

WEST VILLAGES IMPROVEMENT DISTRICT UNIT GUIDE

Created in 2004 by the Florida Legislature, the West Villages Improvement District (WVID) works to ensure the timely, cohesive, cost-effective and high-quality design and implementation of public infrastructure within Wellen Park. This includes, among other things, roadways, entry features, landscaping, parks and playgrounds, and water management systems.

The WVID is a wholly public entity and is governed by a five-member Board of Supervisors. In accordance with state law, members of the Board of Supervisors are chosen by a landowners' election or by general

election. As majority landowner within the district, the master developer currently holds four of the five seats on the WVID Board of Supervisors. The fifth seat is currently held by a resident-elected member.

As Wellen Park continues to build out, state law requires the Board of Supervisors to covert seats to include more resident representation.

The WVID also employs independent staff to oversee the day-to-day operations of the district.

UNIT OVERVIEW

The WVID is divided into several units of development, which facilitate a progressive development plan.

Landowners in each unit are responsible for paying down debt, as well as operations and maintenance assessments related to the projects in each unit. Properties can be part of multiple units. When

that occurs, landowners are responsible for paying the assessments in each of those units.

The WVID currently has nine separate units of development. Landowners are also responsible for paying a district-wide assessment, which pays for general and administrative services in the WVID.



WEST VILLAGES IMPROVEMENT DISTRICT UNIT GUIDE



UNIT 1

Area: All District land within the City of North Port

Purpose: Bond financing was used to construct several improvements throughout the district. This includes constructing Preto Boulevard from U.S. 41 to Playmore Road, West Villages Parkway from U.S. 41 to the Braves Stadium and realigning Playmore Road at the intersection of West Villages Parkway. Unit 1 funding was also used for master planning.

UNIT 2

Area: Island Walk, Gran Paradiso, Preserve and Thomas 167

Purpose: Bond financing was used to construct segments of West Villages Parkway, including from U.S. 41 south to Playmore Road and north to River Road. The funding was also used to construct Playmore Road, west from West Villages Parkway to just short of IslandWalk.

UNIT 3

Area: Gran Paradiso

Purpose: Bond financing was used for a variety of improvements, including improvements to the gatehouse, spine roads, reclaimed water mains and improvements, and stormwater management improvements.

UNIT 4

Area: Renaissance, Oasis and Preserve

Purpose: Bond financing was primarily used to complete subdivision public improvements.

UNIT 5

Area: Atlanta Braves Stadium

Purpose: Bond financing and note financing were used to construct the stadium and other improvements. The City of North Port, Sarasota County, the Atlanta Braves and the master developer also contributed to the cost of improvements.

UNIT 6

Area: All properties within the district, except for IslandWalk.

Purpose: Unit 6 is used to facilitate the WVVID's irrigation program. All developed, non-District-owned properties are connected to the system and purchase irrigation water from the WVVID. These charges are considered fees, rather than assessments, and can vary based on water consumption. Irrigation fees are charged to a property owner's association or condominium association and are included in a community's budget.

UNIT 7

Area: Antigua, Avelina, Brightmore, Gran Place, Tortuga, Solstice, Sunstone and Wysteria, as well as several undeveloped lands that could include residential, commercial and industrial development.

Purpose: Bond financing may be used for improvements such as public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway landscape, lighting, signage, and furnishings and entry features.

UNIT 8

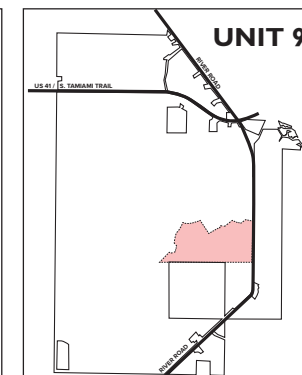
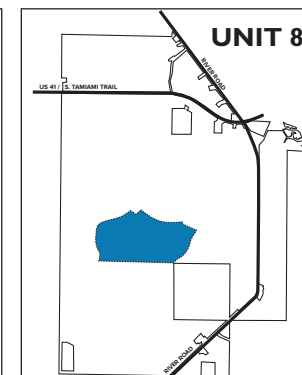
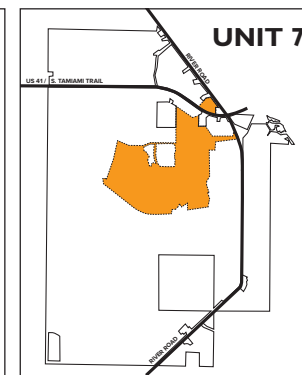
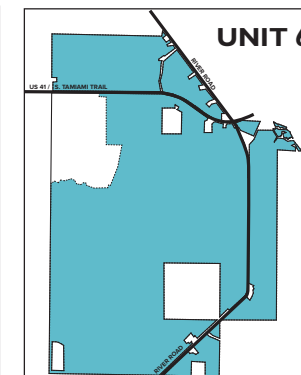
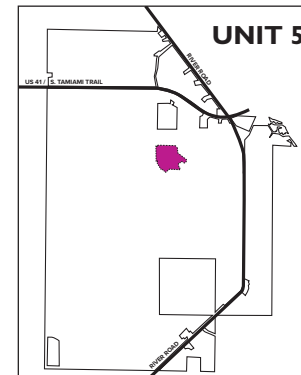
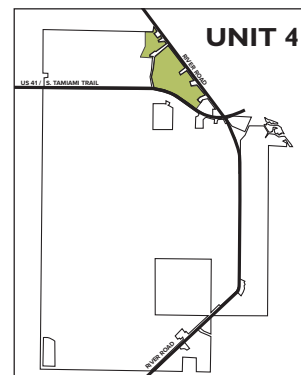
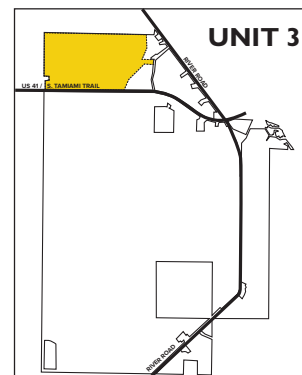
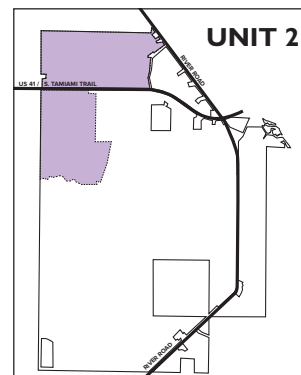
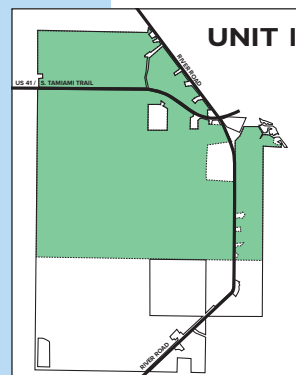
Area: Wellen Park Golf & Country Club

Purpose: Bond financing may be used for improvements such as public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway landscape, lighting, signage, and furnishings and entry features.

UNIT 9

Area: Proposed Lakespur and Everly projects

Purpose: Bond financing may be used for improvements such as public roadways, including thoroughfares, arterial, collector, or local streets; stormwater improvements; water and sewer facilities; irrigation facilities; public roadway landscape, lighting, signage, and furnishings and entry features.



FREQUENTLY ASKED QUESTIONS

WHAT IS THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID)?

WVID currently spans 12,444 acres within the City of North Port and unincorporated Sarasota County.

The district includes residential neighborhoods, commercial hubs, the Atlanta Braves' spring training home and the soon-to-be completed Downtown Wellen. The WVID gives thousands of acres of land their own identity, creating a sense of place that makes our community unique.

WHAT ROLE DOES THE WVID PLAY IN WELLEN PARK?

The WVID is responsible for planning, financing, constructing, operating and maintaining the public infrastructure in Wellen Park. This could include, among other things, roadways, utilities, entry features, landscaping, parks and playgrounds, and water management systems.

The District is not responsible for policing powers, fire rescue or emergency services in the district. Those services are handled by the city of North Port and Sarasota County. The District does not have its own zoning powers. Instead it abides by the zoning and comprehensive planning laws that the city and county have in place.

HOW MUCH DOES THE WVID COST?

The WVID levies an assessment against properties each year that represent a share of the cost of public infrastructure financed by the district and a share of the cost to administer and maintain the district. The annual assessment varies by neighborhood, and assessments are tied to the benefits being received, not the value of a home.

The assessment appears on your property tax bill sent in November each year and is paid annually through the Sarasota County Tax Collector.

WHAT IS THE BENEFIT OF AN IMPROVEMENT DISTRICT?

Improvement districts allow costs to be spread over the life of the bonds, rather than be included in the price of an initial home sale. Therefore, residents will only pay for the district improvements while they own the property.

Additionally, improvement districts use tax exempt financing, which often allows public infrastructure to be built cheaper than if a public entity developed it. Improvement districts also allow for a perpetual maintenance entity and provide for collection of assessments, which ensure the property will be maintained at a high-standard long term.

For more information about the
West Villages Improvement District, please contact:
District Manager William Crosley
941-244-2805 or wcrosley@sdsinc.org.
You can also learn more by visiting **WestVillagesID.org**.