



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

MEMO

Proposed WVID Developer's Agreement

To: Peter D. Lear, CPA, CGMA, City Manager

Thru: Frank Miles, MPA, Director, Neighborhood Development Services
Jason Yarborough, Assistant City Manager

From: Nicole Galehouse, AICP, Planning Division Manager

Date: March 4, 2020

	Principles of Agreement	Proposed West Villages Developer Agreement
Fire & Rescue System Improvements	<ul style="list-style-type: none"> Site & development plans, permit, construct, & equip 3 fire stations and/or substations 	<ul style="list-style-type: none"> Fire Study Planning, designing, engineering, constructing, apparatus, equipment, & FF&E for 3 fire stations Additional fire system improvements
<i>Fire Station #1</i>	<ul style="list-style-type: none"> 1 fire truck, 1 brush truck, 1 ambulance (or combination of equipment at equal or less cost) \$750,000 for miscellaneous costs North side of US 41 5 acres Complete construction by 7/1/2009 (extensions provided through subsequent amendments, bringing to 7/1/17 with automatic 2 year extensions until Fire Chief notifies the WVID in writing that constructing must proceed) 	<ul style="list-style-type: none"> 1 fire truck (75' ladder), 1 ambulance, 1 command vehicle, 1 brush truck FAA certified helicopter pad, 100'x100' SW corner of US 41 & Preto Blvd ±5.5 acres Capacity for apparatus and personnel for a ladder company, an engine company, two rescue companies, & a battalion vehicle; sized for collocation with other fire agencies Complete construction within 2 years of effective date of the agreement
<i>Fire Station #2</i>	<ul style="list-style-type: none"> 1 fire truck, 1 ambulance, 1 command vehicle (or combination of equipment at equal or less cost) No location specified 4 acres No trigger for construction 	<ul style="list-style-type: none"> 1 fire truck (pumper), 1 ambulance, 1 brush truck SE corner of Manasota Beach Rd & Preto Blvd ±4 acres At least the same size as Fire Station #85 Complete construction within 2 years of notice that the 8,000th residential building permit has been issued

<p><i>Fire Station #3</i></p>	<ul style="list-style-type: none"> • 1 fire truck, 1 ambulance (or combination of equipment at equal or less cost) • Reserve vehicles, if needed – 1 fire truck, 1 ambulance – to be stationed in WVID • No location specified • 4 acres • No trigger for construction 	<ul style="list-style-type: none"> • Future fire study required upon notice that the 13,000th residential building permit has been issued <p><i>If determined necessary by fire study:</i></p> <ul style="list-style-type: none"> • 1 fire truck (pumper), 1 ambulance, 1 brush truck • East of River Rd, near current 63-acre park location • ±4 acres • Size TBD by future fire study • Complete construction within 2 years of benchmark established by fire study
<p><i>Additional Equipment</i></p>	<ul style="list-style-type: none"> • Aerial apparatus on request by the Fire Chief 	<ul style="list-style-type: none"> • Additional fire system improvements not to exceed \$750,000
<p>Law Enforcement</p>		
<p><i>Vehicles</i></p>	<ul style="list-style-type: none"> • \$516,000 for 5 vehicles and miscellaneous costs 	<ul style="list-style-type: none"> • Previously purchased 4 police vehicles to be utilized for service to the Annexed Property • 4 additional vehicles encumbered
<p><i>Police Substation</i></p>	<ul style="list-style-type: none"> • Equip with items reasonably expected • Collocated with Fire Station #2 • ~1,500 sf on 0.5 acre • No trigger for construction 	<ul style="list-style-type: none"> • Planning, designing, engineering, permitting, construction, equipment, and FF&E of a substation • Collocated with Fire Station #1 • ±5.5 acres (Fire Station #1 property) • Size approximately 20% of existing police station in City Hall complex • Constructed concurrent with Fire Station #1 • Size
<p><i>Additional Assets</i></p>		<ul style="list-style-type: none"> • Additional law enforcement system improvements not to exceed \$85,946.60
<p>Parks & Recreation</p>	<ul style="list-style-type: none"> • Design of Town Center Parks to be approved as part of VDPP process 	<ul style="list-style-type: none"> • 45 acres of trails to be provided for public access, maintained & operated by the WVID
<p><i>63 Acre Park</i></p>	<ul style="list-style-type: none"> • Land dedicated to the City • Master planning of the park, up to \$2,000,000 	<ul style="list-style-type: none"> • Property given to the City 3/24/2009 • WVID paid \$1,889,446.60 for Master Plan • WVLP to remove all covenants and restrictions on the property • No further obligation

<p><i>Town Center Park #1 (Blue Heron Park)</i></p>	<ul style="list-style-type: none"> • Design, construct, & equip • Begin development at 5,000th unit permitted • No location or standards specified 	<ul style="list-style-type: none"> • Blue Heron Park constructed by WVLP for \$1,996,638.95, of which WVID reimbursed \$753,838.95 • Additional improvements requested not to exceed \$150,000 • Improvements completed within 1 year of commencement of design, which will occur within 90 days of the City's notice to proceed • WVID to operate and maintain
<p><i>Town Center Park #2</i></p>	<ul style="list-style-type: none"> • Design, construct, & equip • Begin development at 10,000th unit permitted • No location or standards specified 	<ul style="list-style-type: none"> • Located on combined use land • Coordination with County for a regional park designation
<p><i>Trails</i></p>	<ul style="list-style-type: none"> • No reference 	<ul style="list-style-type: none"> • 45+ acres of multi-use pedestrian and bicycle trails; 40 feet wide, majority include 10' paved multi-use pedestrian and bicycle trail
<p>Solid Waste, General Government, & Roads</p>		
<p><i>Refuse & Recycling Vehicle</i></p>	<ul style="list-style-type: none"> • \$380,000 for purchase of refuse and recycling vehicle on demand 	<ul style="list-style-type: none"> • This requirement has been met, no further obligation
<p><i>General Government – 5 Acres</i></p>	<ul style="list-style-type: none"> • City to request dedication prior to 10,000th residential building permit • City to begin construction within 5 years of dedication or return the site to WVID 	<ul style="list-style-type: none"> • Within 1 year, WVLP to identify site for a 15,000 sf building within the Town Center, to be built in phases • City to initiate development within 2 years and construction within 1 year of Commission approval of the design
<p><i>General Government – 15 Acres</i></p>	<ul style="list-style-type: none"> • Dedication within 60 days of adoption of the VDPP where the site is located • City to begin construction within 5 years of dedication or return the site to WVID 	<ul style="list-style-type: none"> • Included in dedication of combined use lands

<p align="center">IMPACT FEE REIMBURSEMENTS & EXPENDITURES</p>		<ul style="list-style-type: none"> • System improvements not eligible for reimbursement until they have been conveyed to the City • Impact fees collected maintained in segregated accounts • Initial requests within 30 days of effective date • Future requests at the end of each fiscal quarter • City to reimburse within 45 days of approved request; value not to exceed available unencumbered account balance • No reimbursements for any land costs
<p align="center"><i>Fire & Rescue</i></p>	<ul style="list-style-type: none"> • Reimbursed for actual costs, not including land • Paid quarterly 	<ul style="list-style-type: none"> • Ladder truck & equipment, actual costs • Fire study, \$24,842.00 • Additional fire system improvements, not to exceed \$750,000 • Fire Stations, actual costs
<p align="center"><i>Law Enforcement</i></p>	<ul style="list-style-type: none"> • Actual costs for substation – reimbursed upon completion • 5 Vehicles, \$516,000 – reimbursed upon issuance of 13,000th residential building permit (timing may be renegotiated depending on LOS changes) 	<ul style="list-style-type: none"> • Law enforcement system improvements, not to exceed \$85,946.60 • Substation, actual costs • Police vehicles to be reimbursed or purchased from existing law enforcement impact fee balance
<p align="center"><i>Parks & Recreation</i></p>	<ul style="list-style-type: none"> • 63 Acre Park Master Plan, actual costs, not to exceed \$2,000,000 – reimbursed upon issuance of the 2,000th residential building permit at 50% of collections • Town Center Park #1, actual costs, not to exceed \$2,000,000 – reimbursed after completion at 50% of collections; requirement sunset 20 years after execution of PAA or when initial bonds are paid off, whichever is later • Town Center Park #2, actual costs, not to exceed \$2,000,000 – reimbursed after completion at 50% of collections; requirement sunset 20 years after execution of PAA or when initial bonds are paid off, whichever is later 	<ul style="list-style-type: none"> • 63 Acre Park Master Plan, \$1,889,446.60 • Blue Heron Park, actual costs, \$1,242,800; additional improvements, not to exceed \$150,000

<i>Solid Waste</i>	<ul style="list-style-type: none"> Reimbursement only required if the City outsources refuse and recycling collection to a 3rd part vendor; this sunset after 6 years 	<ul style="list-style-type: none"> No reimbursement available
<i>General Government</i>	<ul style="list-style-type: none"> No reimbursement, as this is for land only 	<ul style="list-style-type: none"> No reimbursement, as this is for land only
Conveyance of Land, Construction, & System Improvements	<ul style="list-style-type: none"> Fire stations: dedicated when completed Law enforcement: dedicated with Fire Station #2 63-Acre Park: within 6 months of Post Annexation Agreement Town Center Parks: no requirement for dedication General government: 5 acres at ~10,000th residential building permit, 15 acres within 60 days of VDPP adoption 	<ul style="list-style-type: none"> Combined use & Fire Station #1: subdivision & plat application within 90 days, fee simple ownership & marketable title conveyed within 90 days of plat approval Fire Station #2 & General Government: subdivision & plat application within 1 year, fee simple ownership & marketable title within 6 months of plat approval Provisions for easements, construction guarantees, warranties, closeout packages, completion, and conditions and documentation for conveyance
Land Dedication Acreages	<p><i>Fire & EMS</i></p> <ul style="list-style-type: none"> 1st Substation: 5.0 acres Future Stations: 4.0 acres <p><i>Law Enforcement</i></p> <ul style="list-style-type: none"> 0.5 acres <p><i>Parks & Recreation</i></p> <ul style="list-style-type: none"> 63 Acre Park: 63.0 acres Town Center Parks: 133.0 acres <p><i>General Government</i></p> <ul style="list-style-type: none"> City Hall Annex: 5.0 acres General Government: 15.0 acres <p><i>Solid Waste</i></p> <ul style="list-style-type: none"> 0 acres <p><i>Utilities</i></p> <ul style="list-style-type: none"> Water Treatment Plant; Wastewater Treatment Plant: Acreage design-dependent <p>TOTAL</p> <ul style="list-style-type: none"> ≤392.5 acres** 	<p><i>Fire & EMS</i></p> <ul style="list-style-type: none"> 1st Substation: 5.5 acres Future Stations: 4.0 acres <p><i>Law Enforcement</i></p> <ul style="list-style-type: none"> Collocated on Fire Station #1 property <p><i>Parks & Recreation</i></p> <ul style="list-style-type: none"> 63 Acre Park: 63.0 acres Town Center Parks: 88.0 acres Trails: 45.0 acres <p><i>General Government</i></p> <ul style="list-style-type: none"> City Hall Annex: 15,000 sf building, with parking & stormwater provided (≤5 acres) General Government: 15.0 acres <p><i>Solid Waste</i></p> <ul style="list-style-type: none"> 0 acres <p><i>Utilities</i></p> <ul style="list-style-type: none"> Water Treatment Plant: 12.18 acres Wastewater Treatment Plant: 21.36 acres <p>TOTAL</p> <ul style="list-style-type: none"> ≤263 acres

*Combined use land is a new category consisting of ±74 acres for government use, including Fire Station #3, if needed, park land, and general government use.

**Total acreage was up to 5% based on land acreage of annexations and requirements of annexation. Final acreage was design-dependent on the Utilities sites.