

**WEST VILLAGES IMPROVEMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
FEBRUARY 10, 2022**

**A. CALL TO ORDER**

The February 10, 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, #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 February 2, 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	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: Michael McElligott of Special District Services, Inc.; Jim Miller of Dewberry and Kevin Shaughnessy.

**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. January 13, 2022, Regular Board Meeting**

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the minutes of the January 13, 2022, Regular Board Meeting, as presented.

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

**G. GENERAL DISTRICT MATTERS**

**1. Public Hearing – Uniform Method**

**a. Proof of Publication**

Proof of publication was presented that showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on January 13, 2022, January 20, 2022, January 27, 2022, and February 3, 2022, as legally required.

**b. Receive Public Comment on Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments**

There was no public comment on the Intent to Utilize the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments.

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

**c. Consider Resolution No. 2022-03 – Adopting Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments**

Resolution No. 2022-03 was presented, entitled:

**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.**

Ms. Whelan stated that the District had previously adopted Resolutions 2004-16 and 2016-16 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 and that there is now a need to correct the legal description that was presented to Sarasota County regarding the District's ability to collect assessments included as a specific line item on the County tax bill. Previous resolutions will be superseded upon the adoption of this resolution.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-03, as presented.



## **2. Consider Work Authorization No. 2022-01 Regarding Special District's Stormwater 20-Year Needs Analysis**

Mr. Ellis presented Work Authorization No. 2022-01 for the preparation of a Stormwater 20-Year Needs Analysis, as required by Florida Statutes, which will be submitted to the County. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), provide that "direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, are required 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 mandate was received after the 2021/2022 budget was adopted and was not a considered expense. The estimated cost of \$20,000 will be paid from the Unit 1 fund balance.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving Work Authorization No. 2022-01 regarding the Special District's Stormwater 20-Year Needs Analysis, as presented.

## **3. Discussion Regarding Proposed Homebuilder Rates and Fees**

Mr. Ellis presented an exhibit which reflected rates and fees that the District will charge for expenses related to building and developing in the District. These fees were previously not being charged. The Board will consider these rates and fees at the next meeting where a public hearing will also be held and if approved, will help offset expenses incurred.

## **4. Discussion Regarding Road Reserves**

At the request of the Chairman, Dewberry Engineering was asked to review the District road reserves to ensure that there will be funds for road projects in the future. Mr. Ellis shared a spreadsheet which reflected cost estimates for road resurfacing, repairs, and potential road widening projects. There are current balances for road reserves that have been accumulating since 2017. This spreadsheet, which also considers inflation, will be used as a budgeting tool for the 2022/2023 budget and future years and will also help provide financial flexibility to Board Supervisors.

## **5. Discussion Regarding Construction Traffic on District Roads**

Mr. Dobrin noted that he received resident concerns regarding heavy truck traffic on West Villages Parkway and suggested that heavy trucks be directed to use state roads such as River Road and US 41 as much as possible. Mr. Luczynski stated that the River Road widening project had begun and will take approximately 3 years for completion. He also noted that there was also a 9-12 month improvement project planned along US 41 from Preto Boulevard towards River Road that would begin this year, which may not make rerouting truck traffic practical until those projects have been completed. It was noted that there was a construction entrance into

Renaissance located on West Villages Parkway. District staff will continue to work with the City of North Port Police Department to help attenuate speeds on the roads.

Further discussion on the widening of River Road continued. There could possibly be a landscape buffer that could be lost along the boundary of the Preserve Community, and other areas that may impact the communities of Renaissance and Oasis. There was a news article that indicated that FDOT was directing residents to contact the District with concerns regarding the road project. Mr. Ellis noted that he had spoken with the project manager and that the direction in news article was not correct. Residents should correspond with FDOT for questions related to the project, as it is a State project. District staff is working with the FDOT project manager and residents of the Preserve community (through its HOA and property manager) to try to come up with a sound and sight plan that could lower the impacts this expansion project may present. The speed limit planned for the project will lower speeds from 55 MPH to 45 MPH, which should help reduce traffic sound. Landscape plans usually take place more towards the end of these types of projects.

## **H. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Ellis reported that the paving project on Prestigio had been satisfactorily completed and in addition, as was discussed at the November meeting, he was continuing to work with assisting the City of North Port regarding the update to the FEMA study on flood maps.

### **2. District Attorney**

Ms. Whelan advised regarding the District Boundary Amendment legislation that was in process, which had its first committee hearing in early February and that committee favorably approved the legislation. It will now be sent to one more committee before going to the full House of Representatives' floor for consideration. She indicated that the proceedings were moving forward as planned.

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

Mr. Smith reported that the final phase of the planned District drainage ditch cleaning would occur this month. The final ditch to be cleaned originates on US 41 and runs through a portion of Gran Paradiso and then towards River Road. There will be correspondence sent to the Gran Paradiso POA informing them of this planned project.

### **4. District Manager**

The next Regular Meeting is scheduled for March 10, 2022, and will include a Public Hearing on the District's Revised Permit and Development Review Rates.

## **I. BOARD MEMBER COMMENTS**

Mr. Dobrin asked if residents were permitted to install fountains in any of the District stormwater ponds. The District could allow only an HOA, not an individual resident, to install a fountain, subject to District Engineer approval with the condition that the installation and operation and maintenance would be the responsibility of the HOA.

**J. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:09 p.m. on a **MOTION** made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair