

DRAFT STIPULATIONS FOR SHOPPING CENTER FOR DISCUSSION

1. There shall be an Advisory Board (herein, "Advisory Board") which shall consist of residents of the Milano Subdivision, the Aria Subdivision, the Cielo Subdivision, the Fiore Subdivision, the Venetian Golf & River Club Subdivision and the Willow Chase Subdivision (in equal numbers from each) and shall be chosen by those residents, to advise Petitioner on the development of the proposed shopping center, including without limitation, all issues relating to the proper buffering of the Commercial development from those Subdivisions.
2. The entire perimeter of the Commercial center along the south side of Laurel Road and the west side of Jacaranda Boulevard, not included in access right of ways, shall be buffered with soil berms with a minimum height of 4' high, plus 4' shrubs and 12'-18' trees on top of the berms.
3. The parking lot lights shall be shielded and of a height and type that does not spill over light outside of the shopping center. No lighting from the Commercial property shall be spilled over into any of the adjoining residential properties of the Milano, Aria, Cielo, Venetian Golf & River Club and Willow Chase Subdivisions.
4. Security cameras shall cover all parking lots and shall be monitored at all times.
5. All overnight parking, including but not limited to boats and recreational vehicles, shall be prohibited and that restriction shall be noted by appropriate signage, with compliance monitored by security cameras and enforced by the Venice Police.
6. Reasonable commercial efforts shall be exercised to restrict all deliveries to daylight hours only.
7. Reasonable commercial efforts shall be exercised to restrict all back-up alarms on delivery vehicles to silent laser type alarms or similar silent alarms.
8. The Advisory Board shall be consulted to determine, implement and provide the best combination of walls and/or landscaping to surround the delivery areas to buffer to the greatest extent commercially reasonable any noise emanating therefrom.
9. No gas station shall be allowed.
10. Petitioner shall, at its expense, install street lighting along Laurel Road and Jacaranda Boulevard approved by the City of Venice and Sarasota County.
11. Prior to any building permit being issued by the City for the subject Commercial property, a Variance shall be obtained from the County for a full traffic signal at the intersection of Laurel Road and Veneto Boulevard and that traffic signal shall be installed, all at the expense of the owner of the Commercial property.

Alternatively, and in lieu of a traffic signal, a roundabout shall be provided for the Veneto Boulevard/Laurel Road intersection in compliance with Sarasota County standards; and

The owner of the Commercial property shall provide for improvements to the Citadella Drive secondary exit from the Venetian as a full service entrance and exit.

12. An automatic entrance gate must be provided by the owner of the Commercial property for the Cielo Subdivision, if requested and approved by the Cielo Neighborhood Association, Inc.
13. The operating hours for businesses on the Commercial property shall be limited to being between 8:00 AM and 11:00 PM, unless otherwise approved by the City Council.
14. No noise from the Commercial property shall be spilled over into any of the adjoining residential properties of the Milano, Aria, Cielo, Venetian Golf & River Club and Willow Chase Subdivisions.
15. All commercial activities on the Commercial property shall be conducted inside of buildings and no such activities shall be conducted outside of buildings.
16. The Mitigation Bank deposit to be submitted by Neal shall be subject to the approval of the City Council.
17. There shall be consideration of moving the shopping center entrance west of Veneto Boulevard.