



# City of North Port

## RESOLUTION NO. 2024-R-26

**A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING THE TRANSFER OF WATER AND WASTEWATER INFRASTRUCTURE AND IMPROVMENTS AND ASSOCIATED WARRANTIES IN WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on September 10, 2019, the City of North Port, Florida, and West Villages, LLLP and West Villages Improvement District (“WVID”) entered into an *Amended and Restated Utilities Agreement (“Agreement”)*, requiring the WVID to pay for the construction of and transfer ownership and control to the City of certain on-site and off-site water distribution and wastewater collection systems; and

**WHEREAS**, the West Villages Improvement District (“WVID”) has constructed certain water and wastewater sanitary sewer and water distribution infrastructure improvements in the City of North Port, Florida, as stipulated in the Agreement; and

**WHEREAS**, WVID desires to convey and the City desires to accept the transfer of ownership of certain water and wastewater sanitary sewer and water distribution infrastructure improvements in furtherance of the Agreement; and

**WHEREAS**, the City currently holds easement rights necessary to access the property to operate and maintain the infrastructure improvements; and

**WHEREAS**, all related construction services infrastructure improvement warranties that have been assigned to the City; and

**WHEREAS**, the City Commission finds that the conveyance of the water and wastewater sanitary sewer and water distribution infrastructure improvements and related warranties to the City serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

### **SECTION 1 – INCORPORATION OF RECITALS**

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

**SECTION 2 – RESOLUTION ACCEPTING INFRASTRUCTURE IMPROVEMENTS AND WARRANTIES**

2.01 The City Commission accepts the transfer of ownership of the water and wastewater sanitary sewer and water distribution infrastructure and improvements identified in and transferred via the *Bill of Sale* attached as Exhibit 1, and legally described as:

Tract 100, Wellen Park Golf and Country Club, Phase 1A, according to the plat thereof recorded in Plat Book 56, Page 75, of the Public Records of Sarasota County, Florida

2.02 All identified exhibits are incorporated in this resolution by reference.

**SECTION 3 – FILING OF DOCUMENTS**

3.01 The City Clerk is directed to file a certified copy of this resolution with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county.

3.02 West Villages Improvement District will reimburse the City for applicable recording fees.

**SECTION 4 – CONFLICTS**

4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

**SECTION 5 – SEVERABILITY**

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

**SECTION 6 – EFFECTIVE DATE**

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida in public session on June 25, 2024.

CITY OF NORTH PORT, FLORIDA

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ALICE WHITE  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON, B.C.S.  
CITY ATTORNEY

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **WEST VILLAGES IMPROVEMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 189, *Florida Statutes*, whose mailing address is 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “**Seller**”) paid by the **CITY OF NORTH PORT, FLORIDA**, whose address is 4790 City Hall Boulevard, North Port, Florida 34286 (the “**City**”), for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the City, its successors and assigns, the following described property, assets and rights, to-wit:

The water and wastewater infrastructure and improvements more particularly described in **Exhibit A**, attached hereto and made a part hereof, all located on the real property described in **Exhibit B**, attached hereto and made a part hereof, situated, lying and being in the City of North Port, Sarasota County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the City, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

AND the Seller does hereby covenant to and with the City, its successors, and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors, and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the City, its successors, and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_ 2023.

Signed, sealed and delivered in the presence of:

WEST VILLAGES IMPROVEMENT DISTRICT a local unit of special government established and existing pursuant to Ch. 189, Florida Statutes

Witness:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
John Luczynski  
Chairman, Board of Supervisors

Witness:

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2023, by John Luczynski as Chairman of the Board of Supervisors of the West Villages Improvement District. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Florida at Large  
Commission Expires: \_\_\_\_\_

(NOTARY SEAL)

**EXHIBIT A**  
**ITEMIZED BILL OF SALE**

**PHASE 1A-1**

2-02-000 II.b SANITARY SEWER

2-02-010 Manholes

2-02-020 Manholes 0' - 6'	3.000	3.000	5,015.00	EA	15,045.00
2-02-030 Manholes 6' - 8'				EA	
2-02-040 Manholes 8' - 10'	1.000	1.000	6,460.00	EA	6,460.00
2-02-050 Manholes 10' - 12'	2.000	2.000	7,100.00	EA	14,200.00
2-02-060 Manholes 12' - 14'	1.000	1.000	7,840.00	EA	7,840.00
2-02-070 Manholes 14' - 16'	2.000	2.000	8,630.00	EA	17,260.00
2-02-080 Manholes 16' - 18'	1.000	1.000	9,560.00	EA	9,560.00
2-02-090 Manholes 18' - 20'	2.000	2.000	10,475.00	EA	20,950.00
2-02-100 Manholes 20' - 22'	1.000	1.000	11,595.00	EA	11,595.00
2-02-110 Manholes 22' - 24'				EA	
2-02-120 8" PVC (SDR 26) Gravity Sewer					
2-02-130 8"PVC(SDR26)Grav Swr 0' - 6'	559.000	559.000	24.90	LF	13,919.10
2-02-140 8"PVC(SDR26)Grav Swr 6' - 8'	110.000	110.000	36.60	LF	4,026.00
2-02-150 8"PVC(SDR26)Grav Swr 8' - 10'	143.000	143.000	45.85	LF	6,556.55
2-02-160 8"PVC(SDR26)Grav Swr 10' - 12'	477.000	477.000	47.90	LF	22,848.30

Exhibit 1 to Resolution 2024-R-26

2-02-170	8"PVC(SDR26)Grav Swr 12' - 14'	309.000		309.000	52.65	LF	16,268.85
2-02-180	8"PVC(SDR26)Grav Swr 14' - 16'	547.000		547.000	64.55	LF	35,308.85
2-02-190	8"PVC(SDR26)Grav Swr 16' - 18'	566.000		566.000	79.80	LF	45,166.80
2-02-200	8"PVC(SDR26)Grav Swr 18' - 20'	441.000		441.000	90.20	LF	39,778.20
2-02-210	8"PVC(SDR26)Grav Swr 20' - 22'	226.000		226.000	121.45	LF	27,447.70
2-02-220	Rock Excav-Gravity Sewer instl	100.000	400.000	500.000	44.55	CY	22,275.00
2-02-230	Drop Assembly	1.000		1.000	980.00	EA	980.00
2-02-240	Manhole Liner	1.000		1.000	5,135.00	EA	5,135.00
2-02-250	Sewer Service Double SF lots	32.000		32.000	1,390.00	EA	44,480.00
2-02-260	Sewer Service Single SF lots	11.000		11.000	885.00	EA	9,735.00
2-02-270	Sewer Services for Guardhouse	1.000		1.000	4,465.00	EA	4,465.00
2-02-280	8" Gravity Sewer Stub w/cap MH	1.000		1.000	1.00	EA	1.00
2-02-290	Connect exist Gravity Sewer MH	1.000		1.000	1,715.00	EA	1,715.00
2-02-300	test of gravity sewer	3,378.000		3,378.000	6.65	LF	22,463.70
2-02-310	Sanitary Materials Increase		3,850.740	3,850.740	1.00	LS	3,850.74
2-03-000 II.c WATER DISTRIBUTION							
2-03-010	8" PVC DR-18, C900 Water Main	3,693.000		3,693.000	27.60	LF	101,926.80
2-03-020	12" PVC DR-18, C900 Water Main	850.000		850.000	57.20	LF	48,620.00
2-03-030	8" Gate valve and valve box	5.000		5.000	1,725.00	EA	8,625.00
2-03-040	12" Gate valve and valve box	2.000		2.000	2,880.00	EA	5,760.00
2-03-050	Fire Hydrant Assembly	5.000		5.000	5,260.00	EA	26,300.00
2-03-060	Single Water Service (Short)	7.000		7.000	675.00	EA	4,725.00
2-03-070	Single Water Service (Long)	9.000		9.000	845.00	EA	7,605.00
2-03-080	Double Water Service (Short)	12.000		12.000	1,105.00	EA	13,260.00
2-03-090	Double Water Service (Long)	18.000		18.000	1,385.00	EA	24,930.00
2-03-100	Temp Blow-off assembly & valve	1.000		1.000	4,650.00	EA	4,650.00
2-03-110	Connect to exist WM- West Vill	2.000		2.000	5,800.00	EA	11,600.00
2-03-120	Remove cap and connect to 12"	1.000		1.000	1,475.00	EA	1,475.00

Exhibit 1 to Resolution 2024-R-26

2-03-130	Temp Jumper, 6"	1.000	1.000	14,180.00	EA	14,180.00
2-03-140	Pressure test of main	4,543.000	4,543.000	.50	LF	2,271.50
2-03-150	Chlorination and bacteriologic	4,543.000	4,543.000	1.00	LF	4,543.00
2-03-160	Water Materials increase	28,998.660	28,998.660	1.00	LS	28,998.66
2-03-161	8" Gate Valve & Valve Box	1.000	1.000	2,295.00	EA	2,295.00
2-03-162	Temporary Blow Off	1.000	1.000	1,760.00	EA	1,760.00
2-03-163	20" X 8" Tee- Manasota Beach	1.000	1.000	3,660.00	EA	3,660.00



**PHASE 1A-2**

<b>II. B. UNDERGROUND - SANITARY SEWER</b>						
1	MANHOLES 0'-6'	4.00	4.00	EA	\$5,500.00	\$22,000.00
2	MANHOLES 6'-8'	2.00	2.00	EA	\$6,000.00	\$12,000.00
3	MANHOLES 8'-10'	1.00	1.00	EA	\$6,900.00	\$6,900.00
4	MANHOLES 10'-12'	5.00	5.00	EA	\$7,900.00	\$39,500.00
5	MANHOLES 12'-14'	2.00	2.00	EA	\$8,600.00	\$17,200.00
6	MANHOLES 14'-16'	3.00	3.00	EA	\$9,250.00	\$27,750.00
7	MANHOLES 16'-18'	5.00	5.00	EA	\$13,500.00	\$67,500.00
8	MANHOLES 18'-20'	5.00	5.00	EA	\$11,200.00	\$56,000.00
9	MANHOLES 20'-22'	6.00	6.00	EA	\$12,250.00	\$73,500.00
10	8" PVC (SDR 26) GRAVITY SEWER 0'-6'	489.00	489.00	LF	\$32.00	\$15,648.00
11	8" PVC (SDR 26) GRAVITY SEWER 6'-8'	711.00	711.00	LF	\$42.00	\$29,862.00
12	8" PVC (SDR 26) GRAVITY SEWER 8'-10'	530.00	530.00	LF	\$55.00	\$29,150.00
13	8" PVC (SDR 26) GRAVITY SEWER 10'-12'	1,057.00	1,057.00	LF	\$67.00	\$70,819.00
14	8" PVC (SDR 26) GRAVITY SEWER 12'-14'	918.00	918.00	LF	\$89.50	\$82,161.00
15	8" PVC (SDR 26) GRAVITY SEWER 14'-16'	737.00	737.00	LF	\$105.00	\$77,385.00
16	8" PVC (SDR 26) GRAVITY SEWER 16'-18'	319.00	319.00	LF	\$121.00	\$38,599.00
17	8" PVC (SDR 26) GRAVITY SEWER 18'-20'	879.00	879.00	LF	\$136.50	\$119,983.50
18	8" PVC (SDR 26) GRAVITY SEWER 20'-22'	583.00	583.00	LF	\$143.00	\$83,369.00
19	10" PVC (SDR 26) GRAVITY SEWER 16'-18'	747.00	747.00	LF	\$129.00	\$96,363.00
20	10" PVC (SDR 26) GRAVITY SEWER 18'-20'	396.00	396.00	LF	\$145.00	\$57,420.00
21	10" PVC (SDR 26) GRAVITY SEWER 20'-22'	758.00	758.00	LF	\$149.00	\$112,942.00
22	10" PVC (SDR 26) GRAVITY SEWER 22'-24'	14.00	14.00	LF	\$154.00	\$2,156.00
23	8" FORCE MAIN	4,130.00	4,130.00	LF	\$27.00	\$111,510.00
24	8" GATE VALVE AND VALVE BOX	5.00	5.00	EA	\$1,800.00	\$9,000.00
25	ROCK EXCAVATION FOR GRAVITY SEWER INSTALL	100.00	100.00	CY	\$38.50	\$3,850.00
26	STONE BEDDING FOR GRAVITY SEWER INSTALL	100.00	100.00	TN	\$30.00	\$3,000.00

<b>I. CLEARING, GRUBBING AND EARTHWORK</b>						
27	CONNECT TO EXISTING FORCE MAIN STUB-OUT	1.00	1.00	EA	\$2,350.00	\$2,350.00
28	DROP ASSEMBLY (MH-192)	1.00	1.00	EA	\$3,650.00	\$3,650.00
29	MANHOLE LINER (MH 82, 192 AND 1335)	3.00	3.00	EA	\$4,400.00	\$13,200.00
30	SEWER SERVICE DOUBLE SF LOTS	24.00	24.00	EA	\$1,075.00	\$25,800.00
31	SEWER SERVICE SINGLE SF LOTS	7.00	7.00	EA	\$1,125.00	\$7,875.00
32	SEWER SERVICE FUTURE MF BUILDINGS	27.00	27.00	EA	\$1,350.00	\$36,450.00
33	SEWER SERVICE FOR SATELLITE POOLS	3.00	3.00	EA	\$1,700.00	\$5,100.00
34	8" GRAVITY SEWER STUB-OUT WITH CAP AT SSMH 99,202,218	3.00	3.00	EA	\$1,750.00	\$5,250.00
35	10" GRAVITY SEWER STUB-OUT WITH CAP AT SSMH 176	1.00	1.00	EA	\$1,850.00	\$1,850.00
36	LIFT STATION WITH BACKUP PUMP SYSTEM	1.00	1.00	EA	\$527,500.00	\$527,500.00
37	PRESSURE TESTING OF FORCE MAIN	4,130.00	4,130.00	LF	\$0.55	\$2,271.50
38	TESTING OF GRAVITY SEWER	8,138.00	8,138.00	LF	\$3.50	\$28,483.00
SANITARY SEWER SUBTOTAL						\$1,925,347.00

<b>II. C. UNDERGROUND - WATER DISTRIBUTION</b>						
1	8" PVC DR-18, C900 WATER MAIN	996.00	996.00	LS	\$37.50	\$37,350.00
2	12" PVC DR-18, C900 WATER MAIN	8,000.00	8,000.00	LS	\$64.50	\$516,000.00
3	8" GATE VALVE AND VALVE BOX	31.00	31.00	EA	\$1,825.00	\$56,575.00
4	12" GATE VALVE AND VALVE BOX	12.00	12.00	EA	\$2,925.00	\$35,100.00
5	FIRE HYDRANT ASSEMBLY	10.00	10.00	EA	\$5,750.00	\$57,500.00
6	SINGLE WATER SERVICE (SHORT)	15.00	15.00	EA	\$800.00	\$12,000.00
7	SINGLE WATER SERVICE (LONG)	11.00	11.00	EA	\$925.00	\$10,175.00
8	DOUBLE WATER SERVICE (SHORT)	8.00	8.00	EA	\$1,050.00	\$8,400.00
9	DOUBLE WATER SERVICE (LONG)	7.00	7.00	EA	\$1,170.00	\$8,190.00
10	TEMPORARY BLOW-OFF ASSEMBLY AND VALVE	2.00	2.00	EA	\$4,000.00	\$8,000.00
11	REMOVE CAP AND CONNECT TO 12" WATER MAIN STUB-OUT ON FUTURE MANASOTA BEACH ROAD	1.00	1.00	EA	\$4,250.00	\$4,250.00
12	REMOVE CAP AND CONNECT TO 12" WATER MAIN STUB-OUT AT PHASE 1A-1 LIMITS	1.00	1.00	EA	\$4,250.00	\$4,250.00
12a	TEMPORARY CONSTRUCTION JUMPER ASSEMBLY	1.00	1.00	EA	\$3,500.00	\$3,500.00
13	PRESSURE TESTING OF MAIN	8,996.00	8,996.00	LF	\$0.60	\$5,397.60
14	CHLORINATION AND BACTERIOLOGICAL CLEARANCE	8,996.00	8,996.00	LF	\$0.60	\$5,397.60
WATER DISTRIBUTION SUBTOTAL						\$772,085.20

**EXHIBIT B**

**LOCATION OF INFRASTRUCTURE**

Tract 100 as shown on that certain plat of *Wellen Park Golf and Country Club, Phase 1A*, recorded at Plat Book 56, Page 75 in the Official Records of Sarasota County, Florida.