

Village E Village District Pattern Plan Amendment

Petition No. PMCPA-24-00000083

(Formerly VPA-24-083) via Ordinance No. 2026-23

Presented by: The Planning and Zoning Division



Project Overview & Application Summary

General Project Data

Project ID: PMDPA-24-00000003 (Formerly VPA-24-083)

Applicant: Katie M. Labarr, AICP, of Stantec Consulting Services, Inc.

Owner: Manasota Beach Ranchlands, LLLP

•**Location:** NE corner of Playmore Road & West Villages Parkway (Section 10, Township 40S, Range 20E)

•**Property Size:** ± 415 acres total Village E (Includes 60-acre expansion area & 21-acre Playmore road alignment)

Requests

•**Boundary Expansion:** Expands Village E boundaries to integrate the 60-acre expansion and 21-acre roadway alignment.

•**Standards Realignment:** Defers non-residential signage and mixed-use parking standards to the current ULDC.

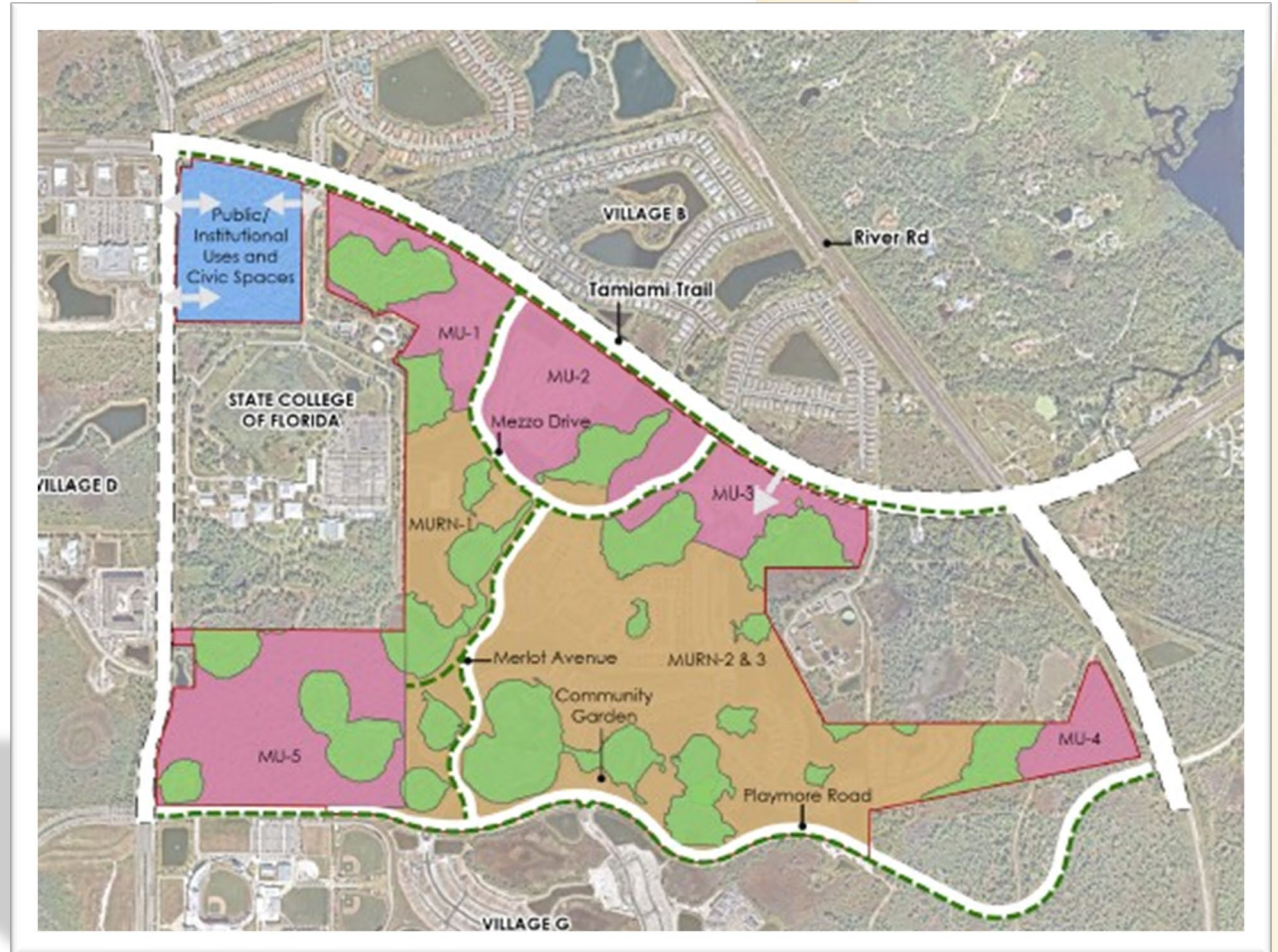
•**Entitlement Adjustments:** Modifies land-use entitlements and amends the ULDC to reference the updated pattern plan.

•**Signage Protections:** Establishes standards for "deemed compliance" and legal nonconforming status prior to the effective date.

History

Since its annexation in 2000, the Village E District Pattern Plan has undergone the following legislative actions:

- Original Adoption: July 23, 2019, via Ordinance No. 2019-25 (Petition No. VDC-17-159), establishing the original District Pattern Plan.
- First Amendment: August 6, 2024, via Ordinance No. 2024-26 (Petition No. VPA-24-78), incorporating the 28-acre Sarasota Memorial Hospital site and renaming the master plan community from West Villages to Wellen Park.



Petition: Village E District Pattern Plan Amendment

Application Details & Proposed Amendments

- Filing Timeline | Submitted May 10, 2024; governed by 2010 ULDC/2017 Comp Plan with voluntary 2024 updates.
- +81 Acre Expansion | Includes a 60-acre former school site (MU-5) and 21 acres for the Playmore Road alignment.
- Entitlement Shift | Net increase of 150,000 sq. ft. non-residential space balanced by a 100-unit residential reduction.
- Updated Standards | Formally adopts 2024 ULDC standards for content-neutral signage and mixed-use parking metrics.
- Grandfather Provision | "Deemed compliance" legally protects all current, permitted, or pending signage.
- Document Cleanup | Full updates to VDPP text and maps to reflect the new boundary and remove outdated language.

Site Information

CURRENT LAND USE & ZONING

Adopted Future Land Use Map Designation: Village (V)

Adopted Zoning Map Designation: Village (V)

Existing Land Uses: Vacant property

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Vacant / Commercial (Tamiami Trail)	Village (V)	Village (V)
South	Playmore District / CoolToday Park	Village (V)	Village (V)
East	Vacant / River Road Corridor	Village (V)	Village (V)
West	State College of Florida / Institutional	Village (V)	Village (V)

Staff Review

Following a multi-departmental review of the Village E Pattern Plan Amendment, the findings are summarized in the table below.

Staff Review Summary	
Natural Resources	Meets Requirements
Fire	Meets Requirements
Parks and Rec	No Response ¹
Solid Waste	Not Applicable
Police	No Response
Transportation	Meets Requirements
Utilities	No Objection
Stormwater	<u>Meets</u> Requirements with Conditions ²
Planning	Meets Requirements

¹ If no response is received during the review period, it will be assumed that the reviewer has no comments, issues, or concerns.

² The amendment is acceptable as long as the amount of revised impervious areas does not exceed the maximum allowable amount in the previously approved stormwater analysis. Compliance with these conditions is required at the time of site development and infrastructure.

Consistency with the Comprehensive Plan

Future Land Use Goal 1: Character & Location of Land Uses, Economic Benefit

Growth & Community Access

- **Tax Roll Integration:** Maximizes the potential of a 60-acre parcel acquired from the School Board in 2021, moving it from tax-exempt to revenue-generating.
- **Service Expansion:** Expands community access to local professional services and retail in a high-quality, mixed-use environment.
- **Diversification Target:** Secures 150,000 sq. ft. of non-residential capacity to directly advance the City's goal of at least 18% non-residential land use.
- **Industry Attraction:** Fosters a strategic local development environment designed to attract new industries and support the growth of existing businesses.
- **Infrastructure Optimization:** Utilizes existing infrastructure capacity without requiring City financing for utility, road, or drainage expansions.



Consistency with the Comprehensive Plan

Future Land Use Goal 1: Character & Location of Land Uses, Economic Benefit

Projected Fiscal & Economic Impact

- **Revenue Leap:** Boosts annual property tax revenue from \$26,366 to \$62,150 (+135.7% fiscal yield).
- **Job Creation:** Generates sustainable workforce capacity estimated at 1 job per 300 to 500 sq. ft. based on the specific use¹.
- **Community Benefit:** Adds \$16.5M² in non-residential value to fund public safety and infrastructure with no added tax burden on residents.
- **Entitlement Rebalancing:** Reduces residential entitlements from 1,000 to 900 units to minimize long-term demand on municipal residential services.

Source:

¹ Job projections are calculated based on standard employment density benchmarks recognized by the Urban Land Institute (ULI) and the U.S. Energy Information Administration (EIA) to estimate workforce capacity based on anticipated use: Professional Office (1 per 300 sq. ft.), Medical/Institutional (1 per 350 sq. ft.), and Retail (1 per 500 sq. ft.).

² Per the Sarasota County Property Appraiser's methodologies, the 2026 estimated square-footage evaluation for a 150,000 sq. ft. non-residential build-out is determined by a comparable building value of \$16,500,000, resulting in an effective cost of \$110 per square foot.

Consistency with the Comprehensive Plan

Land Use Status	Taxable Value	Millage Rate (2025)	Annual Tax Revenue
Current (Vacant)	\$7,000,000	3.7667	\$26,366
Proposed (Mixed-Use Non-Res)	\$16,500,000	3.7667	\$62,150
Net Fiscal Gain	+\$9,500,000	--	+\$35,784



Consistency with the Comprehensive Plan

Objective 3 & Policy 3.3: Economic Diversification

Increase, diversify, and sustain the City's economic tax base through targeted non-residential development.

- **Regulatory Compliance:** Aligns directly with the City's mandate to actively increase, diversify, and expand the municipal economic tax base.
- **Progress Toward 18% Goal:** Advances the City's explicit policy requirement to maintain at least 18% non-residential development city-wide.
- **Commercial Baseline:** Secures a firm 60-acre expansion under the Mixed-Use 5 (MU-5) designation to protect future non-residential capacity.
- **Projected annual property tax revenue increases from \$28K to \$62,150 (*Site Development*).**

Consistency with the Comprehensive Plan

Objective 5: Regulatory Consistency & Standards

Manage growth and development through the enforcement of the 2024 Unified Land Development Code (ULDC).

Policy 5.1.f: Signage Standards

- Integrates Village E into Chapter 5 of the 2024 ULDC.
- Applies content-neutral, measurable "time, place, and manner" limits to mitigate visual clutter.
- Grants "deemed compliance" status to existing permitted signs to prevent unexpected business costs.

Policy 5.1.g: Parking & Traffic Flow

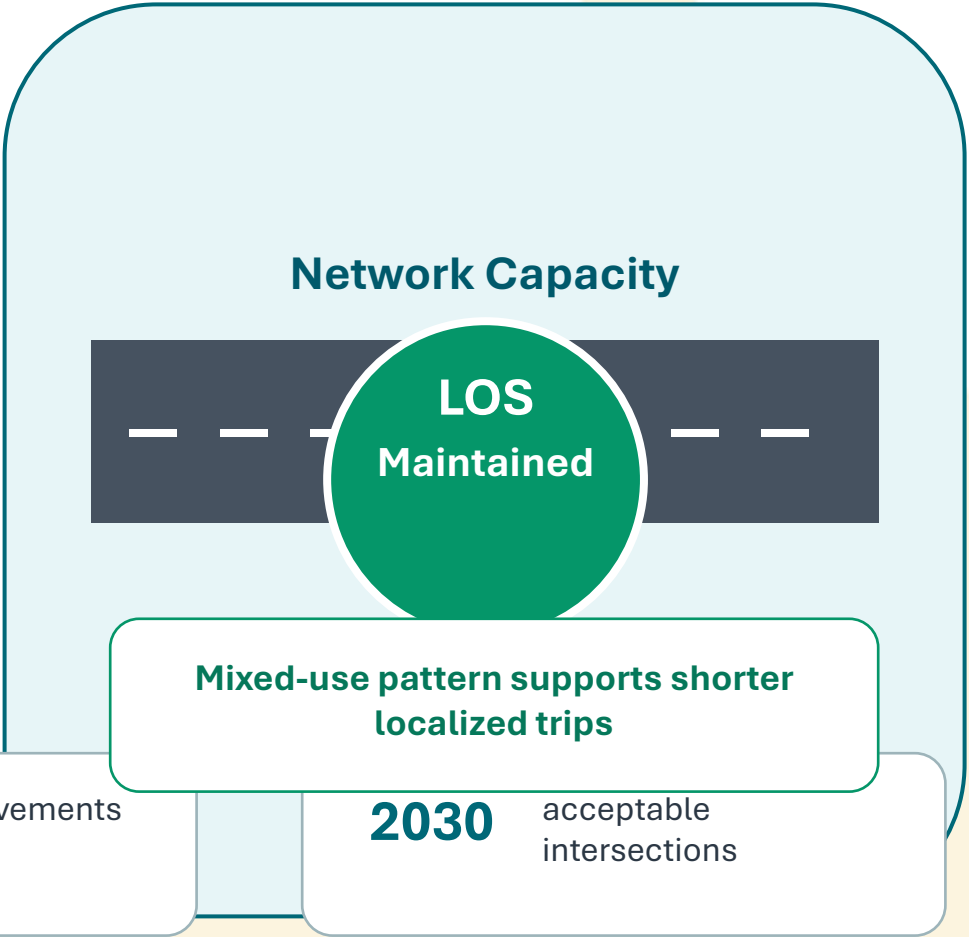
- Defers to ULDC Article X to guarantee safe, convenient onsite traffic flow and parking capacity.
- Uses efficient parking standard metrics to minimize large asphalt footprints.
- Frees up parcel space for higher-intensity development and public open spaces.

Consistency with the Comprehensive Plan

Transportation Element Roadway Levels of Service

An updated September 2025 Transportation Impact Statement confirms the proposed 60-acre expansion and revised entitlements to 550,000 sq ft of non-residential use and 900 units fit within existing network capacity, maintaining adopted Level of Service (LOS) standards.

While daily trips are projected to increase by 4,329, the mixed-use development reduces overall vehicle miles traveled through shorter, localized trips and requires no further off-site improvements, with all key intersections projected to operate at acceptable levels through 2030.



Unified Land Development Code – Sec. 53-221 Amendments

The proposed Village District Pattern Plan amendment follows the same formal review and adoption process required for the original Pattern Plan approval.

ULDC Requirement

Once a Village zoning district, Pattern Book, and Village District Pattern Plan have been approved by the City Commission, any amendment to the plan, or any portion of the plan, must be processed in the same manner as the original Pattern Book or VDPP application.

Staff Analysis

Pursuant to ULDC Sec. 53-221, amendments to an approved Pattern Plan must follow the same formal adoption procedures as the original application.

Because the Village District Pattern Plan is incorporated into the City's regulatory framework, the Ordinance serves two related purposes:

Adopts the proposed text amendments within the Pattern Plan.

Updates the ULDC reference to formally incorporate the amended document.

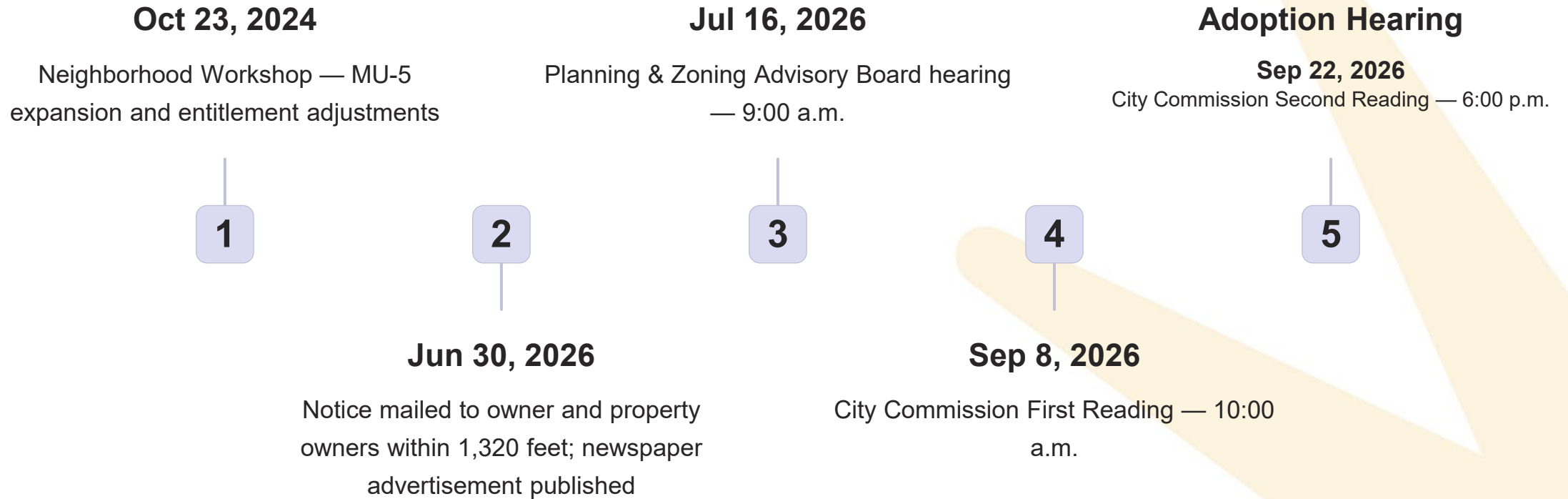
Staff Finding: The proposed VDPP amendment meets the procedural requirements of ULDC Sec. 53-221, Amendments.

Legal Review & Business Impact Estimate

Ordinance 2026-23 has been reviewed and approved by the City Attorney and is legally correct as to form.

Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

Public Notice, Workshop & Hearing Schedule



Staff Recommendation

Planning & Zoning Advisory Board:

Recommend that the City Commission approve Petition No. PMCPA-24-00000083 (formerly VPA-24-0830 Village E Village District Pattern Plan Amendment

City Commission:

Approve Ordinance No. 2026-23, Petition No. PMCPA-24-00000083 (formerly VPA-24-0830 Village E Village District Pattern Plan Amendment



NORTH PORT
FLORIDA

