

Village D Village District Pattern Plan Amendment

Petition No. PMCPA-25-03560 via Ordinance No. 2026-22

Presented by: The Planning and Zoning Division



Project Overview

Project ID: PMCPA-25-03560

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

Owner: Main Street Ranchlands, LLLP

•**Location:** West of S. West Villages Parkway and south of US-41 / Tamiami Trail in Sections 31 and 32, Township 39 South, Range 20 East.

•**Property Size:** ± 595.2191 acres total Village D

Summary

- Standardize Signage Regulations by adopting Chapter 5, Section 5.3.2 of the ULDC for all Village D non-residential wall signage to ensure content neutrality.
- Amend the Village D VDPP to clarify that ULDC takes precedence over the VDPP and require WVRC approval for all signage before final City approval.
- Define public, institutional uses, and civic spaces in the Village D VDPP for consistency with the Village District Pattern Book.
- Establish legal nonconforming status for all signage legally permitted or installed before the ordinance's effective date.
- Amend Section 3.4.1 of the ULDC to reference the updated Village D District Pattern Plan.

History

The approval history for the Village D District Pattern Plan is as follows:

September 26, 2017: Approval of the original West Villages Town Center (Village D) Village District Pattern Plan (Petition No. VDC-15-159).

May 11, 2021: Amendment to the Village D Plan (Ordinance No. 2021-18) to regulate mobile food vehicles, commercial docks, and landscape buffers (Petition No. VPA-20-239).

April 25, 2023: Amendment to adjust parking standards on a case-by-case basis (Ordinance No. 2023-04) (Petition No. VPA-22-180).



Petition: Village E District Pattern Plan Amendment

Application Details & Proposed Amendments

- Filing Timeline | Submitted August 25, 2025.
- Amend the Village D VDPP to clarify that the ULDC takes precedence over the VDPP in conflicts and require WVRC approval for all signage before final City approval.
- Define public, institutional uses, and civic spaces in the Village D VDPP to align with the Village District Pattern Book.
- Establish legal nonconforming status ("deemed compliance") for all signage legally permitted, under review, or installed before the ordinance's effective date.
- Amend Section 3.4.1 of the ULDC to incorporate the revised Village D District Pattern Plan by reference.

Site Information

CURRENT LAND USE & ZONING

Adopted Future Land Use Map Designation: Village (V)

Adopted Zoning Map Designation: Village (V)

Existing Land Uses: Recreation, Cultural Events, and Mixed-Use (comprising Commercial and Multi-Family)

SURROUNDING LAND USES:

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

Staff Review

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

Staff Review Summary	
Natural Resources	Not Applicable
Fire	Not Applicable
Parks and Rec	No Response ¹
Solid Waste	Meets Requirements
Police	No Response
Transportation	Meets Requirements
Utilities	Meets Requirements
Stormwater	No Response
Planning	Meets Requirements

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



Consistency with the Comprehensive Plan

Future Land Use Goal 1:

The proposed amendment aligns with Comprehensive Plan Future Land Use Goal 1 by creating consistent, unified sign standards that minimize visual blight, safety hazards, and regulatory conflict. Furthermore, the amendment adheres to Policy 5.1(f) by updating Village D sign regulations to meet citywide standards while protecting existing businesses through a "deemed compliance" mechanism for permitted nonresidential wall signage.

Legal Review & Business Impact Estimate

Ordinance 2026-22 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.

Procedural and Noticing

Statutory Compliance and Concurrent ULDC Amendments:

- Code Limitation: Current ULDC lacks an administrative mechanism to amend established VDPPs.
- Legal Precedent: Because the original plan was adopted by ordinance, modifications require a new amending ordinance.
- Dual-Purpose Vehicle: This single Ordinance concurrently amends the Village D Pattern Plan and updates the ULDC reference text.

Noticing

Public notice requirements for newspaper advertising must follow Section 166.041(3)(a) of Florida Statutes and Section 7.01(c) of the North Port City Charter.

Notices were mailed to the owner and property owners within 1,320 feet.

Staff Recommendation

Planning & Zoning Advisory Board:

Recommend that the City Commission approve Petition No. PMCPA-25-03560 Village D Village District Pattern Plan Amendment

City Commission:

Approve Ordinance No. 2026-22, Petition No. PMCPA-25-03560 Village D Village District Pattern Plan Amendment



NORTH PORT
FLORIDA

