



WINDWOOD

PRESENTED BY:

NEAL COMMUNITIES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER



NEAL COMMUNITIES



WINDWOOD

NEAL COMMUNITIES

Over 40 Years of Building Award-Winning Homes
70 Successful Communities - Over 9,000 Homes Built
SW Florida's Largest Locally Owned, Private Company
Best Homebuilder in Venice, voted by readers of the Venice Gondolier
and Sarasota Herald-Tribune

We Are Selling Homes Regardless of Market Changes

826 HOMES SOLD IN 2013!

The Highest Customer Satisfaction Rate
30% Market Share Manatee/Sarasota
Credible and Fiscally Responsible

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HOUSING TO MEET MARKET DEMAND

- Providing an enhanced design of open space and buffers
- Context Sensitive Open Space
- Sustainable Design, Environmental Sensitivity



OR



Architecture representation is subject to change, one of these two styles are currently planned to be built.



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COMMITTED TO THE COMMUNITY & CITY OF VENICE

Positive meetings working with city staff
Multiple, collaborative meetings with the neighbors
Design that respects the existing natural features
Positive responses received



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CONSISTENT WITH FUTURE LAND USE

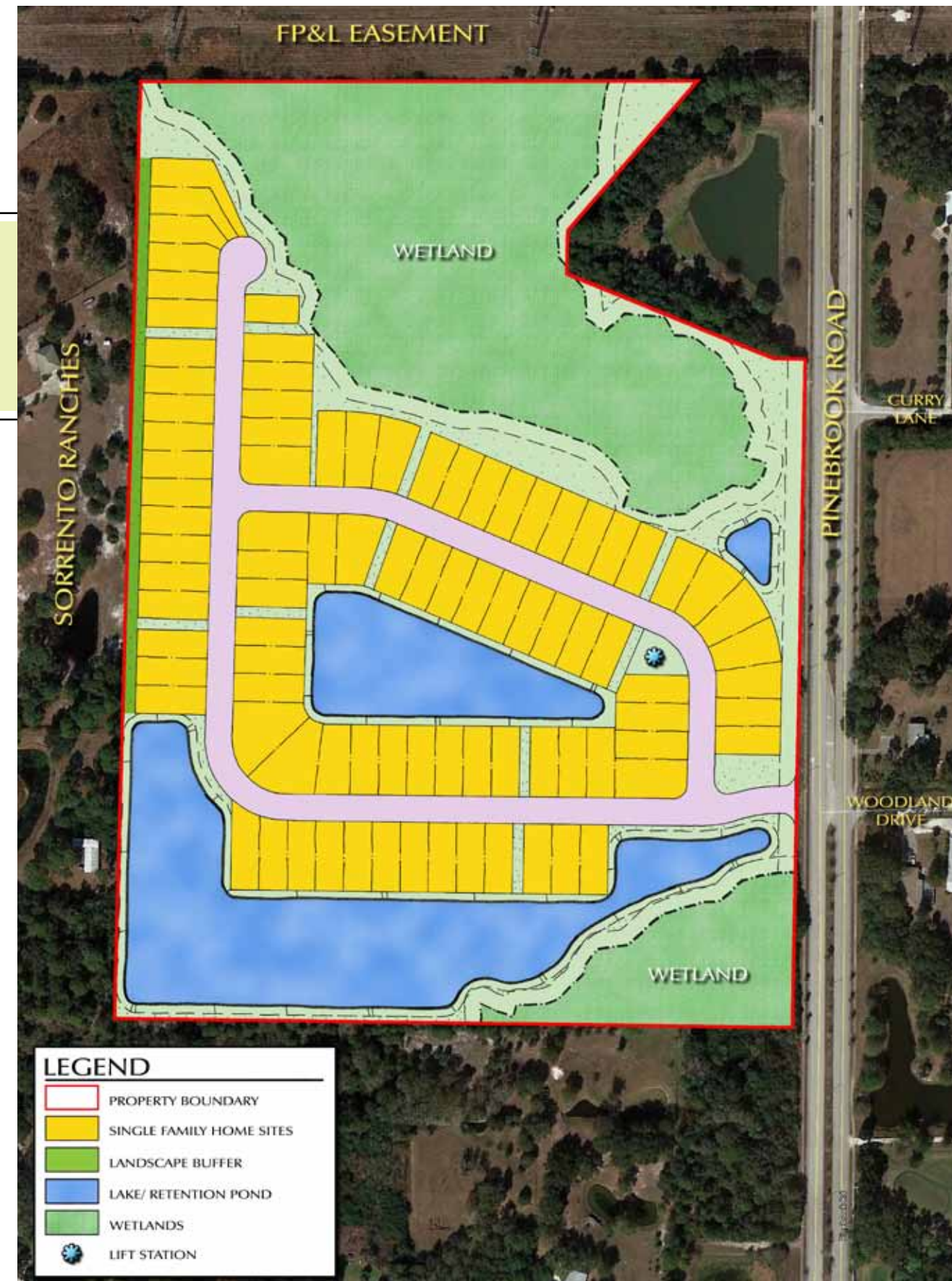
Infill Residential Development

Single Family Residences

Low Density Residential (2.0 du/ac proposed)

Consistent with the adopted Comprehensive
Plan and Map Series

Access to Pinebrook Road only (no access to
the surrounding neighborhoods)



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WINDWOOD BUFFERS

Increased Perimeter Buffers and Setbacks
50 percent Open Space
24.8 acres wetland preserve & buffers



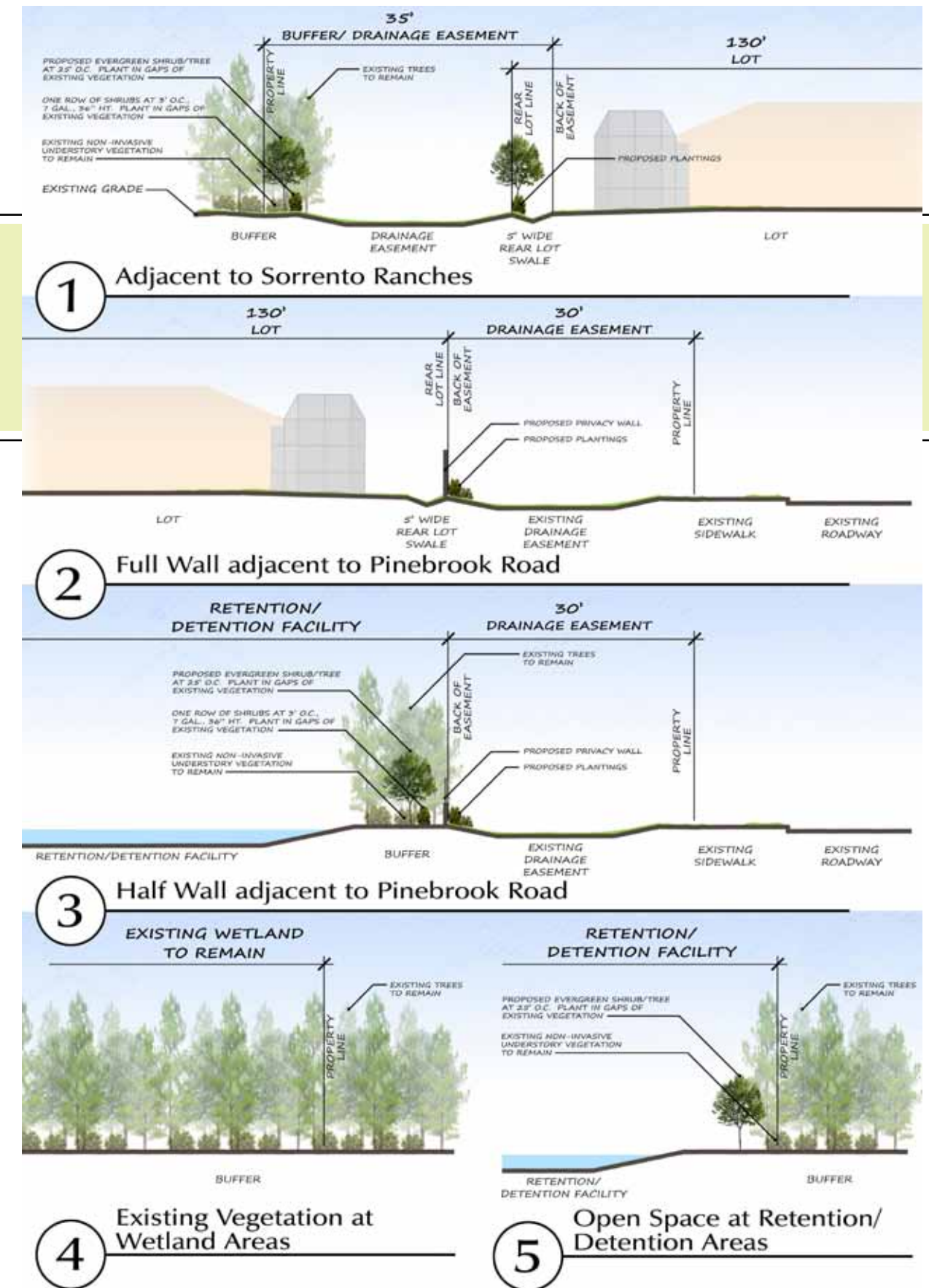
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BUFFER SECTIONS AT WINDWOOD

Response to Request for Clarification of
Perimeter Buffering Along All Property
Lines at Pre-Hearing Conference





WINDWOOD

IN CONCLUSION

Consistent with Adopted City's Plans
Community Designed to Blend with the City's Fabric
Compatible with the Surrounding Neighborhoods and the Pinebrook Corridor
Provides a Transition from Uses on Laurel Road

NEAL COMMUNITIES:

42 Years of History
Local and Successful
Experienced and Mature Team
Built over 9,000 homes in Venice, Sarasota and Manatee Counties
Our Culture and Values are Tied to the Local Area
Reputation for Creating Successful Communities

APPROVE TODAY SO WE CAN MOVE FORWARD