



## *West Villages Improvement District (WVID) Information*

### *1. What is an improvement district?*

An improvement district is an independent, special taxing district authorized to plan, finance, construct, operate and maintain public infrastructure in planned developments.

### *2. What is the difference between an improvement district and a Community Development District (CDD)?*

An Improvement District is typically utilized for a larger-scale project that will take multiple decades to complete. A Community Development District is commonly used for a small build out that is more confined land-wise.

The WVID is approximately 11,000 acres and will take between 20 – 30 years to finish. Being established as an Improvement District allows us to take a long term approach in developing the district.

### *3. Why was the WVID created?*

The WVID gives thousands of acres of land their own identity. It was created to ensure a timely, cohesive, cost-effective, high-quality design and implementation of infrastructure for the District, located in the City of North Port and Sarasota County.

WVID's purpose is to provide infrastructure, including community development systems, facilities, services, projects, and improvements to the District. Ultimately, there is a sense of place in creating the WVID as it is comprised of several different neighborhoods, commercial centers, parks, dog parks, a spring training facility and more.

### *4. When was the WVID created?*

The WVID was created by an act of the Florida Legislature on June 17, 2004.

### *5. Are improvement districts common?*

Yes, these kinds of districts are quite common and many other communities in Florida have similar entities. Development districts are created around the concept of growth paying for itself.

### *6. How does WVID help protect residents?*

WVID has a board that brings together various groups all in favor of combining their economic strength and ideas to benefit a part of the district. These benefits reach out to all the community members within the WVID neighborhoods.

### *7. What neighborhoods are included?*

The District covers approximately 11,000 acres including Gran Paradiso, IslandWalk, Oasis, Preserve, Renaissance and future residential neighborhoods as well as the commercial, retail and entertainment centers.

**WEST VILLAGES**  
FLORIDA  
~  
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Learn more about the WVID at [WestVillagesID.org](http://WestVillagesID.org) or our community at [MyWestVillages.com](http://MyWestVillages.com)

## *West Villages Improvement District (WVID) Information - Continued*

### *8. Are there any neighborhoods or areas within West Villages Florida that are not part of the district?*

Sarasota National and Grand Palm are not part of the district but are part of the marketing association.

### *9. What services are provided within the district?*

Special districts help enhance the area's beauty, security, prominence, economy and community partnerships.

Examples:

- Roads
- Water
- Infrastructure
- Improvements to public property

### *10. What services are not provided within the district?*

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

### *11. How much does the WVID cost? Can my annual amount due change? How do we pay?*

Each neighborhood has different benefits based on assessments, so the annual fee differs by neighborhood each year. The assessment is tied to the benefits being received, not the actual value of the home. The annual fee pays for operation and maintenance of the WVID. This is paid annually through the Sarasota County tax bill.

### *12. How long will it need to be paid?*

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

The bonds are secured for 30 years, so they can be paid off, however, there will always be an assessment for the operations and maintenance of the district, resulting in a small fee.

### *13. Can you opt out of the district?*

No

### *14. How do WVID board members get chosen and when?*

A five-person Board of Supervisors governs the WVID and members must be United States citizens. The board is chosen through Landowners' Election. The WVID has one board, rather than separate CDDs. This results in a more streamlined, cohesive approach with less administrative costs rather than siloes across various boards.

Currently there is one resident elected member. As the community continues its build out, becoming more urbanized, the statutes spell out that the elected board will convert from landowner election to general election. As the district sees 10% urbanization, one additional board seat will be adjusted from land election to general election.

The district anticipates the second resident seat on board opening by the end of 2020.

### *15. How do I communicate with or provide recommendations to my WVID?*

You can contact the District Staff at: [www.WestVillagesID.org/contact](http://www.WestVillagesID.org/contact)

### *16. Are there regular meetings?*

Yes, there are monthly meetings. The purpose of these meetings is to conduct any business coming before the Board. In accordance to the Sunshine Law, the public is welcome to attend these meetings and voice their thoughts on agenda topics. Copies of the meeting Agenda may be obtained by visiting the website, contacting the District Manager at 561-630-4922 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the meeting.

