



# West River Village Development Master Plan

(Petition No. DMP-22-093)

Presented by: The Planning and Zoning Division



# Overview

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Applicant: Martin P. Black

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Property Owner: Bankers Insurance Company

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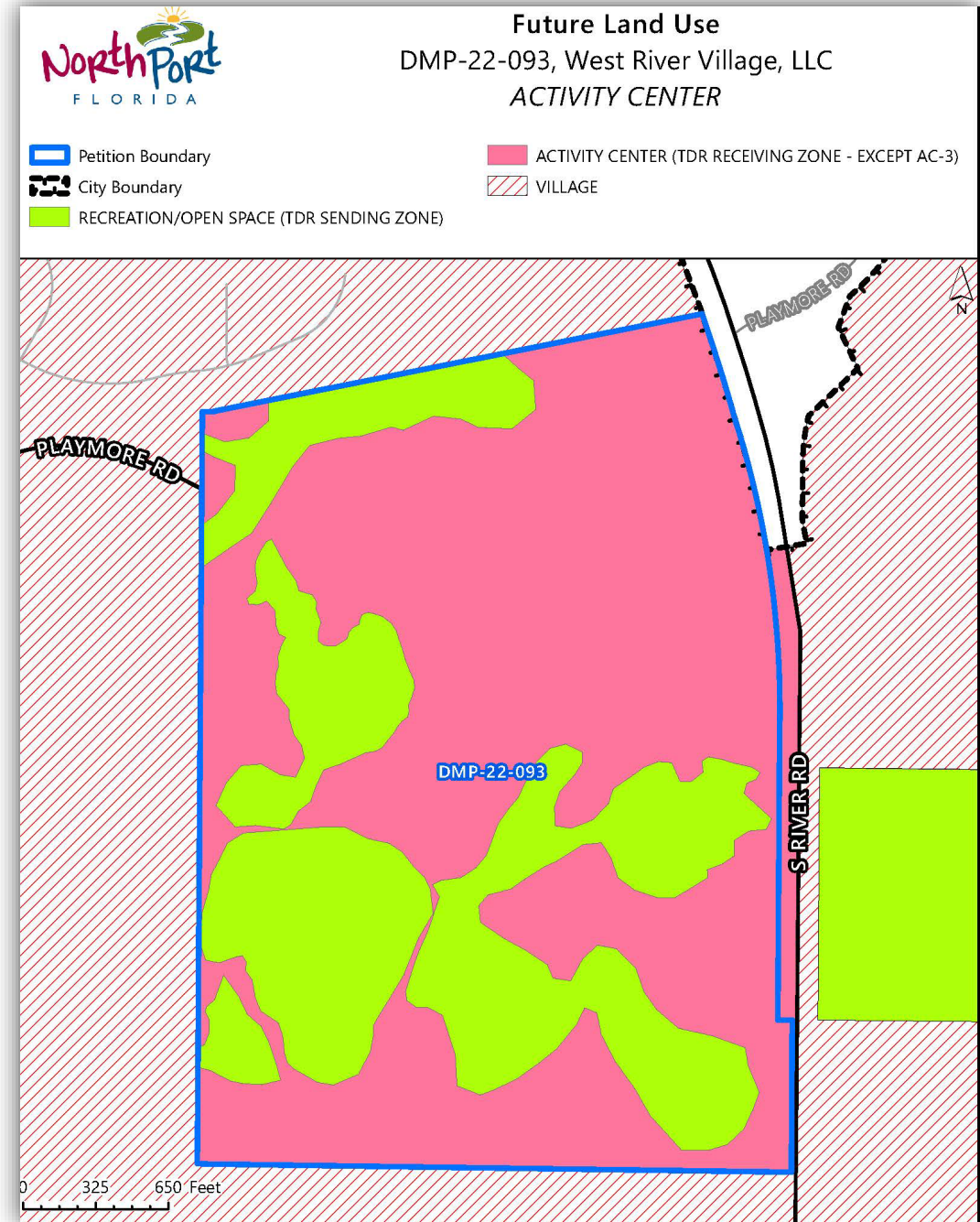
Request: Development Master Plan for a large-scale mixed-use development with waivers and Transfer of Development Rights (TDRs).

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Location: Approximately ½ mile South of S. Tamiami Trail (US-41), West of S. River Road, and North of Manasota Beach Road (Activity Center #8).

# Zoning & Future Land Use

- Zoning: Planned Community Development
- Future Land Use: Activity Center for  $\pm$  139.562 acres and Recreation Open Space (ROS) for the remaining  $\pm$  70.328 acres
- Total Acreage:  $\pm$  209.89



# General Development Areas

- Four main development areas:
  - Mix of uses
  - Trails & Connectivity
  - Conservation





## Requested Waivers:

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Activity Center Design Regulations – West River Village Design Standards.

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Setbacks - allow for a 30-foot building setback from the property line adjacent to the stormwater area.

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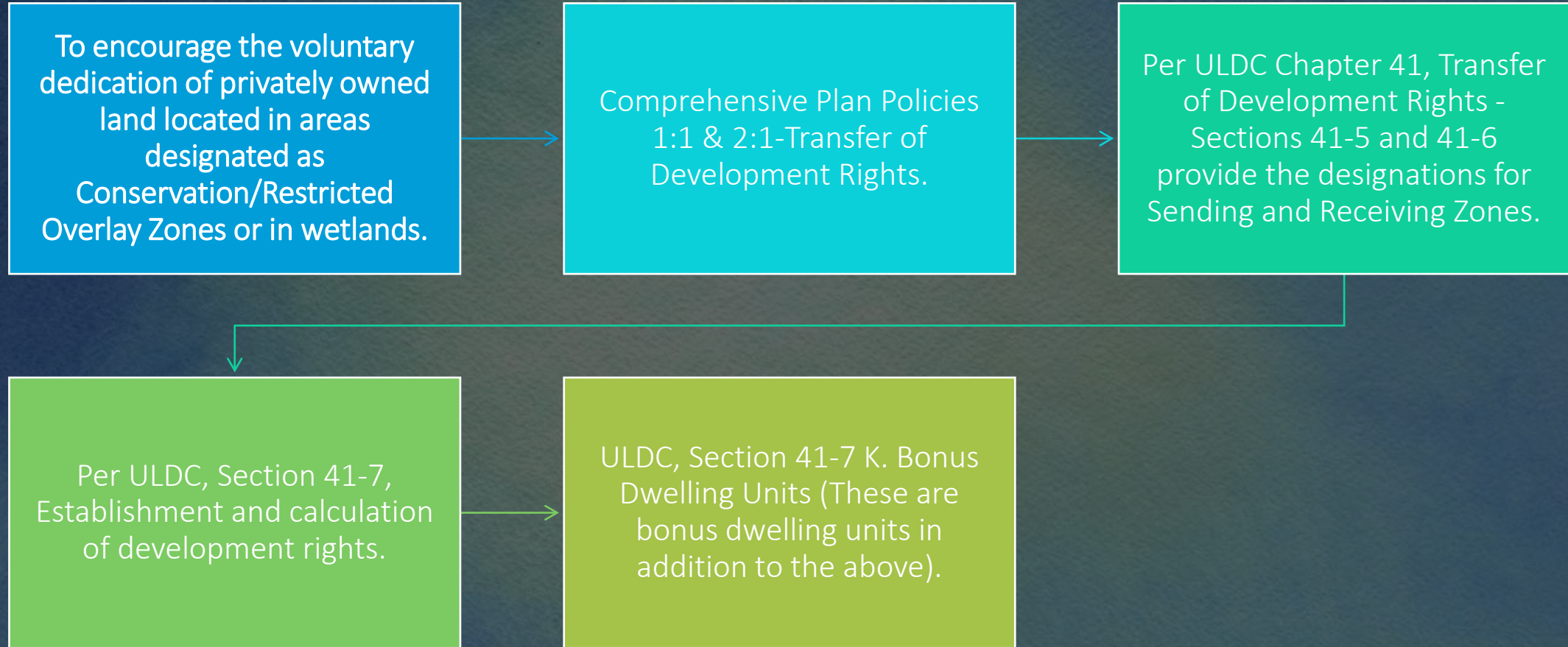
Perimeter Buffers - allow a zero-foot buffer for a length of 1,000 feet where a forty (40) foot buffer is required.

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Signage – ULDC Chapter 29 Sign Regulations.

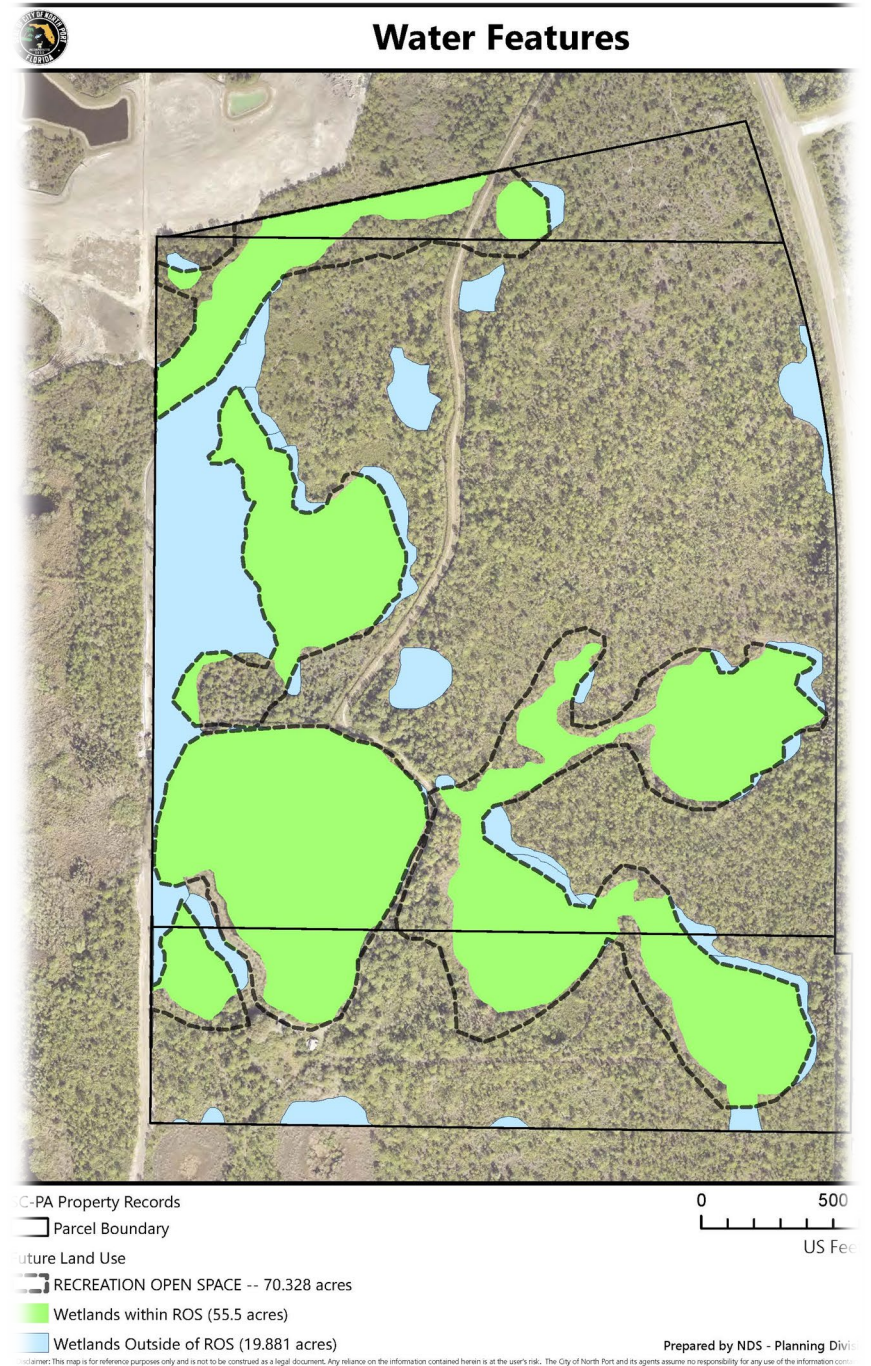
# Transfer of Development Rights

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# Recreation Open Space & Wetlands for Determining TDRs

- Recreation Open Space (ROS) ( $\pm$  70.328 acres)
- Wetlands Outside of ROS ( $\pm$  19.881)



# Transfer of Development Rights

## Source of Residential Units



Permitted by Zoning District	Transfer of Development Rights	Transfer of Development Rights	Bonus Units	Potential Total Residential Dwelling Units
Project Site (Receiving Zone) Activity Center #8	Recreation/Open Space Areas (Sending Zone)	Comprehensive Plan Policy 2.1 of the FLU Element and Section 41-7 of ULDC	ULDC Section 41-7 K.	
Sources of units: Base density of 15 dwelling units per acre based on 20% of 209.89 acres = 41.98 acres	Per Comprehensive Plan Policy 1.1 of the FLU Element, the 70.328-acre portion is authorized for a transfer of (4) dwelling units per acre to the Receiving Zone	The remaining ± 19.881-acre portion of the proposed sending zone with a FLU of Activity Center is authorized for a transfer of (1) residential unit per 850 sq. ft. of allowable non-residential square footage to the Receiving Zone	A bonus of (3) additional units per acre based on 20% of 209.89 acres = 41.98 acres	
629	281	560	126	





# Transfer of Development Rights

Final determination of development rights available for transfer from the Activity Center portion of the proposed Sending Zone shall be determined by the total wetland acreage as per a formal wetland determination by the Southwest Florida Water Management District, less any wetland area to be impacted by the Project.

City Commission shall approve a Transfer of Development Rights Agreement via Ordinance.

Transfer of Development Rights (TDR) and Conservation Easements shall be approved by Commission and recorded with the Sarasota County Clerk of Court prior to developing the residential units allotted under the TDR.

# Staff Review

<b>Staff Development Review Summary</b>	
<b>NDS- Building Arborist</b>	No Objection <sup>1</sup>
<b>NDS-Building Structural</b>	No Objection <sup>2</sup>
<b>Finance</b>	No Objection
<b>Fire/Rescue</b>	Meets Requirements with Conditions <sup>3</sup>
<b>NDS-Planning and Zoning</b>	No Objection <sup>4</sup>
<b>Parks and Recreation</b>	No Objection
<b>Public Works/P&amp;Z Environmental</b>	Meets Requirements with Conditions <sup>5</sup>
<b>Public Works Engineering</b>	Meets Requirements with Conditions <sup>6</sup>
<b>Public Works Stormwater</b>	Meets Requirements with Conditions <sup>7</sup>
<b>Public Works Solid Waste</b>	No Objection
<b>Utilities</b>	Meets Requirements with Conditions <sup>8</sup>

# Neighborhood Meeting

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Pursuant to Section 53-5. E. of the Unified Land Development Code, the applicant held a neighborhood meeting on April 11, 2022, at 5:00 PM at the Morgan Family Community Center.





# Comprehensive Plan Data and Analysis

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# **Comprehensive Plan Chapter 2 Future Land Use**

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Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).

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Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources.

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The proposed development is consistent with the Comprehensive Plan's Future Land Use Goal 1.

**Comprehensive Plan  
Policy 4.2: Encourage  
the development of  
neighborhoods that  
provide safe vehicular  
and non-vehicular  
access and mobility, as  
well as convenient  
walkability and  
connectivity.**

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Drive aisles and pathways accommodate vehicular, pedestrian, neighborhood electric vehicles, and bicycle traffic.

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Encourage the use of neighborhood electric vehicles

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Sidewalk system to facilitate pedestrian circulation.

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Access drive aisles landscaped and lit to enhance and contribute to pedestrian comfort.

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The proposed development is consistent with Policy 4.2.



**Comprehensive Plan  
Future Land Use Policy  
1.1: Recreation/Open  
Space**

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These lands are designated for either active or passive recreational uses.

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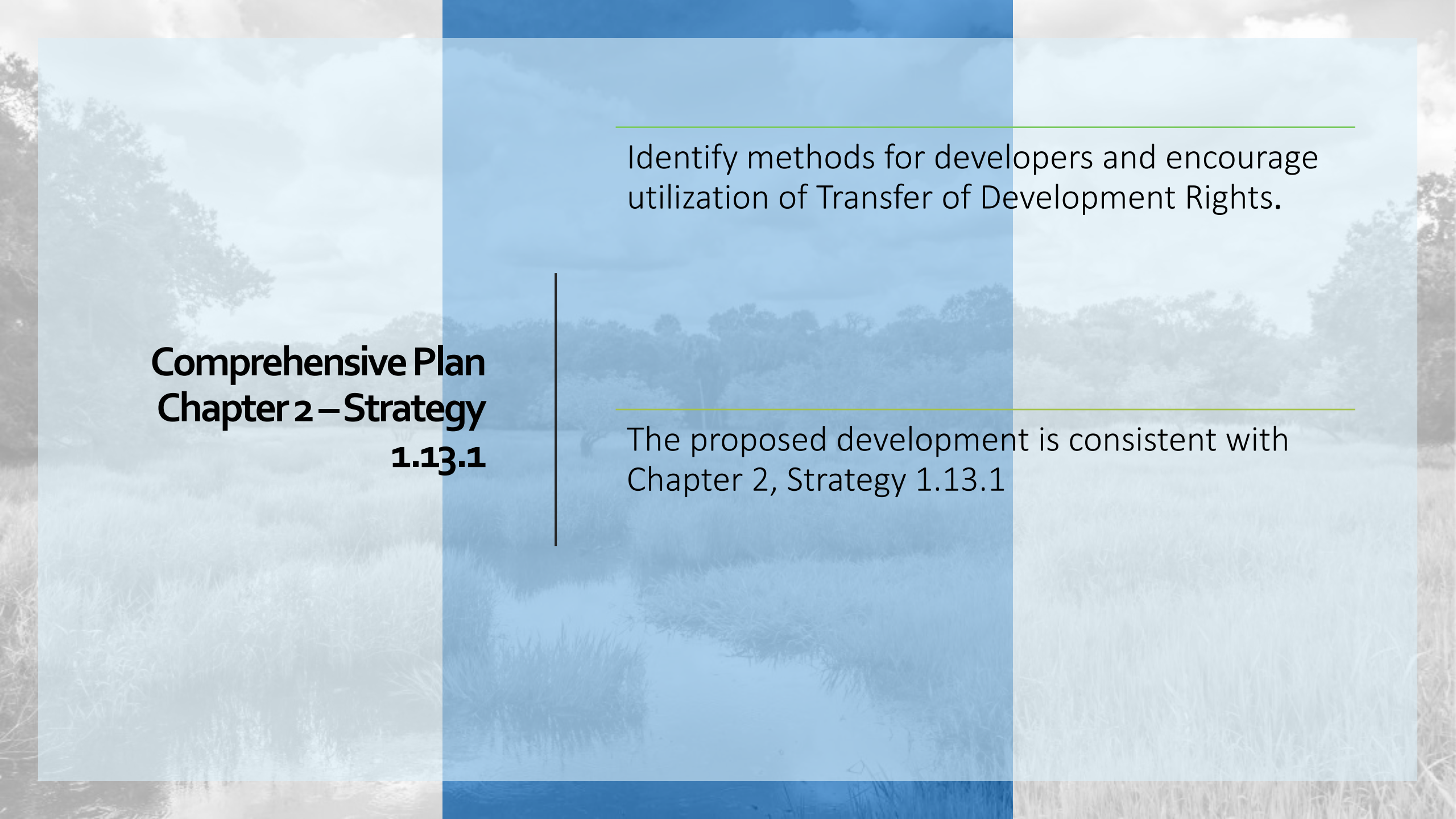
The density/intensity shall be the same as defined in Low-Density Residential designation.

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Prior to permitting, the property owner shall be encouraged to seek other opportunities including the transfer of development rights.

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The proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1.



**Comprehensive Plan**  
**Chapter 2 – Strategy**  
**1.13.1**

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Identify methods for developers and encourage utilization of Transfer of Development Rights.

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The proposed development is consistent with Chapter 2, Strategy 1.13.1





**Comprehensive Plan –  
Goal 2**

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To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers.

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To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers.

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Highest standards of quality in the urban environment

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Promote a wide variety of residential and employment alternatives.

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Proposed Development is Consistent with Goal 2

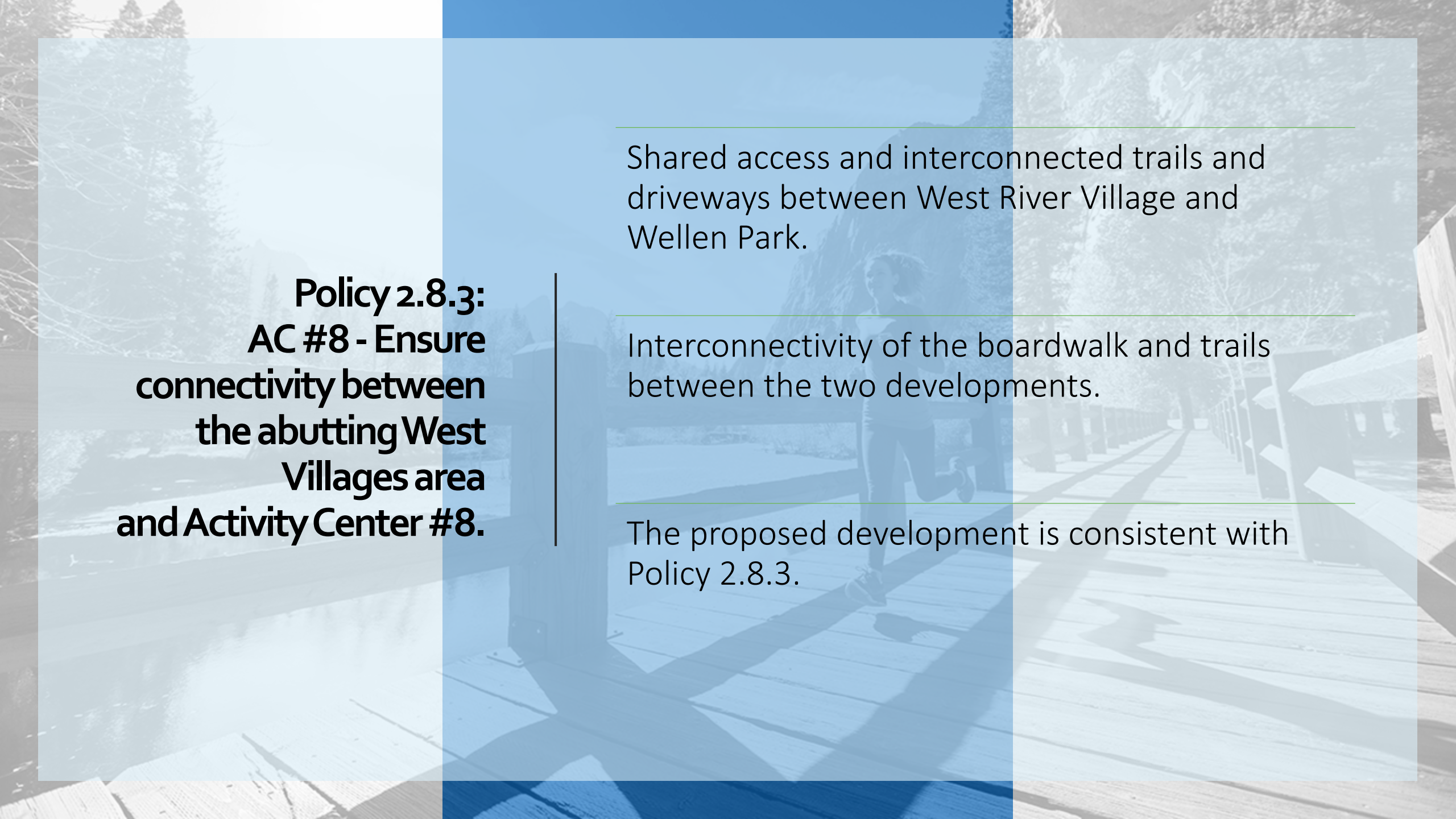
**Policy 2.8.1: AC #8(River Road Office Park/The Gardens) – This Activity Center shall be established to provide for a large area of mixed-use development.**

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The project provides for a large area of mixed-use development incorporating commercial, office/institutional, recreation and conservation areas.

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The proposed development is consistent with Policy 2.8.1.



**Policy 2.8.3:  
AC #8 - Ensure  
connectivity between  
the abutting West  
Villages area  
and Activity Center #8.**

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Shared access and interconnected trails and driveways between West River Village and Wellen Park.

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Interconnectivity of the boardwalk and trails between the two developments.

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The proposed development is consistent with Policy 2.8.3.

**Comprehensive Plan  
Policy 4.2: Encourage  
the development of  
neighborhoods that  
provide safe vehicular  
and non-vehicular  
access and mobility, as  
well as convenient  
walkability and  
connectivity .**

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Accommodate vehicular, pedestrian, neighborhood electric vehicles, and bicycle traffic.

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Encourage the use of neighborhood electric vehicles

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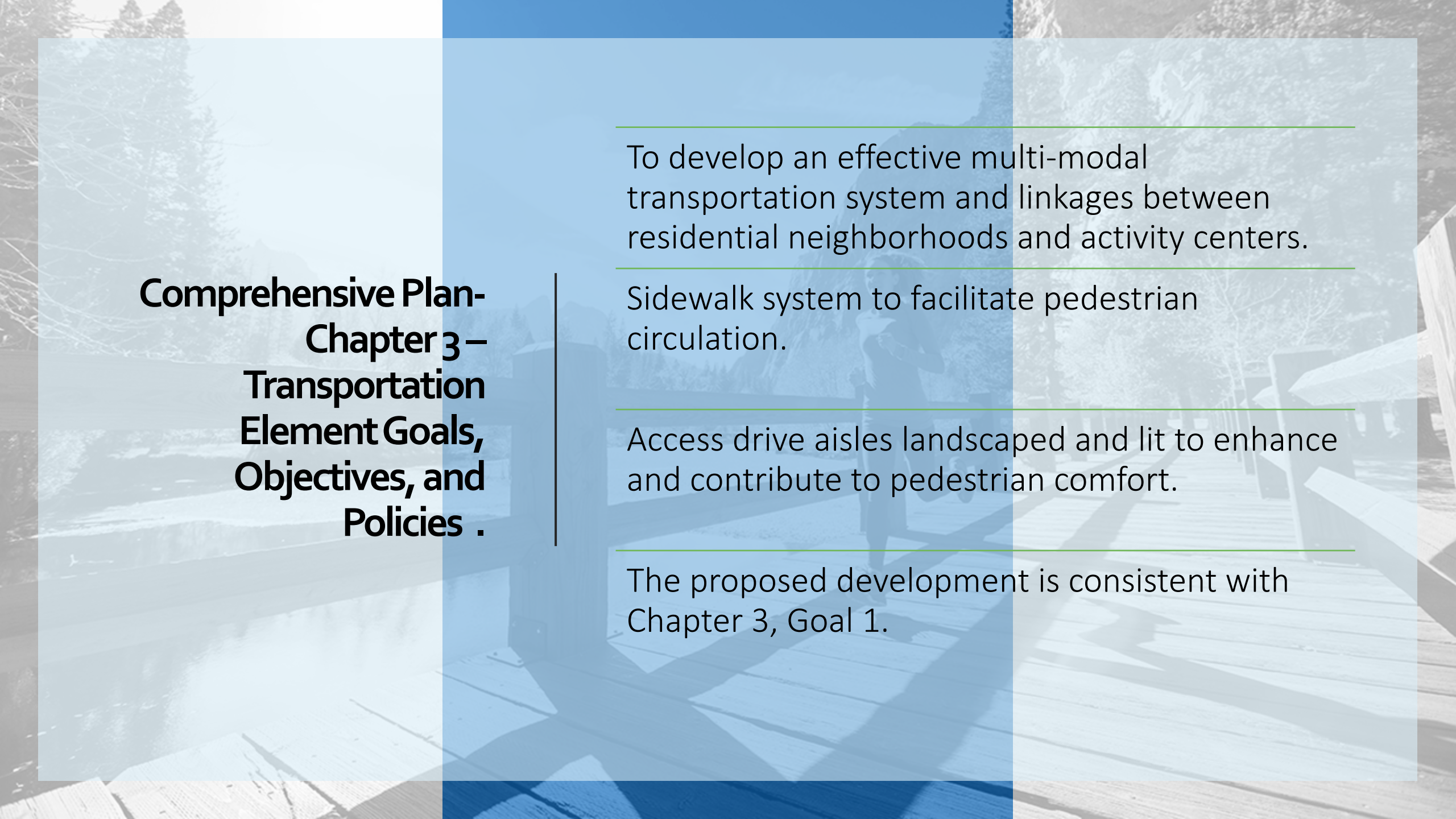
Sidewalk system to facilitate pedestrian circulation.

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Access drive aisles landscaped and lit to enhance and contribute to pedestrian comfort.

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The proposed development is consistent with Policy 4.2.



**Comprehensive Plan-  
Chapter 3 –  
Transportation  
Element Goals,  
Objectives, and  
Policies .**

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To develop an effective multi-modal transportation system and linkages between residential neighborhoods and activity centers.

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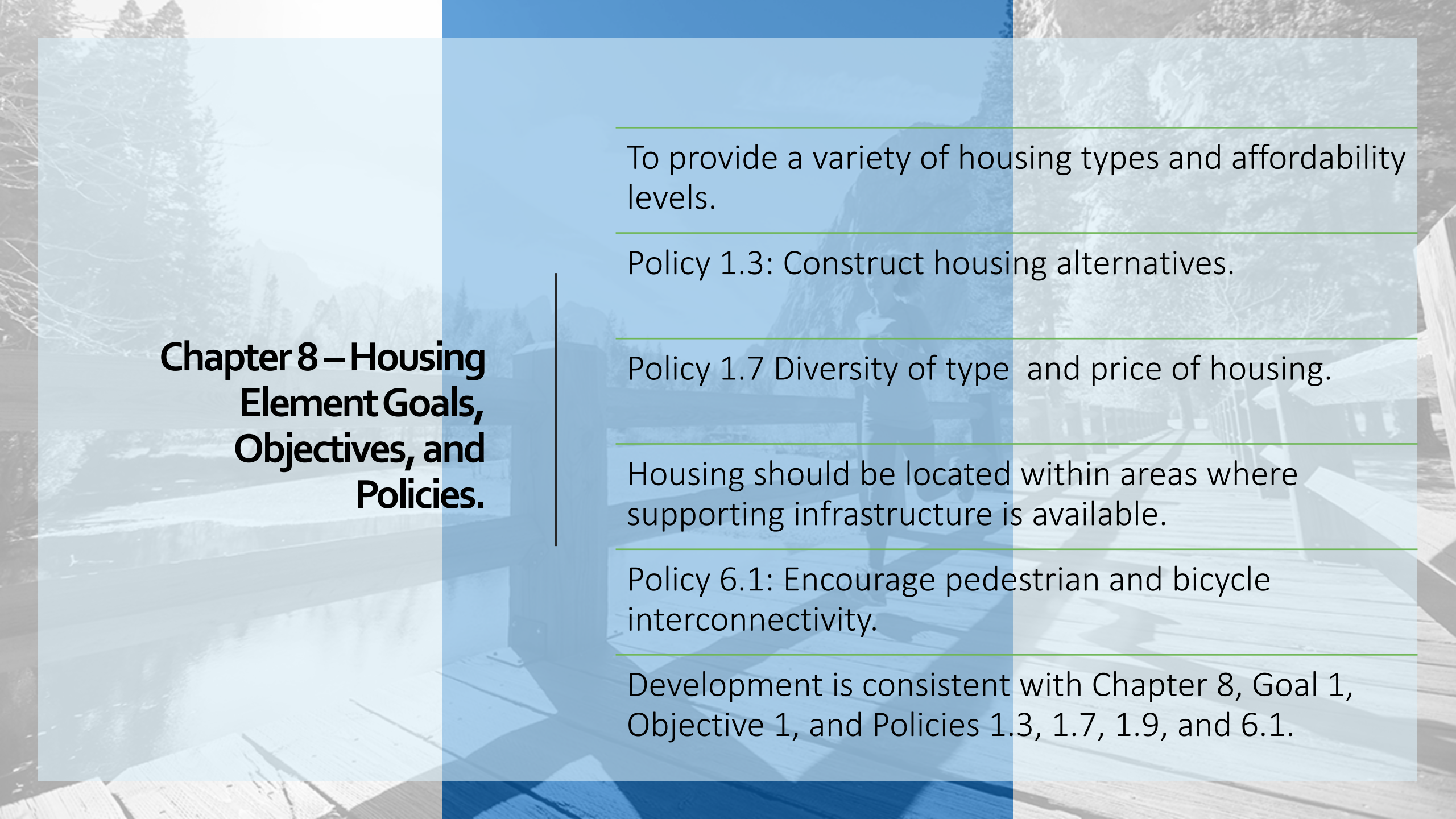
Sidewalk system to facilitate pedestrian circulation.

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Access drive aisles landscaped and lit to enhance and contribute to pedestrian comfort.

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The proposed development is consistent with Chapter 3, Goal 1.



## **Chapter 8 – Housing Element Goals, Objectives, and Policies.**

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To provide a variety of housing types and affordability levels.

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Policy 1.3: Construct housing alternatives.

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Policy 1.7 Diversity of type and price of housing.

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Housing should be located within areas where supporting infrastructure is available.

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Policy 6.1: Encourage pedestrian and bicycle interconnectivity.

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Development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1.

## **Chapter 11 Economic Development Element Goals, Objectives, and Policies.**

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Goal 5 : Achieve an economically stable community with a superior quality of life.

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Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.

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Policy 5.1.4: The City will encourage the development of major public and/or private hospital facilities.

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Policy 5.1.5: Attract young professionals.

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Development is consistent with Chapter 11, Goal 5, and Policies 5.1.3, 5.1.4, and 5.1.5



# Unified Land Development Code Analysis

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# Chapter 53-Zoning Regulations, Article VII., Sec. 53-103

In a PCD District, any use permitted either by right or as a special exception in any Residential District (RSF) except Residential Manufactured Home (RMH) district, the (CG) Commercial General District, (GU) Government Use District, (ILW) Light Industrial Warehousing District, (OPI) Office, Professional, and Institutional District shall be permitted; provided, however, that the proposed use shall be consistent with the City's Comprehensive Plan.

All of the proposed uses are permitted in the PCD zoning district and are consistent with the Comprehensive Plan's Future Land Use Element.

Staff concludes that the proposed Development Master Plan is consistent with this section.

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## **ULDC - ARTICLE VIII. - THE GARDENS (Activity Center #8)**

### **Sec. 55-55. - Intent.**

The intent of this section is to ensure all development within The Gardens, (AC #8) adheres to the Urban Design Standards Pattern Book and to create a unique identity, continuity, and connectivity within the Activity Center.

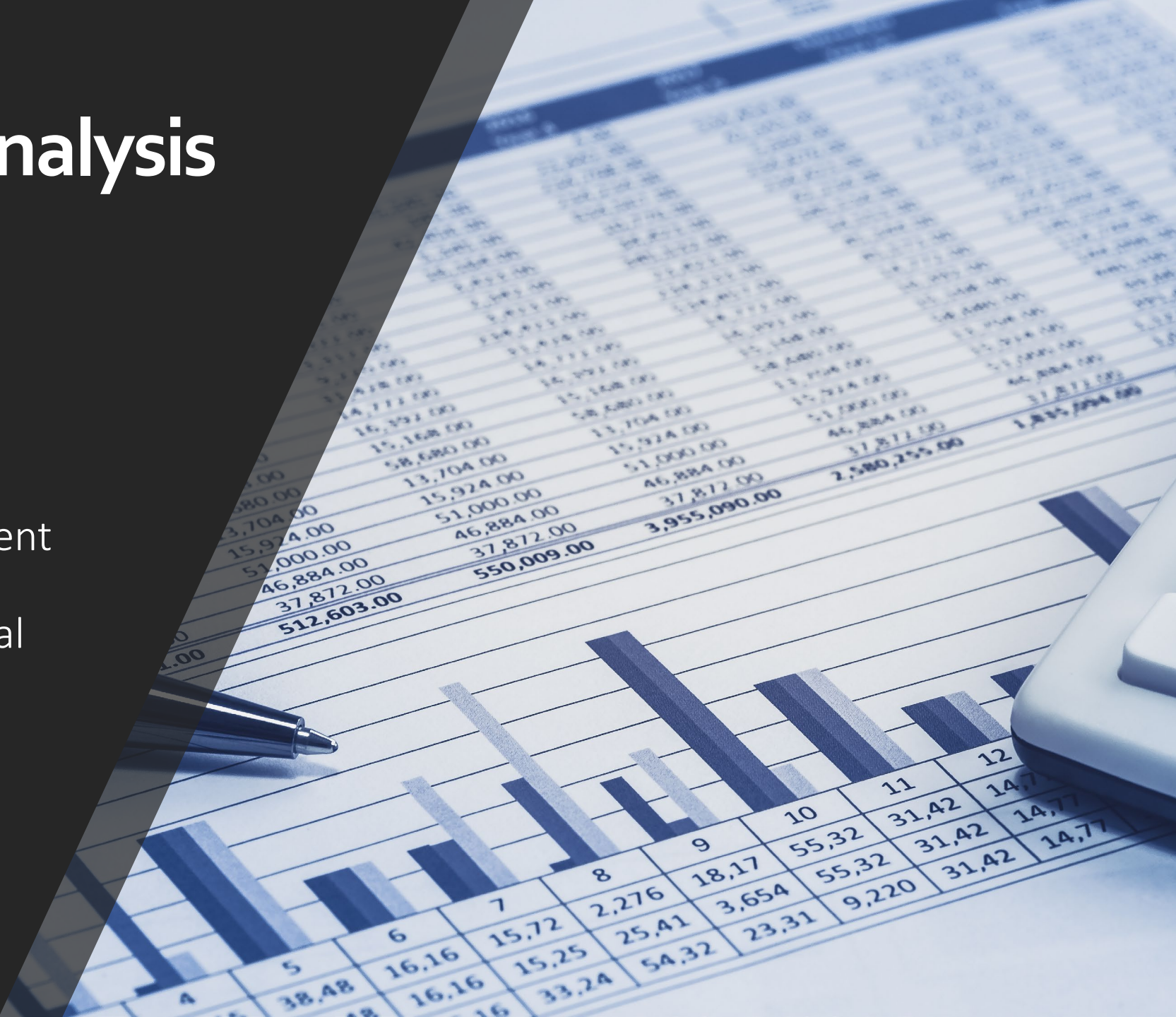
It is a large-scale mixed-use development it is consistent with the intent of Activity Center 8

The West River Village design standards will create its own identity and character unique to the development.

The proposed Development Master Plan is consistent with this section.

# Fiscal Impact Analysis

- Staff performed a fiscal impact analysis of the proposed Development Master Plan.
- The proposed development will yield a net benefit of \$61,470,078 - commercial development
- \$36,378,282 - residential development



# **Staff Recommendation**

The Planning & Zoning Division recommends approval of DMP-22-093 West River Village with Waivers 1-4 and Conditions 1-6.

**Thank you!**

