

your NORTH VENICE

Neal Communities cares about protecting and enhancing your lifestyle in North Venice. We believe in responsible planning, and we are working to help provide you with safe and convenient amenities around your neighborhood as your area grows.

We have proposed a neighborhood commercial center at the corner of Laurel Road and Jacaranda Boulevard that will offer you convenient grocery shopping and casual dining close to your home.

We also are hoping to build a park, widen Laurel Road and help build a missing link to connect North Venice to Sarasota – giving you the ability to access even more without traveling on the interstate. The combination of public and private investments made in infrastructure will enhance the quality of life for you and generations to come.

**LET'S WORK TOGETHER
TO ENHANCE NORTH VENICE.**

NEALCOMMUNITIES

ABOUT US

We are experts at creating communities where people can live and play in Southwest Florida. We are interested in planning responsibly and ensuring that you maintain a quality lifestyle as North Venice grows because ...

Where You Live Matters

Visit YourNorthVenice.com

NEALCOMMUNITIES



LET'S WORK
together
TO ENHANCE NORTH VENICE



why

A GROCERY STORE IN NORTH VENICE?

- A fresh food source near your home
- Convenient neighborhood shopping and dining
- A local neighborhood gathering spot
- Local jobs for teenagers to seniors
- Safe travel by vehicle, golf cart, bicycle or foot
- Less crowded aisles and shorter lines
- Reduced traffic to other stores and commercial centers

why build

A NEIGHBORHOOD COMMERCIAL CENTER?

We want to enhance your lifestyle. Your community is growing. According to the City of Venice's 2030 plan, your North Venice is expected to have 6,000 homes within eight years. We want to ensure you enjoy a quality lifestyle as the area around you continues to develop.

We aim to provide easily accessible shopping and dining. The proposed commercial center will provide accessible resources, including grocery shopping and dining opportunities, just minutes from your home. Roadway improvements are being designed to accompany the project to enhance traffic flow and ensure it is easy and safe to enter and exit your neighborhoods.

We want to create pleasant experiences. Just like you, we want to prevent traffic delays and congestion on roadways surrounding your community. We also want to make sure that your shopping experiences remain pleasant without crowded aisles and long checkout lines.

We believe in responsible planning for the future. We've all experienced when a growth area doesn't have the right infrastructure. Crowded roadways, more car accidents, packed parking lots, increased travel time and frustration. This center and corresponding neighborhood enhancements are examples of responsible planning.



Get Project Updates and Stay Informed!
Sign-up to Receive our Project Updates at
YourNorthVenice.com.



Using the camera on your smartphone, scan the code to visit YourNorthVenice.com to learn more.



Hello Venetian Golf & River Club Resident,

You may have heard about our proposal to build a neighborhood commercial center at the southwest corner of Laurel Road and Jacaranda Boulevard, just south and across from the entrance to your community, Venetian Golf & River Club. I wanted to reach out to you personally to share information about this proposal and clear up some misperceptions.

ABOUT THE PROPOSAL

We are proposing to build a neighborhood shopping center that will include a grocery store, retail shops, and most likely a casual eat-in restaurant. The exact retailers have not yet been finalized, but we are hoping to include neighborhood shops that would be convenient for North Venice residents – such as a florist or hair salon.

A NEIGHBORHOOD CENTER

Of course, this is designed to be neighborhood center, not a major regional center. In other words, the proposed neighborhood commercial center is not expected to bring traffic from afar. This site is located at the only vacant intersection of two connector roads suitable for a grocery store east and north of I-75.

SAVE GAS AND SHORTEN TRIPS

A transportation study shows the new grocery would reduce total traffic by about 27% by diverting trips that would otherwise be headed elsewhere for daily or weekly convenience shopping. The result will save gas and energy, reduce pollution and exhaust and make it much more convenient for those living in North Venice. After all, most people wouldn't drive by a grocery store to shop at another grocery store.

THE LAW IN FLORIDA

We are required by law to present competent and substantial evidence to prove compliance with the City of Venice's Comprehensive Plan and Land Development Code and that we follow procedural due process. This has been the law in Florida since 1991. Our application is consistent with the requirements of a Planned Unit Development (PUD), which allows for up to 5% commercial. (Our proposal is only 2% of the total acreage.) We are not seeking changes to the building heights, setbacks or a variation to the minimum Open Space requirement. In fact, the PUD requirement for Open Space is a minimum of 50% and this will continue to be maintained.

STATUS OF AN EAGLE'S NEST

There is an eagle's nest adjacent to the property, near the southwest corner. Observation of the nest site during the 2021-2022 nesting season revealed that there was no nesting activity in this location. Should the eagles return to the nest site during the construction of the proposed project, the appropriate U.S. Fish & Wildlife Service consultation will occur, and, if necessary, we will obtain permits. Of course, we will continue to monitor this situation.



WHY BUILD A SHOPPING CENTER IN NORTH VENICE?

- A fresh food source near your home
- Convenient shopping and dining
- A local neighborhood gathering spot
- Local jobs for teenagers to seniors
- Safe travel by vehicle, golf cart, bicycle or foot
- Less crowded aisles and shorter lines
- Reduced traffic to other stores and commercial centers



Using the camera on your smartphone, scan the code to learn more.

THERE ARE MANY BENEFITS TO THE PROPOSAL

We think that there are many benefits for North Venice residents. Some of them include:

- The neighborhood center will provide convenience to residents in the surrounding area who currently have to travel west or south of the interstate to do their grocery shopping.
- The convenience of other shopping, such as a possible florist or salon, would also add nearby amenities that we think you will enjoy.
- Bike lanes, sidewalks and a multi-use recreational trail (MURT) are planned along Laurel Road and will make local shopping accessible by bicycles or golf carts, which provides connectivity and convenience (saving time and money).
- In addition to reducing traffic, the proposed neighborhood commercial center would enhance the tax base in the City of Venice, provide employment, and, in our view, improve the neighborhood.

CLARIFYING INFORMATION AND GATHERING INPUT

We created a website to clarify information about the proposal and gather input. Please visit YourNorthVenice.com. On the website, we offer an opportunity for you to ask questions and sign up to receive project updates from us.

In addition, we provide information about the project on the website, including frequently asked questions and a resources page. For instance, you will find:

- The property would be attractively designed and landscaped by a retail architect.
- The lighting will be designed to address light pollution concerns using municipal grade solar lights that can be dimmed to 30% during non-peak nighttime hours, assuring safety and visibility while reducing the light's overall foot candle and impact to neighboring communities.
- The proposed commercial development would incorporate state-of-the-art architecture and construction that would have the latest improvements in energy efficiency and environmental sensitivity.

AN INVITATION

I invite you to go to our website and take a look at our proposal. We have a long history working successfully with our neighbors. Of course, we would be happy keep the line of communication open with residents of the Venetian Golf & River Club. Your homeowners association has not been willing to meet, but, of course, I am. If you would like to have a community meeting, please call me [941.586.8757](tel:941.586.8757) or email me at pneal@nealcommunities.com.

Our team is dedicated and conscientious, and we want to work with you. We strive to be good neighbors in the communities that we work in, and we fully intend to remain good neighbors to you and to the Venetian Golf & River Club.

Sincerely,



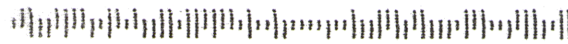
Pat Neal
Founder and President
Neal Communities

TAMPA FL 335
SAINT PETERSBURG FL
2 MAR 2023 PM 3 L



Mr Jerry Jasper
130 Burano Ct
North Venice, FL
34275

34275-670330



Jerry,

We felt we should let you know we have several tennis players who witnessed Barbara Jasper telling others not to sign the petition as the Publix was a done deal.

We also have a witness who heard Boone tell Neal that they needed to postpone next planning meeting as they needed Jasper's vote.

At this time, we plan to stay anonymous with regard to these items but felt it fair we let you know what we know