

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

A. CALL TO ORDER

The March 10, 2022, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:04 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 which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on March 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	Absent
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

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

There were also several District residents present who did not sign in.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were several residents present in person from the Preserve community. One resident commented that his concern was about the loss of the tree/landscape buffer between his community and the River Road expansion project that was planned in 2004. This River Road expansion project was not a planned improvement of the District and was a project of the State of Florida Department of Transportation. The concern was that the new road would create noise, visual and security concerns

Another resident commented that municipalities will illegally annex land to help their coffers and developers and builders will only do what is good for their bottom line. He also noted that two years ago there were political signs along River Road looking for votes to promote the expansion project. Mr. Luczynski responded that it is not yet known exactly how much of the existing buffer will be affected, and those plans were not yet finalized. The District's Manager, Operations' Manager and Engineer, along with the Chairman had a conversation with FDOT representatives last October and one of the questions that the District asked was about landscaping buffers and tree removal. FDOT responded that the second phase of design would be landscaping plans, which have not yet been approved. There was a precursor that trees would be impacted, which is why the District was being proactive on this matter and the reason that District staff was instructed by the District Chairman at the February Board Meeting to work with the Preserve HOA on a plan for around the pond and particularly, on the road side area in order to come up with a landscape program to start putting trees up front to help this issue not withstanding whatever FDOT is going to do in the right-of-way with landscaping, in order to stay ahead of it.

Mr. Luczynski also noted that a wall adjoining the wall of the neighborhood would have been solely the responsibility of the builder, DR Horton, not the District. Other communities that have walls were also the choice of the builders in Renaissance, Oasis and Tortuga. The Preserve is the only existing community along River Road that did not have a wall constructed along the boundary by its developer. District staff will work with the Preserve HOA, not individual residents, on plans that may be utilized going forward. Plans are subject to FDOT approval. In the event that FDOT's minimum standards for the project landscape/tree buffer do not satisfy the Preserve HOA Board, the District is willing to work with the Preserve HOA Board on addressing matters that could be considered above the level of FDOT, but those costs will be borne by only those receiving the benefit of the improvements. Mr. Luczynski asked that a Preserve ad-hoc Committee be formed and include a current Preserve HOA Board Member, in order to facilitate communication with WVID staff. The idea is to see if a plan can be agreed upon by more than a majority of the Preserve resident owners with final approval by the Preserve HOA Board of Directors. The residents overwhelmingly thanked District Supervisors and staff.

All of those members of the public in attendance left after the discussion even though it was stated that they were welcome to stay and continue to be present during the rest of the meeting.

F. APPROVAL OF MINUTES

1. February 10, 2022, Regular Board Meeting

A MOTION was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the February 10, 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 – Adopting Revised Permit and Development Review Rates, Fees and Charges

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on March 1, 2022, as legally required.

b. Receive Public Comment on Adopting Revised Permit and Development Review Rates, Fees and Charges

There was no public comment on the Adopting a Revised Permit and Development Review Rates, Fees and Charges...

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

c. Consider Resolution No. 2022-04 – Adopting Revised Permit and Development Review Rates, Fees and Charges

Resolution No. 2022-04 was presented, entitled:

RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
ADOPTING REVISED PERMIT AND DEVELOPMENT
REVIEW RATES, FEES AND CHARGES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Dobrin and passed unanimously adopting Resolution No. 2022-04, as presented.

2. Consider Ratification of Agreement to Implement the Uniform Method for the Collection and Enforcement of Non-Ad Valorem Assessments

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously ratifying the Agreement to Implement the Uniform Method for the Collection and Enforcement of Non-Ad Valorem Assessments, as presented.

H. UNIT OF DEVELOPMENT NO. 6

1. Consider Ratification of Agreement with Environmental Consulting and Technologies, Inc.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously ratifying the Agreement with Environmental Consulting and Technologies, Inc. for general hydrogeological and irrigation program related services for the amount not to exceed \$112,000, as presented.

I. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Ellis reported that, at the Board's request, he would provide an exhibit map of all District owned property at the next meeting. In addition, he noted there was ongoing cooperation with the City of North Port in regard to the FEMA rate study.

2. District Attorney

Ms. Whelan reported that the boundary amendment legislation was not yet approved at the time of today's meeting, but it was expected that that portion of the boundary amendment process would be approved before the end of the day. In addition, a referendum of the landowners is required to formally approve the boundary amendment, which is anticipated to be held in June, once it has been approved by the State legislature.

3. District Operations' Manager

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

4. District Manager

Mr. Crosley reported that the next Regular Board Meeting was scheduled for April 14, 2022, and the Landowners' Meeting was scheduled for June 9, 2022. Supervisor Dobrin's term expires in November 2022. The qualifying period for those Supervisors to submit their paperwork to the County runs from noon on June 13, 2022, through noon on June 17, 2022.

J. BOARD MEMBER COMMENTS

Mr. Dobrin thanked Mike Smith for his tour of the District and the water treatment plant that is currently under construction. Mr. Dobrin also thanked Lindsay Whelan for her help with current fishing policies in District owned ponds. Mr. Dobrin also asked if there were chemicals used to treat the irrigation lakes. Mr. Smith responded that there were chemicals used when needed, but he did not know what was being used in Gran Paradiso because those lakes are managed by the POA under the current maintenance agreement between the District and the POA.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:11 p.m. on a **MOTION** made by Mr. Lewis, seconded by Ms. Masney and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair