

# PROPOSAL



# MILANO PUD

PRESENTED BY **NEAL**COMMUNITIES



# MILANO PUD PROPOSAL

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# MILANO PUD PROPOSAL

## NEAL CREDIBILITY



Over 50 Years of Land Development and Building Homes in Hillsborough, Manatee, Sarasota, Lee and Collier Counties

Award-Winning Team

Experts in Master Planned Communities, Placemaking and Place-Led Development

Growing Value and Positive Economic Impacts through Creative Placemaking

Over 18,000 Homes Built

SW Florida's Largest Locally Owned, Private Homebuilding Company

We Are Selling Homes Regardless of Market Changes

The Highest Customer Satisfaction Rate at 93%



# MILANO PUD PROPOSAL

## ENVIRONMENTAL PRESERVATION





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## STANDARD FOR REVIEW

Decisions are based on compliance with the Comprehensive Plan and City of Venice zoning code.

City of Venice will be reviewing the application.

PUDs allow for up to 5% Commercial. Proposing commercial convenience including a grocery store, neighborhood retail options and a restaurant for area residents.

Application consistent with requirements of a PUD.





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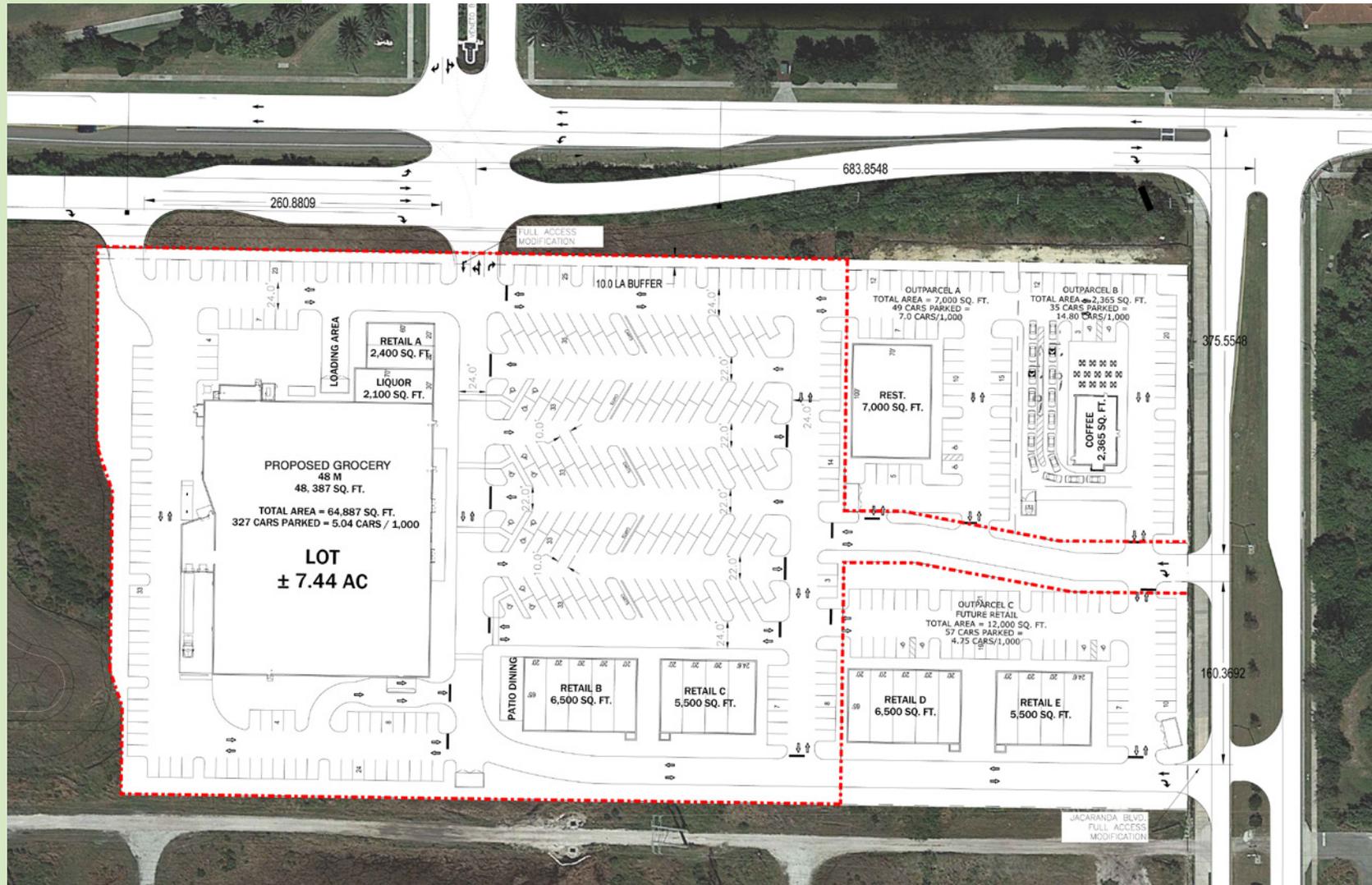
## PROPOSED SITE PLAN OPTIONS





# MILANO PUD PROPOSAL

## PROPOSED SITE PLAN OPTIONS





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## SMART LIGHTING / ADDRESSING LIGHT POLLUTION CONCERNS

### Option 1 | Smart Light

Solar Light ST Series | Solar Street Light by SELS

#### EASY INSTALLATION INSERT ON POLE, ORIENT, & CONNECT

With our reinforced support bracket, the ST-Series is easy and flexible to install on a variety of poles. The panel is adjustable to ensure maximum solar efficiency in any installation location.

#### SOLAR PANEL 160 to 320 Watts

Monocrystalline solar panels. Solar panel efficiency up to 23.4%. 5 busbars cells for better collected current capacity.

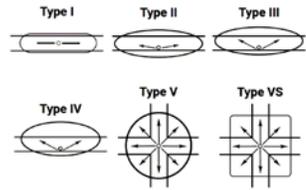
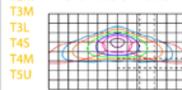
#### OUR PV PERFORMANCE GUARANTEE



#### LED EFFICIENCY UP TO 18000 LUMENS

Optimized for heat dissipation, the solid aluminum lamp features a fully sealed lens for optimal lighting and life span. A variety of lighting distribution creates ideal illumination for any project.

#### MULTIPLE LIGHT DISTRIBUTIONS



#### OPTIONAL OPERATION MODES

PHOTOSENSOR MODE AUTOMATICALLY POWERS ON THE LIGHT AT DUSK AND OFF AT DAWN. SELS gives you the option to select the perfect lighting profile for your project. Choose from a preprogrammed profile or give us your specs for a custom lighting solution. Fully customizable in the field with remote management.



### Option 2 | Smart Light

STL Pro Solar System | Solar Street Light by SELS

#### EASY INSTALLATION INSERT ON POLE, ORIENT, & CHOOSE YOUR ANGLE

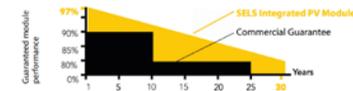
With our reinforced support bracket, the STL PRO is easy and flexible to install on a variety of poles. The panel is fully adjustable to ensure maximum solar efficiency in any installation location.

#### SOLAR PANEL 135 to 285 Watts

Monocrystalline solar panels. Solar panel efficiency up to 19.4%. 5 busbars for better collected current capacity.



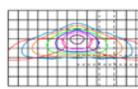
#### OUR PV PERFORMANCE GUARANTEE



#### LED EFFICIENCY FROM 4500 TO 16800 LUMENS

CREE luminaires deliver incredible efficiency without sacrificing application performance. Cree achieves greater optical control with NonOptic Precision Delivery Grid compared to traditional cobra head luminaires.

#### MULTIPLE LIGHT DISTRIBUTIONS



#### INFRARED MOTION SENSOR AVAILABLE

360° coverage, integrated into the luminaire housing. 25'± detection radius.



#### OPTIONAL OPERATION MODES

PHOTOSENSOR MODE AUTOMATICALLY POWERS ON THE LIGHT AT DUSK AND OFF AT DAWN. SELS gives you the option to select the perfect lighting profile for your project. Choose from a preprogrammed profile or give us your specs for a custom lighting solution. Fully customizable in the field with remote management.



These municipal grade solar lights offer a lighting solution perfect for roads, pathways and parking lots.

In selecting an operational mode that utilizes SELS sensors, the lights can be dimmed to 30% during non-peak nighttime hours still assuring safety and visibility while reducing the light's overall foot candle and impact to neighboring communities.

For example, these light fixtures have been utilized on Benjamin Franklin Drive in Sarasota, Florida.

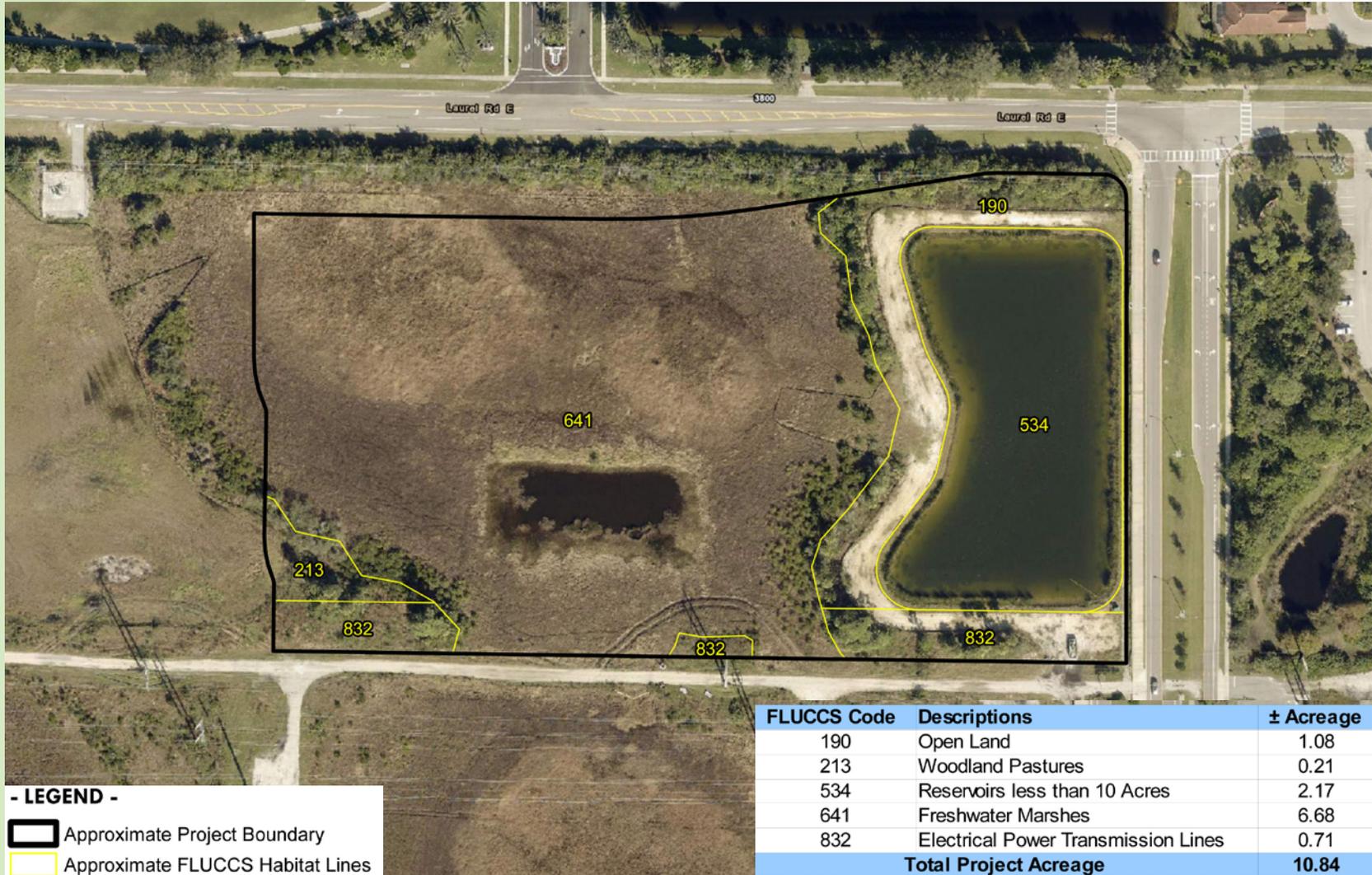
With varying operational modes and the ability to be outfitted with directional lighting shields, these fixtures assure high end performance while producing minimal light pollution to neighboring communities and native habitats (sea turtles by way of example in the Benjamin Franklin Drive project).

Depending on the user, the lights can be set to one of four pre-programmed operational modes. To the left you will find the two options for Smart Lighting as well as a graphic illustrating the varying operational modes.



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## MITIGATION EFFORT / MYAKKA MITIGATION BANK



**- LEGEND -**

-  Approximate Project Boundary
-  Approximate FLUCCS Habitat Lines



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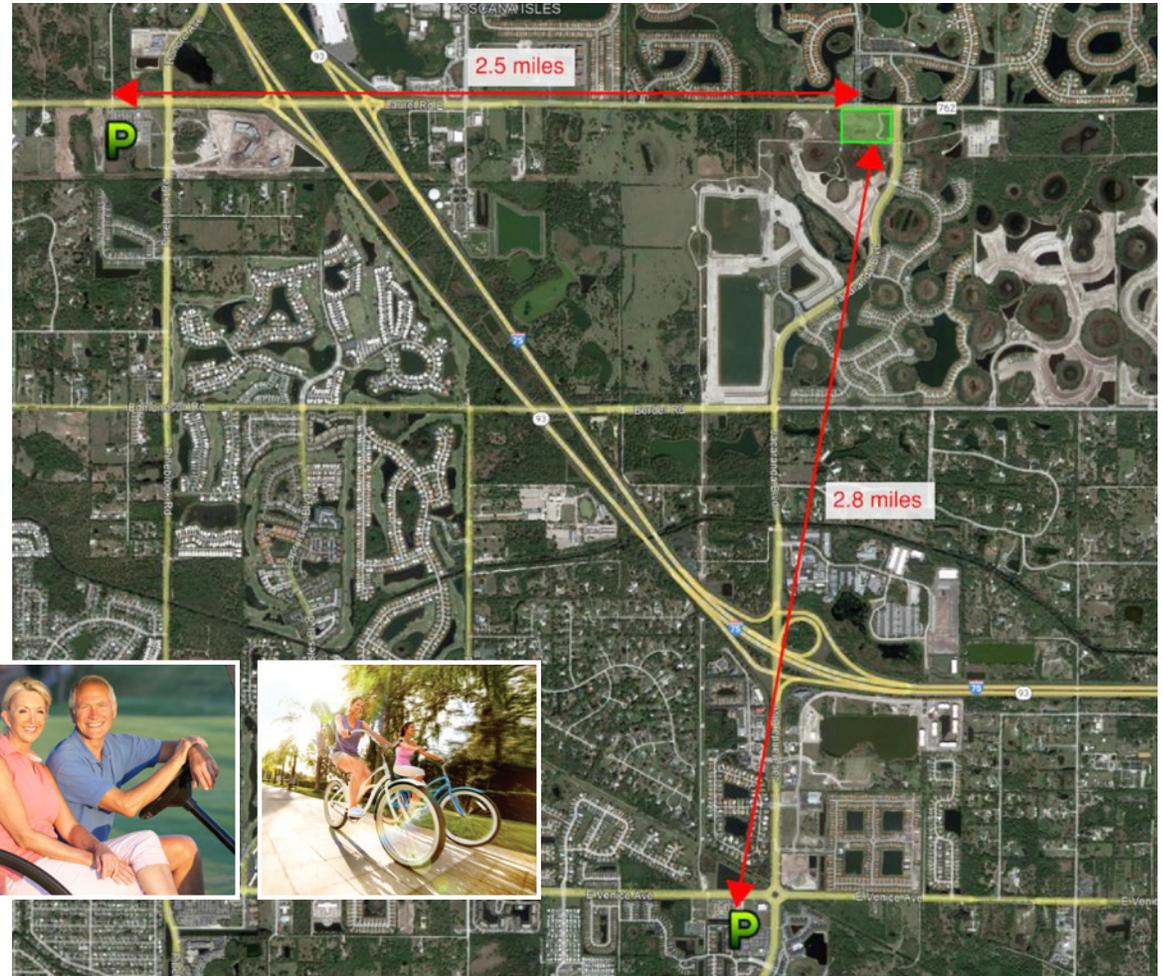
## TRAFFIC REDUCTION

The proposed neighborhood commercial will reduce vehicle miles traveled; it is significant for the communities east and north of I-75

Will be the only grocery store east of I-75 within 11 miles

The two nearby grocery stores require driving through an I-75 interchange. (The grocery store located at Laurel/Pinebrook is 2.5 miles away and the Jacaranda/Venice grocery store is 2.8 miles away.)

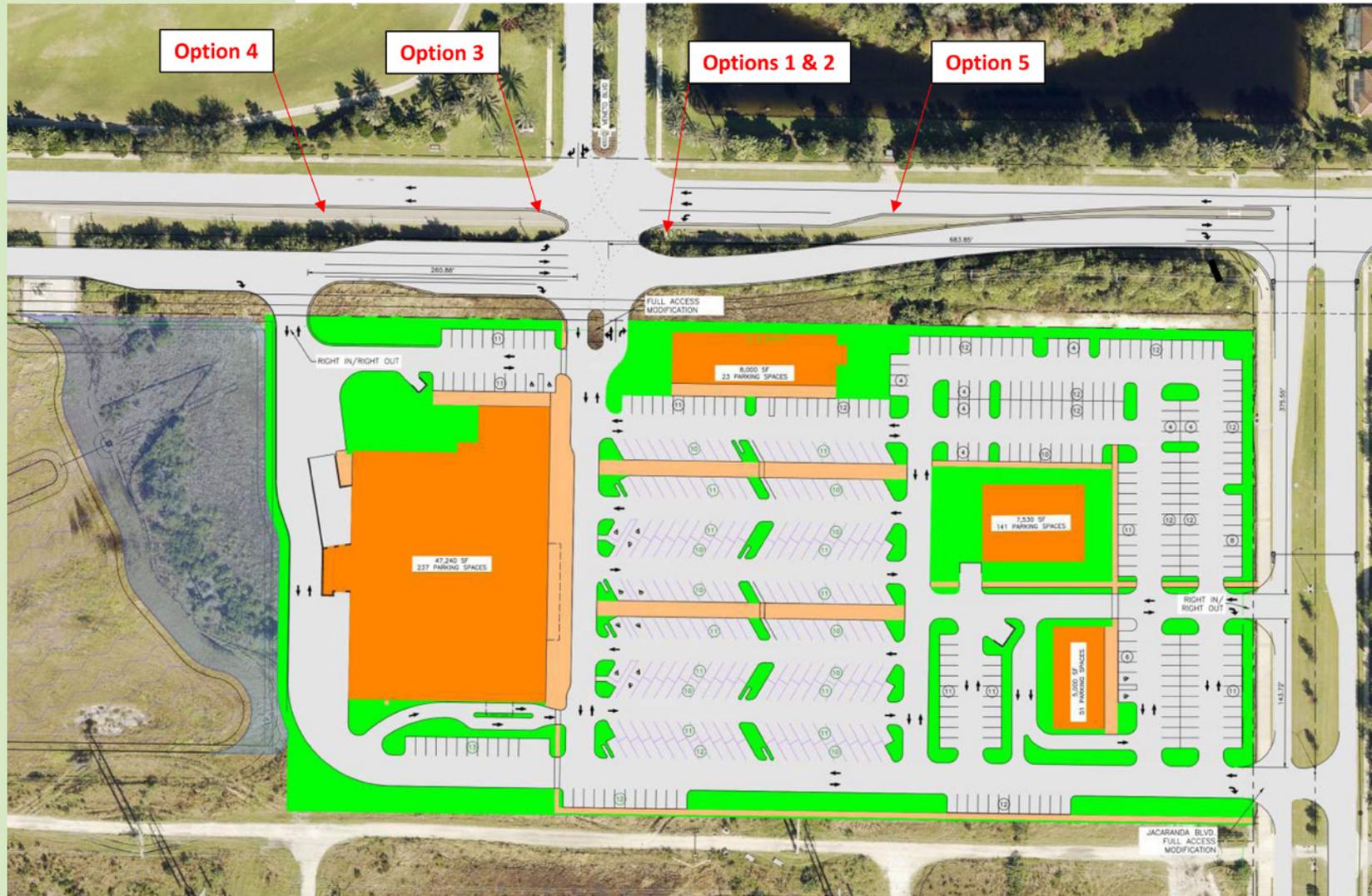
The proposed commercial site facilitates other modes of transportation such as walking, biking, e-bikes, e-cargo bikes and low speed electric vehicles (golf carts)





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## INTERSECTION OPTIONS





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## OPTION 1 / EAST SIDE INTERSECTION RRFB'S





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## OPTION 2 / EAST SIDE INTERSECTION HAWK



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## OPTION 3 / WEST SIDE INTERSECTION RRFB'S





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## OPTION 4 / MID-BLOCK WEST RRFB'S





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## OPTION 5 / MID-BLOCK EAST RRFB'S





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## NEED FOR COMMERCIAL CONVENIENCE STORES



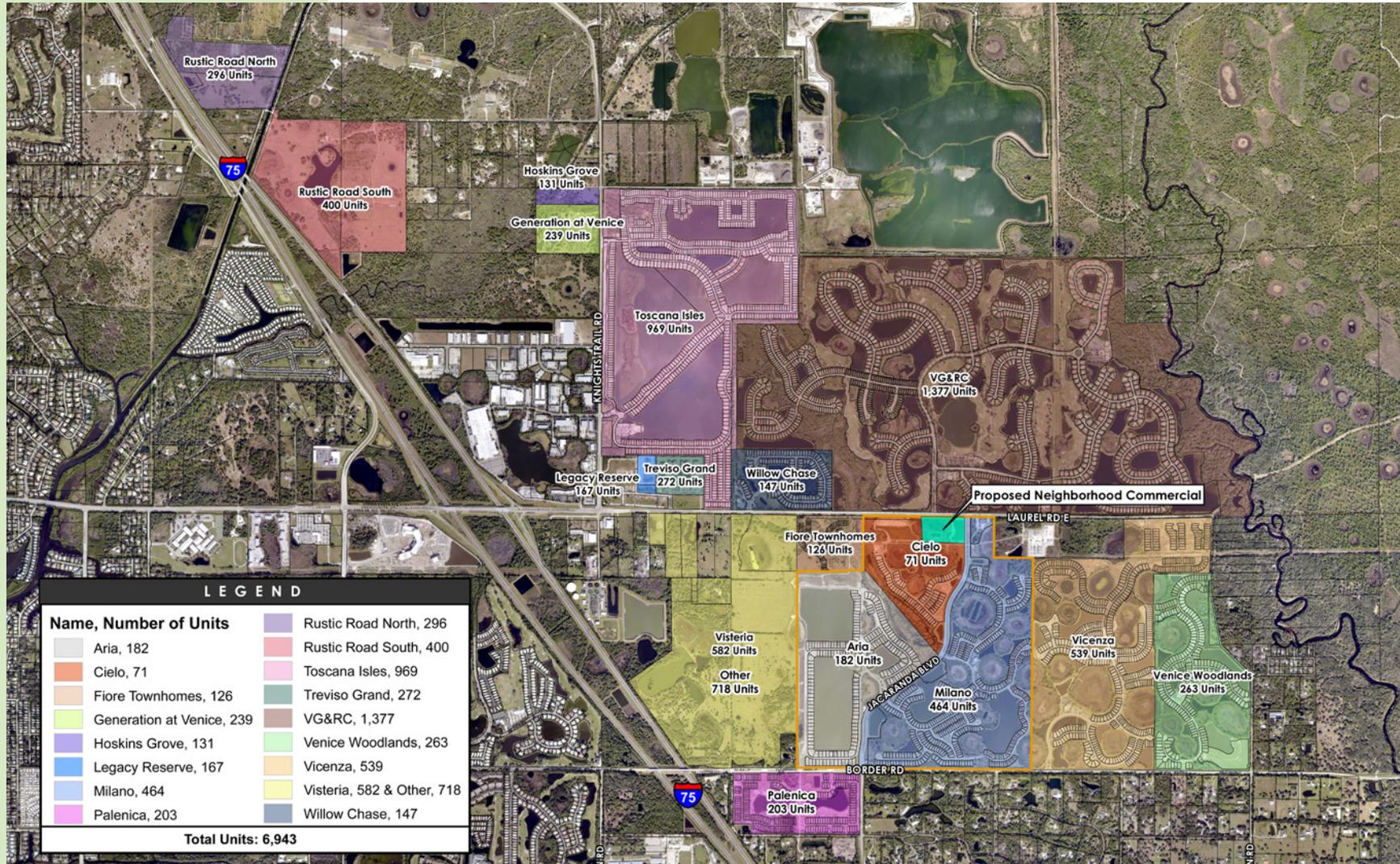
Publix at Wellen Park





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## EAST OF I-75 / LAUREL ROAD AREA DEVELOPMENTS





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IN CONCLUSION



SUCCESSFUL HISTORY IN THE CITY OF VENICE

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ATTENTION TO DETAIL AND OPEN COMMUNICATION WITH NEIGHBORS

**MARYANN GRGIC**

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AVAILABLE FOR FUTURE IN-PERSON MEETINGS IF NEEDED

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**AVAILABLE FOR QUESTIONS**