.39 feet; thence S.54°50'52" W., a distance of 606.21 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; thence along the arc of said curve, an arc length of 1140.28 feet; thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; thence along the arc of said curve, an arc length of 214.44 feet; thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; thence along the arc of said curve, an arc length of 58.23 feet; thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; thence along the arc of said curve, an arc length of 19.39 feet; thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00 feet, and a central angle of 18°04'21", a chord bearing of S.54°02'33" E., and a chord length of 16.65 feet; thence along the arc of said curve, an arc length of 16.72 feet; thence S.63°04'43" E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of 80°38'56", a chord bearing of S.22°45'15" E., and a chord length of 138.48 feet; thence along the arc of said curve, an arc length of 150.61 feet; thence S.17°34'13" W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of 10°01'39", a chord bearing of S.22°35'02" W., and a chord length of 176.01 feet; thence along

the arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; thence along the arc of said curve, an arc length of 178.61 feet; thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

Parcel contains 27689375 square feet, 635.6606 acres, more or less.

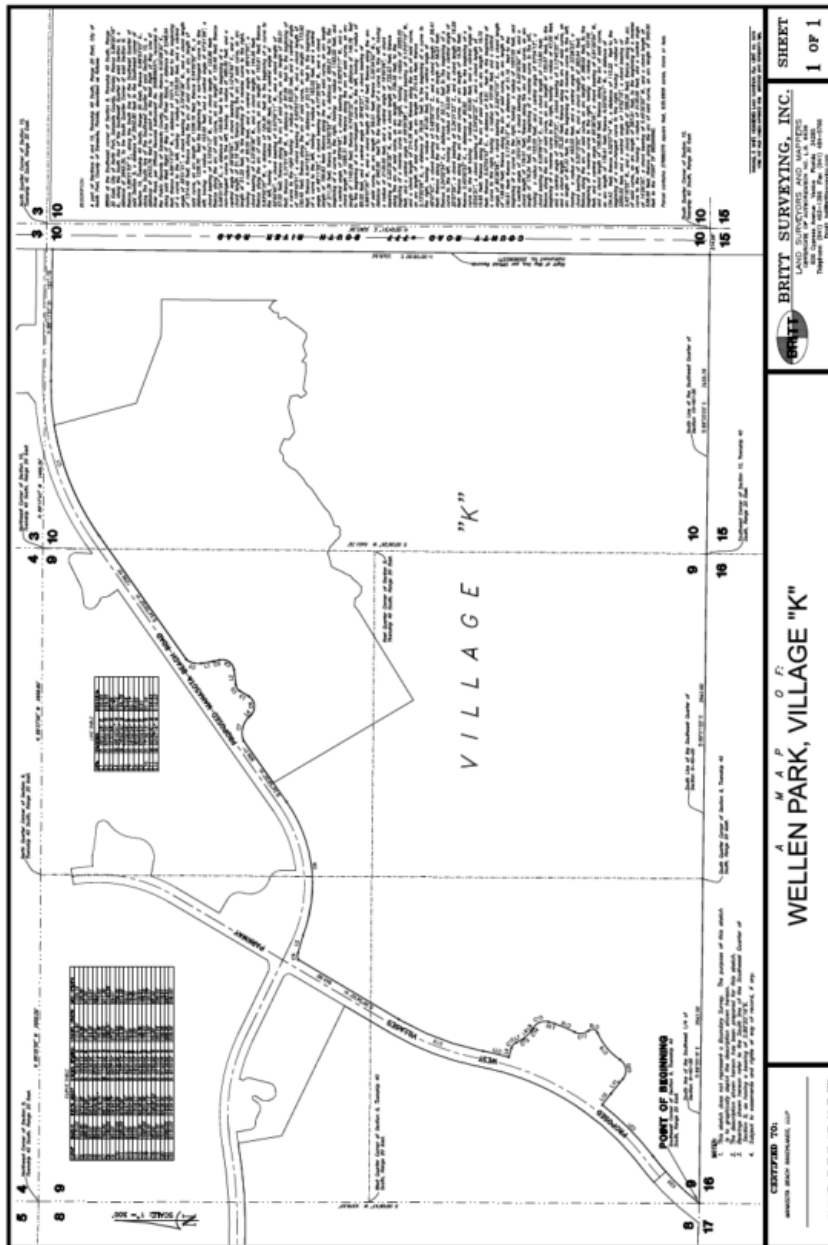


Exhibit B

Unit Establishment Petition

**PETITION TO WEST VILLAGES IMPROVEMENT DISTRICT
FOR FORMATION OF A UNIT OF DEVELOPMENT**

The undersigned (the “Landowner”) hereby requests that the West Villages Improvement District (the “District”) establish and/or designate a “Unit of Development” in accordance with Section 11 of Chapter 2004-456, *Laws of Florida*, as amended (the “Special Act”) for the hereinafter described real property. In furtherance thereof, the Landowner acknowledges and affirms as follows:

1. The Landowner is the fee simple owner of at least fifty-one percent (51%) of the real property described in the attached **Exhibit A** (the “Property”).
2. In lieu of the District levying a one-time organizational special assessment tax per acre on the Property pursuant to Section 11(5) of the Special Act, the Landowner has provided a check payable to the District in the amount of Two Thousand Five Hundred Dollars (\$2,500.00). Such amounts shall be utilized by the District for defraying those costs and expenses (including legal, administrative, engineering, and legal advertising) as may be incurred by the District in initiating proceedings for the formation of the requested Unit of Development relative to the Property (hereinafter, “Unit of Development No. 9”).
3. The Landowner is aware that this Petition will be subject to a public hearing, public comment and consideration by the District’s Board of Supervisors (the “Board”).
4. The Landowner acknowledges that that the District’s creation of the requested Unit of Development No. 9 shall be subject to the provisions of the Special Act.

[Signatures on Next Page]

IN WITNESS WHEREOF, the Landowner has executed this Petition this ____ day of _____, 2022.

WITNESS:

MANASOTA BEACH RANCHLANDS, LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its
General Partner

Witness (Print Name)

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its
Manager

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2022, by _____, as _____ of Thomas Ranch Manager, LLC, a Delaware limited liability company, for and on behalf of said entity. He/She [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

EXHIBIT A

Description of the Property

DESCRIPTION: VILLAGE K

A part of Sections 9 and 10, Township 40 South, Range 20 East, City of North Port, County of Sarasota, Florida, described as follows:

BEGIN at the Southwest corner of Section 9, Township 40 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.89°20'16" E., along the South line of the Southwest Quarter of said Section 9, a distance of 2642.30, to the South Quarter Corner of said Section 9; thence S.89°21'03" E., along the South line of the Southeast Quarter of said Section 9, a distance of 2642.80 feet to the Southwest corner of Section 10, Township 40 South, Range 20 East; thence S.89°23'23" E., along the South line of the Southwest Quarter of said Section 10, a distance of 2433.76 feet to a point on the West Right of Way Line of South River Road, (County Road #777), per Official Records Instrument No. 2008060371, recorded in the Public Records of Sarasota County, Florida; thence N.00°28'30" E., along said West Right of Way Line of River Road, a distance of 5348.64 feet; thence N.89°17'37" W., a distance of 1071.16 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 35°51'31", a chord bearing of S.72°46'38" W., and a chord length of 1314.49 feet; thence along the arc of said curve, an arc length of 1336.19 feet; thence S.54°50'52" W., a distance of 1236.70 feet the beginning of a non-tangent curve to the left, having: a radius of 153.00 feet, and a central angle of 47°21'26", a chord bearing of S.15°04'13" W., and a chord length of 122.89 feet; thence along the arc of said curve, an arc length of 126.46 feet; thence S.09°21'26" E., a distance of 100.95 feet to the beginning of a non-tangent curve to the left, having: a radius of 485.00 feet, and a central angle of 06°02'56", a chord bearing of S.12°43'49" E., and a chord length of 51.18 feet; thence along the arc of said curve, an arc length of 51.20 feet, to the beginning of a reverse curve to the right, having: a radius of 95.00 feet, and a central angle of 98°47'50", a chord bearing of S.33°38'38" W., and a chord length of 144.26 feet; thence along the arc of said curve, an arc length of 163.81 feet; thence S.83°02'33" W., a distance of 124.30 feet to the beginning of a curve to the left, having: a radius of 65.00 feet, and a central angle of 52°00'45", a chord bearing of S.57°02'11" W., and a chord length of 57.00 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S.31°01'48" W., a distance of 87.29 feet to the beginning of a curve to the right having: a radius of 95.00 feet, and a central angle of 104°42'51", a chord bearing of S.83°23'14" W., and a chord length of 150.45 feet; thence along the arc of said curve, an arc length of 173.62 feet; thence N.44°15'21" W., a distance of 23.73 feet to the beginning of a curve to the left, having: a radius of 183.00 feet, and a central angle of 66°11'02", a chord bearing of N.77°20'52" W., and a chord length of 199.83 feet; thence along the arc of said curve, an arc length of 211.39 feet; thence S.54°50'52" W., a distance of 606.21 feet to the beginning of a curve to the right, having: a radius of 1165.00 feet, and a central angle of 56°04'48", a chord bearing of S.82°53'17" W., and a chord length of 1095.31 feet; thence along the arc of said curve, an arc length of 1140.28 feet; thence N.74°02'32" W., a distance of 149.78 feet to the beginning of a non-tangent curve to the left, having: a radius of 85.00 feet, and a central angle of 39°46'27", a chord bearing of S.86°07'30" W., and a chord length of 57.83 feet; thence along the arc of said curve, an arc length of 59.01 feet; thence S.30°34'52" W., a distance of 945.90 feet to the beginning of a curve to the left, having: a radius of 2135.00 feet, and a central angle of 19°50'26", a chord bearing of S.20°39'39" W., and a chord length of 735.63 feet; thence along the arc of said curve, an arc length of 739.32 feet, to the beginning of a reverse curve to the right, having: a radius of 2265.00 feet, and a central angle of 05°25'28", a chord bearing of S.13°27'10" W., and a chord length of 214.36 feet; thence along the arc of said curve, an arc length of 214.44 feet; thence S.73°50'06" E., a distance of 79.04 feet to the beginning of a curve to the right, having: a radius of 67.00 feet, and a central angle of 49°47'43", a chord bearing of S.48°56'15" E., and a chord length of 56.41 feet; thence along the arc of said curve, an arc length of 58.23 feet; thence S.24°02'24" E., a distance of 52.17 feet to the beginning of a curve to the left, having: a radius of 53.00 feet, and a central angle of 20°57'59", a chord bearing of S.34°31'23" E., and a chord length of 19.29 feet; thence along the arc of said curve, an arc length of 19.39 feet; thence S.45°00'23" E., a distance of 85.92 feet to the beginning of a curve to the left having: a radius of 53.00

feet, and a central angle of $18^{\circ}04'21''$, a chord bearing of $S.54^{\circ}02'33''$ E., and a chord length of 16.65 feet; thence along the arc of said curve, an arc length of 16.72 feet; thence $S.63^{\circ}04'43''$ E., a distance of 9.91 feet to the beginning of a curve to the right, having: a radius of 107.00 feet, and a central angle of $80^{\circ}38'56''$, a chord bearing of $S.22^{\circ}45'15''$ E., and a chord length of 138.48 feet; thence along the arc of said curve, an arc length of 150.61 feet; thence $S.17^{\circ}34'13''$ W., a distance of 51.16 feet to the beginning of a curve to the right, having: a radius of 1007.00 feet, and a central angle of $10^{\circ}01'39''$, a chord bearing of $S.22^{\circ}35'02''$ W., and a chord length of 176.01 feet; thence along the arc of said curve, an arc length of 176.24 feet, to the beginning of a reverse curve to the left, having: a radius of 103.00 feet, and a central angle of $67^{\circ}04'13''$, a chord bearing of $S.05^{\circ}56'15''$ E., and a chord length of 113.80 feet; thence along the arc of said curve, an arc length of 120.57 feet, to the beginning of a reverse curve to the right, having: a radius of 47.00 feet, and a central angle of $106^{\circ}27'33''$, a chord bearing of $S.13^{\circ}45'25''$ W., and a chord length of 75.30 feet; thence along the arc of said curve, an arc length of 87.33 feet, to the beginning of a reverse curve to the left, having: a radius of 493.00 feet, and a central angle of $33^{\circ}28'23''$, a chord bearing of $S.50^{\circ}15'00''$ W., and a chord length of 283.94 feet; thence along the arc of said curve, an arc length of 288.02 feet, to the beginning of a reverse curve to the right, having: a radius of 107.00 feet, and a central angle of $95^{\circ}38'30''$, a chord bearing of $S.81^{\circ}20'04''$ W., and a chord length of 158.58 feet; thence along the arc of said curve, an arc length of 178.61 feet; thence $N.50^{\circ}50'41''$ W., a distance of 154.43 feet; thence $N.52^{\circ}07'14''$ W., a distance of 115.22 feet to the beginning of a non-tangent curve to the right, having: a radius of 2265.00 feet, and a central angle of $14^{\circ}52'19''$, a chord bearing of $S.45^{\circ}18'55''$ W., and a chord length of 586.26 feet; thence along the arc of said curve, an arc length of 587.91 feet, to the beginning of a reverse curve to the left, having: a radius of 2135.00 feet, and a central angle of $14^{\circ}29'30''$, a chord bearing of $S.45^{\circ}30'20''$ W., and a chord length of 538.56 feet; thence along the arc of said curve, an arc length of 540.00 feet to the POINT OF BEGINNING.

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