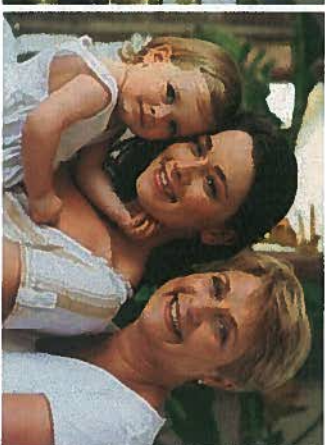


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VILLAGES OF MILANO

PRESENTED BY

NEAL COMMUNITIES



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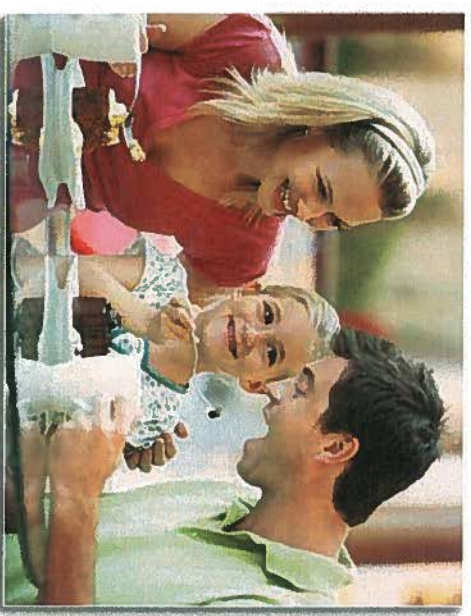
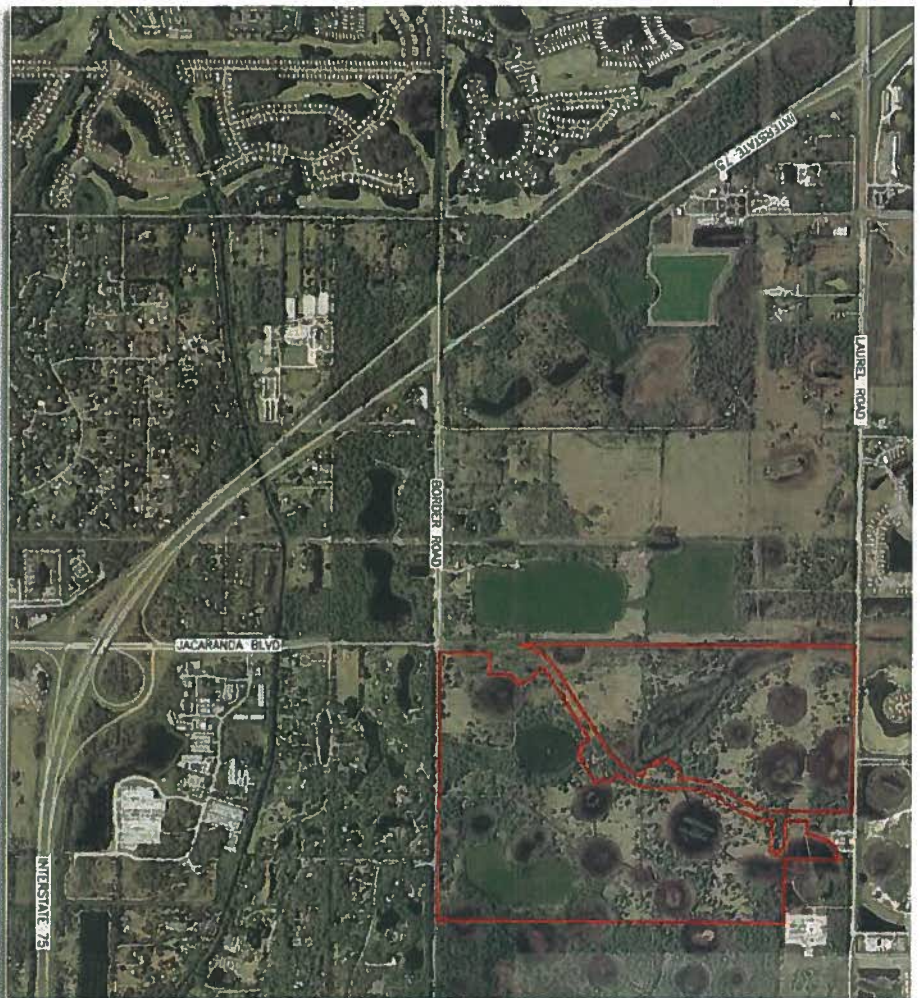
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OVERVIEW

- History & Current Zoning Approvals
- Reduction of Residential Density
- Currently Approved Compliant with the City's IDC



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PLANNING SUMMARY



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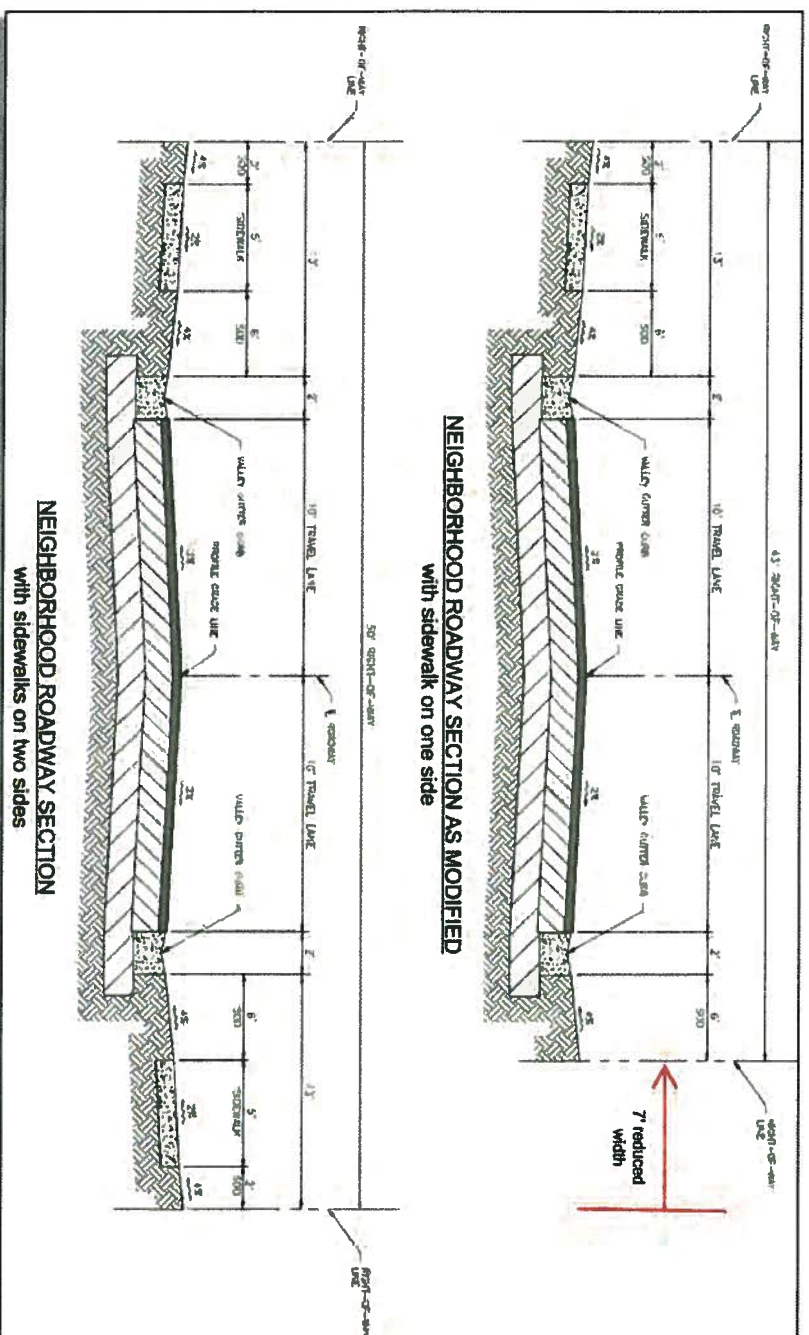
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TYPICAL SECTIONS OF LOCAL ROAD



- Implements Low Impact Development Principles
- Relates Directly to Stormwater Runoff Volumes
- Results in a Significant Reduction in Impervious Surface Area
- Will Combine with Reduced Lot Depths to Maximize Wetland Buffers and Undisturbed Open Space



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REDUCING IMPERVIOUS SURFACE AREA



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BENEFITS OF SIDEWALKS ON ONE SIDE



- Fully Functional System for Pedestrian Needs
- Proven Successful for Past Projects
- Significant Reduction in Impervious Surface Area
- Minimizing Wetland Impacts



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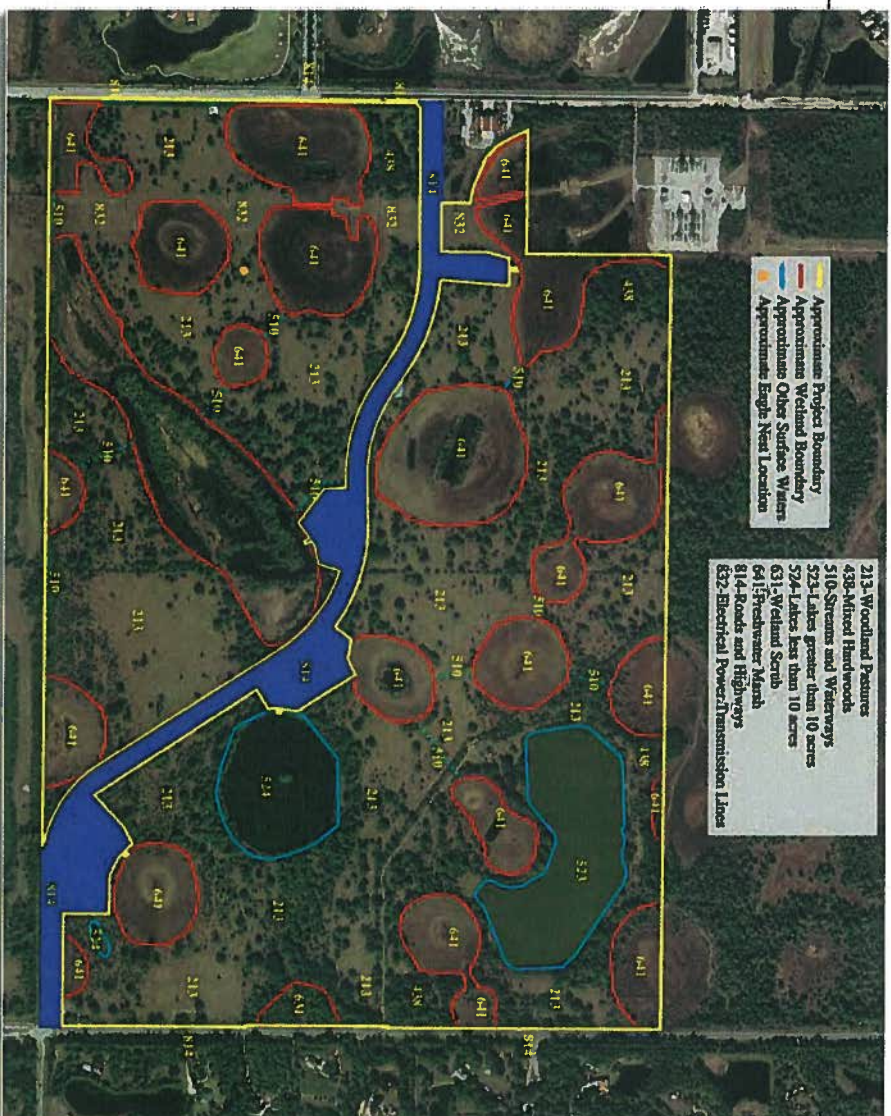
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HABITAT MAP

- 55% of open space and undeveloped
- Preservation and Protection of the Known Eagle Nest location
- Provides a Compact Development Design That Minimizes Impacts to the Natural Environment



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SUSTAINABLE ENVIRONMENTAL PRACTICES



- "Footprint" of Impact to the Site From Road and Lot Construction is Reduced By About 5.5 Acres
- Proposed Plan Protects All Recharge Areas Though Wetland Preservation



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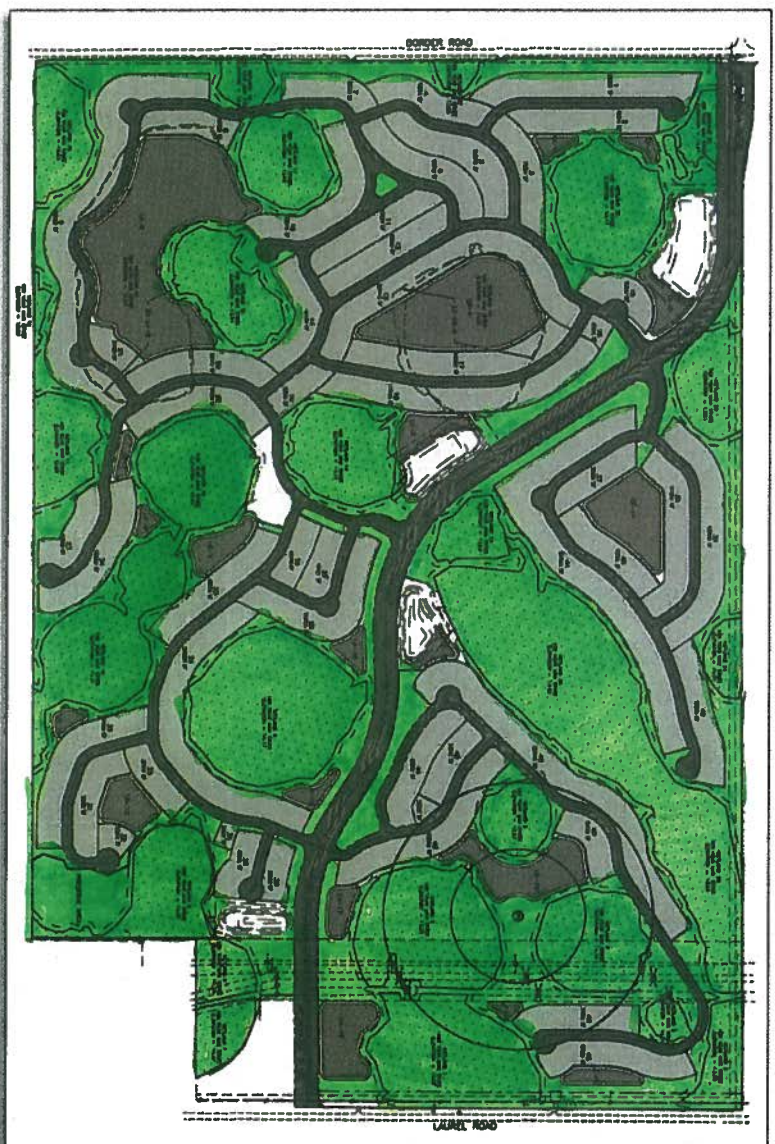
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ENVIRONMENTAL PRESERVATION ONSITE



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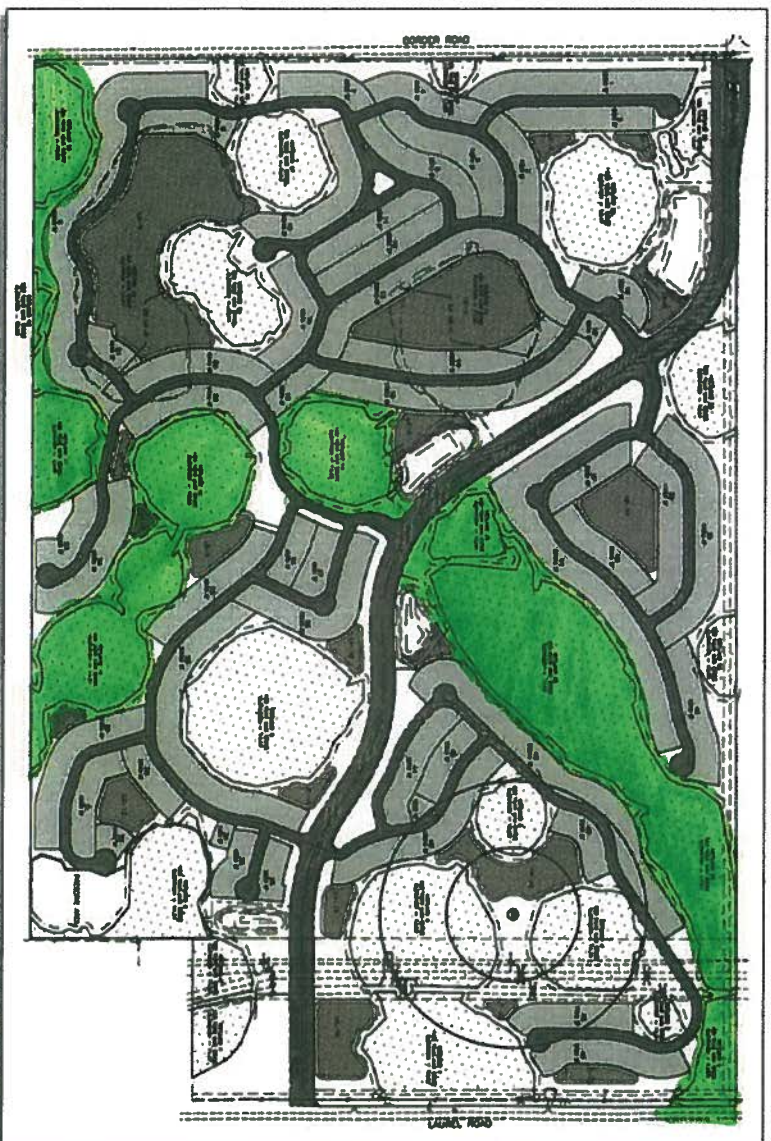
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ENVIRONMENTAL PRESERVATION ONSITE



- Adheres to Goals/ Objectives of City of Venice Comprehensive Plan
- Preserves More Than 98% of Wetland Systems and Associated Upland Buffers Creating Significant Wildlife Corridor Systems
- Assures All Recreational Activities Within Native Habitat Areas are Compatible with the Particular Habitat System in Which They are Proposed
- Protects Corridor Systems Comprised of Native Wetland Habitats, Surrounded by Upland Buffer Habitats
- Protects Open Space Corridors for Wildlife Utilization in Perpetuity



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TYPICAL ARCHITECTURAL DESIGN



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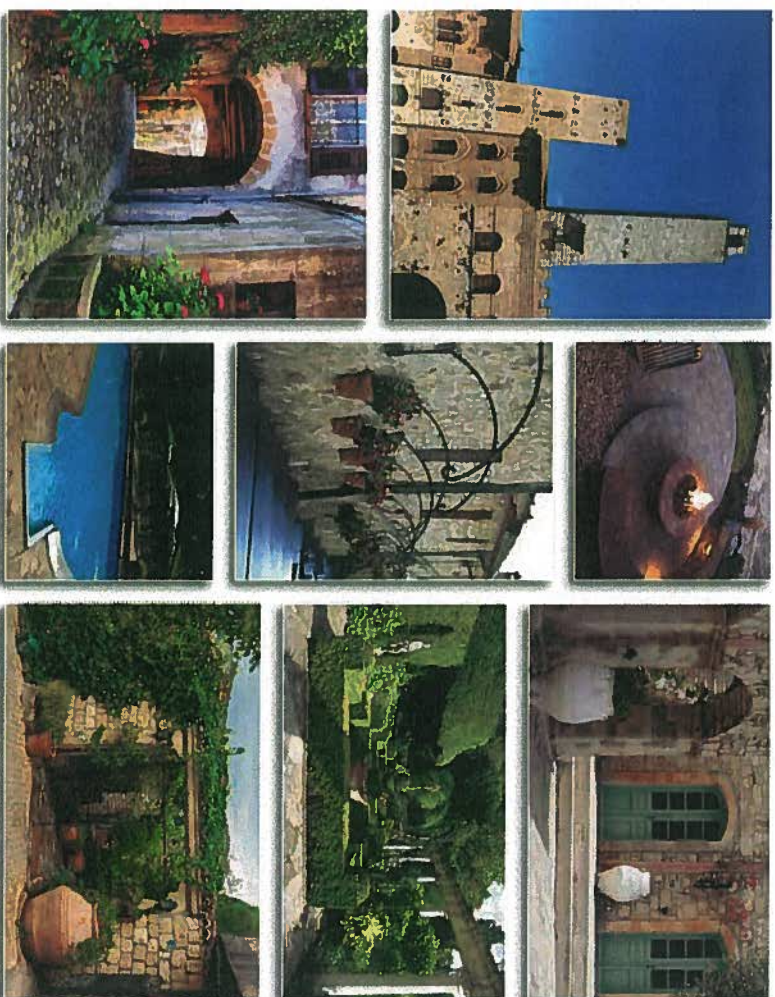
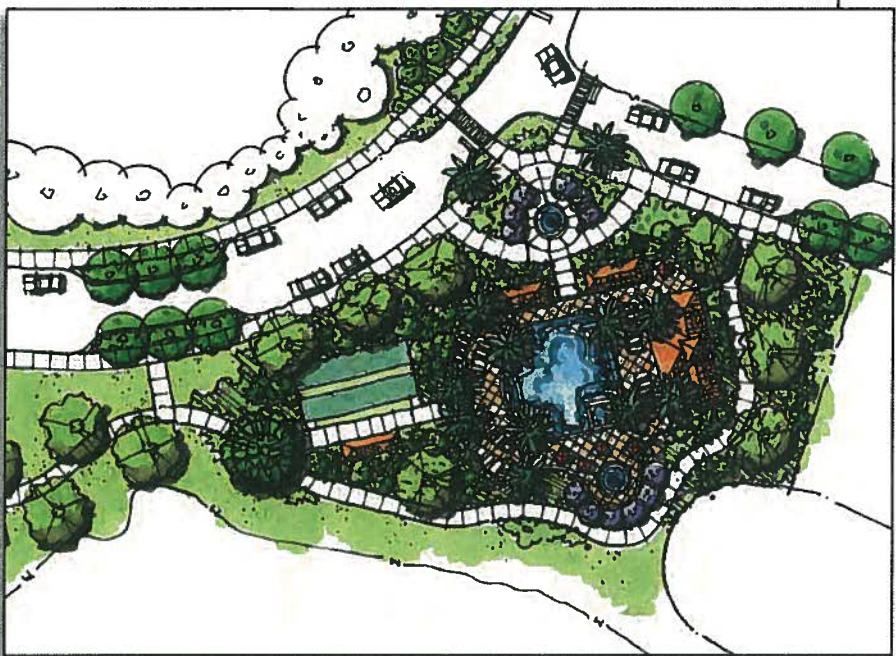
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COMMUNITY AMENITIES



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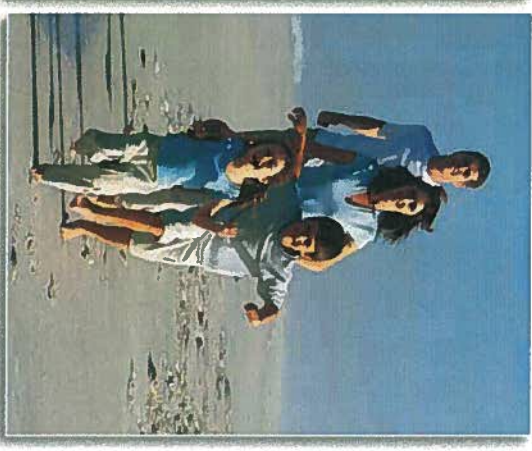


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COMMUNITY OUTREACH

Neighborhood Meetings
Open Communication

Presented land Plan, Environmental Features, Product Types & Community Vision



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COMMITTED TO THE COMMUNITY AND THE CITY OF VENICE

Long Term Interest in the Community
Building for Over 40 Years / Important Regional Partner
Neal Employs About 280 Direct Employees and 450 Trade Partner Personnel on Our Sites
Intend on Being a Good Corporate Citizen



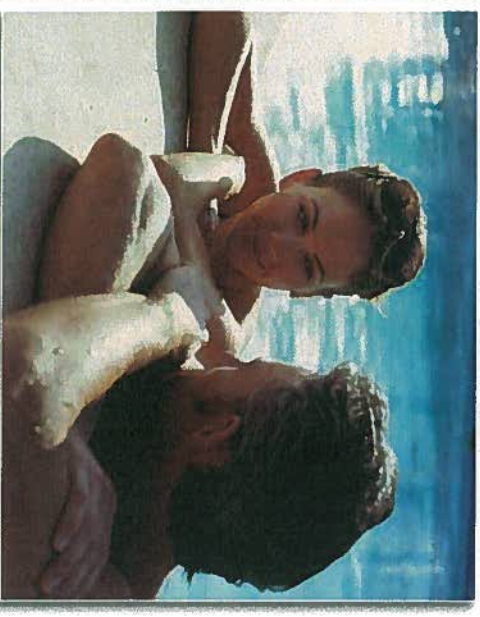
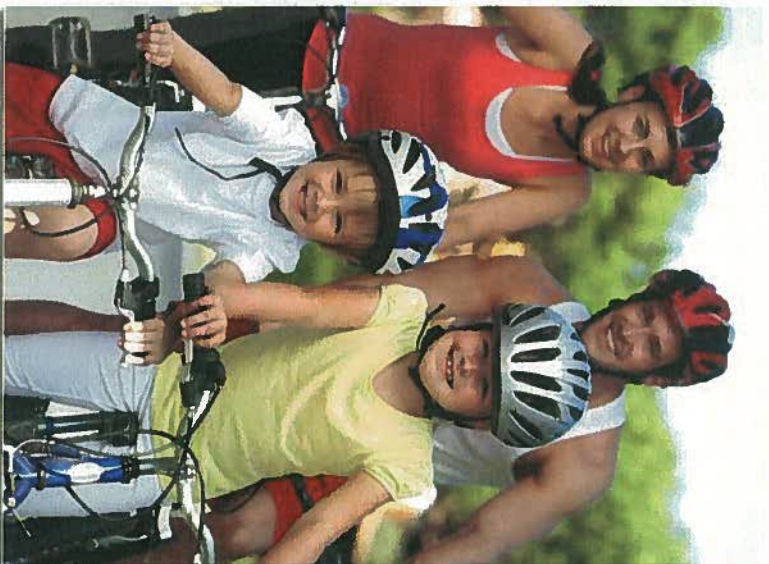
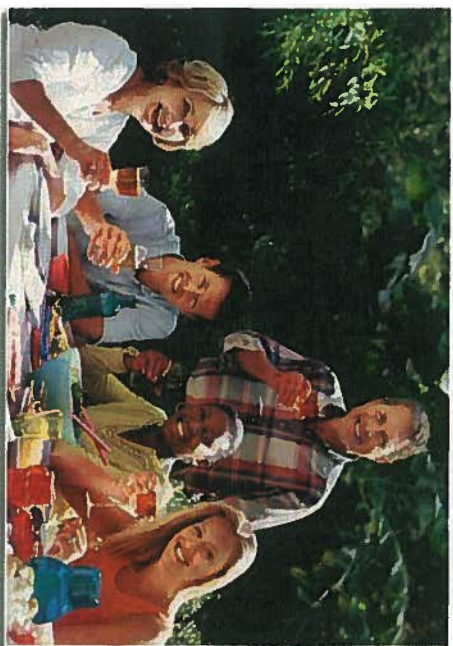
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PLEASE APPROVE SO WE CAN MOVE FORWARD



- 60% Reduction in the Currently Approved Density
- Satisfied the Requirements of the Pre-Annexation Agreement for the Property
- Consistent with all Applicable Elements of the City's Comprehensive Plan
- Compliant with the City's LDC



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