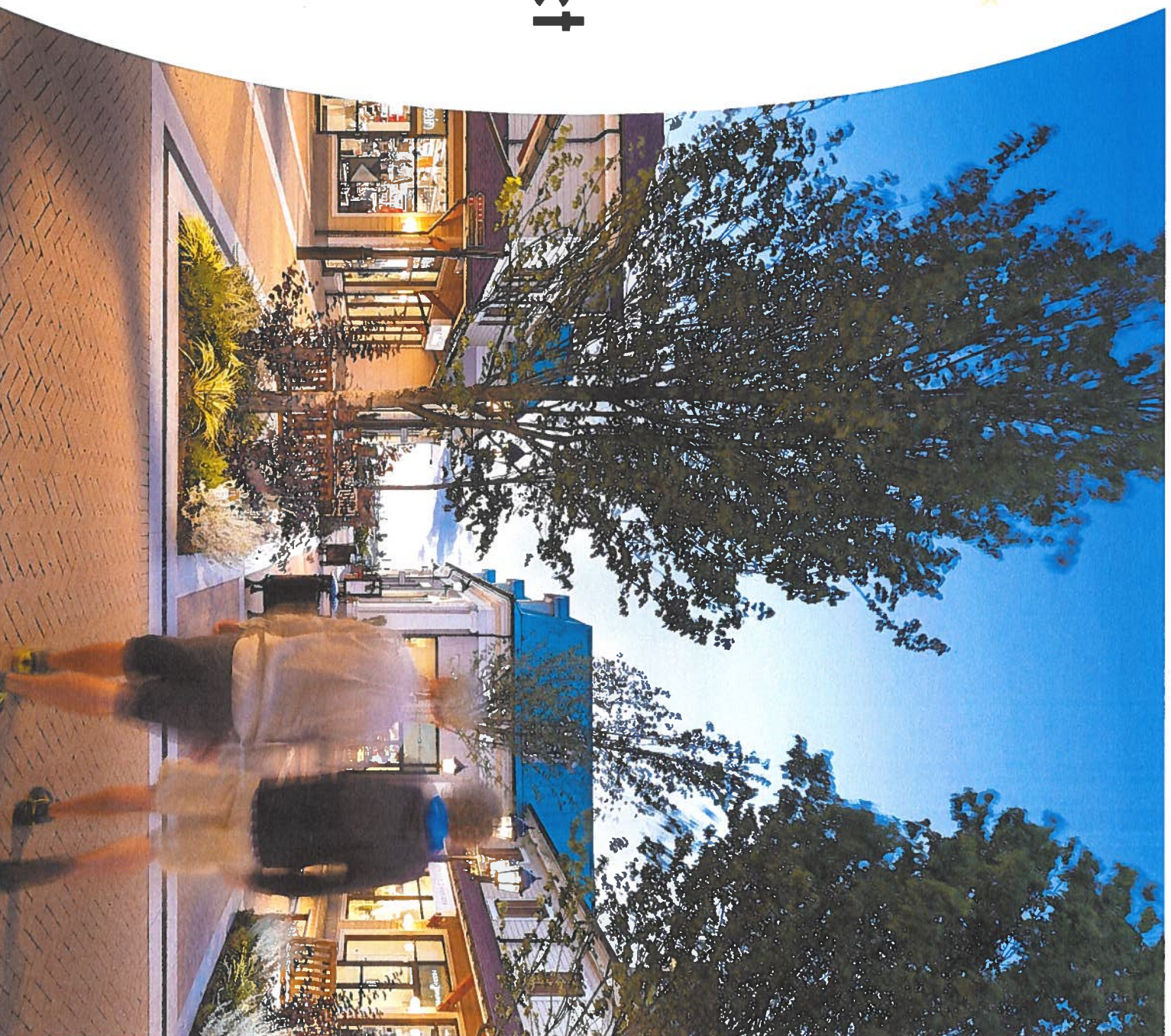


Amendment to Village E Village District Pattern Plan

Planning & Zoning
Advisory Board

July 16, 2026



Project Team

Stantec

Hannah Sowinski, AICP – Planner
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Environmental Consultant:

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Applicant

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Manasota Beach Ranchlands, LLP



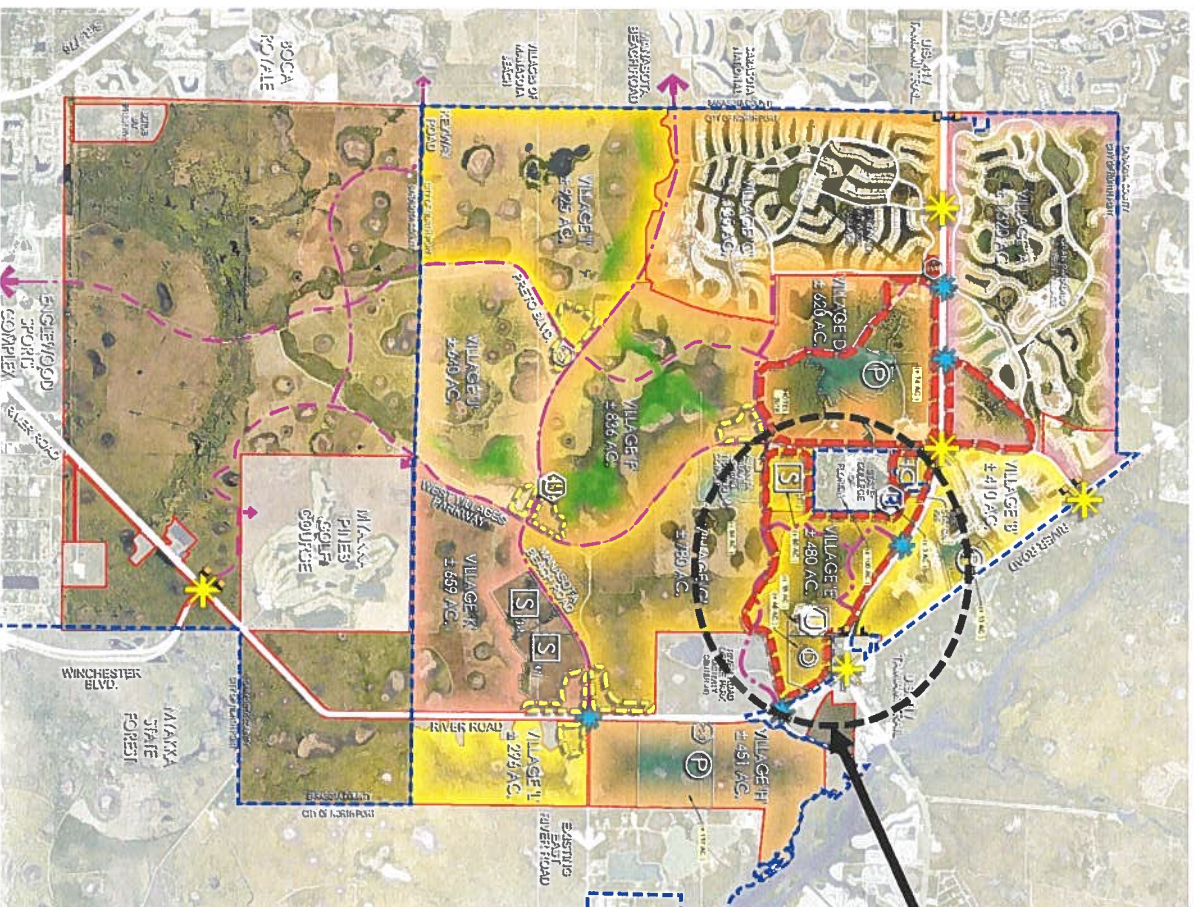
Planning & Zoning Advisory Board

1. Village District Pattern Plan Amendment

Village E

Project Location

- Southeast quadrant of Tamiami Trail and W Villages Pkwy



Project Background

Village E VDP – adopted July 23, 2019

- Amended in August 2024 to:
 - Incorporate the 28-acre SMH parcel into the Village E Boundary
 - Establish site development regulations for the hospital site

1 VDPP Amendment

Purpose: To add approximately 60 acres of land to Village E, amend uses, update language to reflect existing conditions, and update all figures and dimensional criteria accordingly.



WELLEN PARK



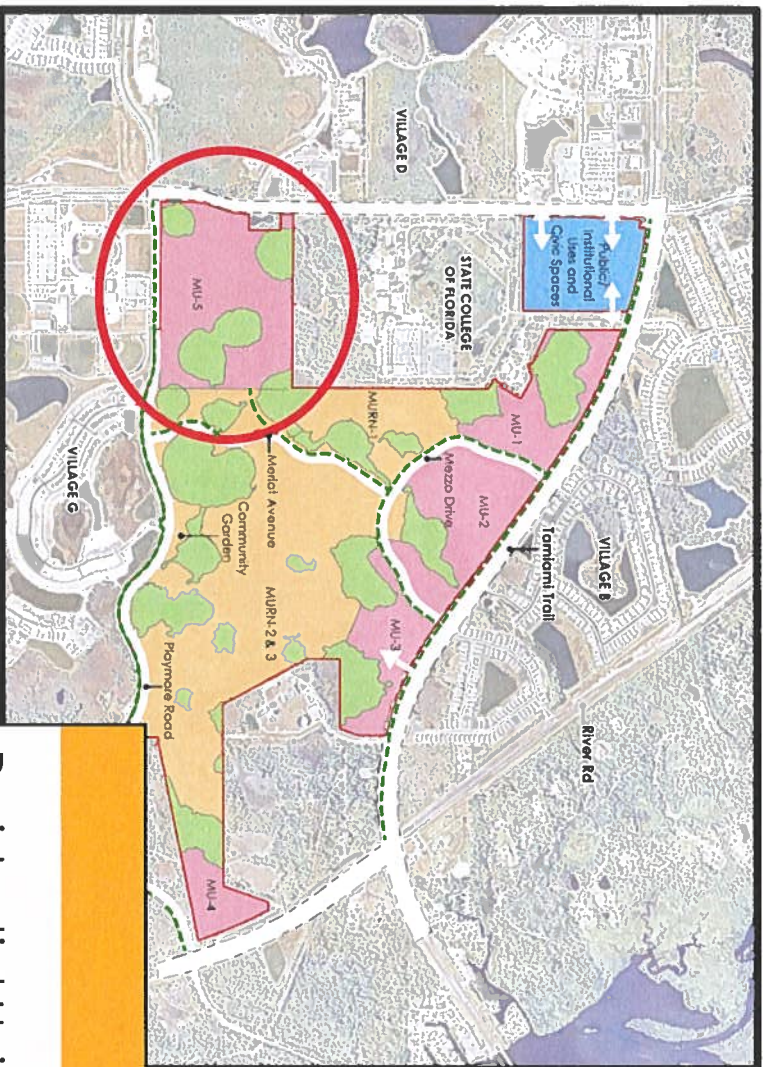
Stantec

Existing



Amending Land Uses

The 60-acre addition will be a mixed-use development with multi-family and non-residential uses



	Existing	Proposed
Residential Units	1,000	900
Non-residential Square Feet	400,000 SF	550,000 SF

Standardize Signage & Align Parking Standards

3.9.4 Non-Residential Signage Standards

Except for traffic control signage in conformance with the requirements of regulatory agencies and Manual on Uniform Traffic Control Devices (MUTCD) and public purpose signage on West Villages Improvement District Property and rights-of-way, all signage shall comply with ULDC Chapter 5 – Signs. No signs, either permanent or temporary, shall be erected or displayed on the property or any building, structure, or window, unless the placement, character, form, size, and time of placement of such sign comply with the standards or comparable standards approved by the West Villages Review Committee (WVRC). In case of conflicts, these VDDP requirements shall apply. The West Villages Improvement District shall issue approvals for any signs on its roads or right-of-ways.

Building wall signs, logos, and insignia will receive review of the following elements:

1. _____ size
2. _____ style
3. _____ types
4. _____ placement

3.9.8 Mixed-Use Non-Residential Parking Requirements

Required off street parking facilities shall be located on the same lot or parcel of land that they are intended to serve, except where parking facilities are built to serve the general public and are not intended to serve a single or group of primary businesses or entities.

Parking Spaces shall be a minimum of 9 feet in width by 18 feet in length.

Commercial establishments providing drive up service windows or service lanes shall provide stacking lanes to accommodate 4 cars for each window. Restaurants shall provide stacking lanes to accommodate 5 cars per service lane, measured from the pick up window. Drive up service windows or service lanes shall be located to minimize, to the greatest extent possible, visibility from internal and external roadways.

Unless otherwise specified in this VDDP or the VDPB, parking must comply with ULDC Article X – Parking and Loading.

- Non-residential signage will be reviewed for compliance with Chapter 5 of the ULDC

- Non-residential parking requirements will be reviewed for compliance with Article X of the ULDC

Creates unified standards

Additional Minor Amendments

- Revise all VDPP figures, maps, and text to integrate the following:
 - 60-acre former school parcel (MU-5)
 - 21-acres from realignment of Playmore Road
 - Update outdated language throughout the VDPP based on current conditions

Benefits

- Simplify staff review for signs and parking standards
- Provides additional non-residential uses to Wellen Park
- Updates outdated language within the VDPP that is no longer applicable as conditions have changed

Request

We kindly ask for your recommendation for approval

