

**From:** [Nancy DeForge](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** [EXTERNAL] Home Depot site plan  
**Date:** Tuesday, January 6, 2026 11:28:28 AM

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Greetings:

Laurel Road is an exit off #75, and serves as an emergency road for Sarasota Memorial Hospital, along with serving Nokomis Elementary School and it's busses.

To allow Home Depot to build on this 4 lane, no median road is asking for a traffic nightmare!

The intersection at 41 will become clogged as only 5 cars can turn left onto # 41.

I strongly suggest you have an Independent traffic study done BEFORE you approve a site plan to support a commercial store of this size!

Safety for your citizens is more important.

Thank you.

Nancy DeForge

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**From:** [Darienne Oaks](#)  
**To:** [Planning Commission](#)  
**Cc:** [Board and Council Messages](#)  
**Subject:** [EXTERNAL] New Home Depot within Venice Commons commercial center  
**Date:** Tuesday, January 6, 2026 12:06:48 PM

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Dear Commissioners:

Unable to attend today's 1:30pm meeting, I wanted to share my opinions as a member of the community which will be directly affected by the Venice Commons commercial center, which includes Home Depot 's application.

Strict standards and studies need to be applied to maintain safety and environmental concerns for the proposed commercial center.

Animals were chased from their homes by the clear cutting of the acreage.

A K-8 school sits across from the only major intersection planned for the entire commercial center.

The center falls within the county's flood zone A area. The land and everything growing on it was a necessary sponge to help absorb water from hurricanes, etc.

With the land already clear cut, (with little opportunity for community members to have had any input), it is vital to:

consider the safety of the children coming and going from school, (I suggest a federal safety review of the current 3 way intersection before it becomes the proposed 4 way intersection)

a city, federal, state or private water flow and run-off review

an environmental review for what needs to be planted or replanted to provide water absorption, noise buffering, (we now hear the constant roar of 75 on our lanai, which we never heard before), as well as natural beauty to the center

a light pollution study before businesses/buildings/parking lots are approved to lessen the impact on neighboring neighborhoods

As commissioners, you are charged with the responsibility to protect and enhance our community. Please consider all of the impacts this commercial center will have on our towns of Venice and Nokomis. Let's keep our standards high.

Thank you for your time and attention to this matter.

Sincerely,

Darienne

Darienne Oaks

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# Nokomis Area Civic Association

*a Non-Profit 501 (C)(3) Corporation*

NACA: People Who Care | Causes That Matter

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January 6, 2026

## Written Public Record Addendum – Venice Crossings Commercial Center

The Nokomis Area Civic Association respectfully requests that the Venice Planning Commission require formal intergovernmental coordination between the City of Venice and Sarasota County to ensure internal vehicular interconnectivity between the Venice Crossings development and the adjacent Twin Laurel project. From a traffic engineering and public safety standpoint, best practices for large, multi-parcel commercial centers require internal circulation that allows customer vehicles, service traffic, delivery trucks, and emergency responders to move between adjoining developments without repeatedly exiting onto an arterial roadway. Absent such interconnection, traffic volumes, turning movements, and conflict points are unnecessarily concentrated on Laurel Road, compounding congestion and increasing safety risks—particularly given the proximity to Laurel-Nokomis School. A Binding Concept Plan is the appropriate planning mechanism to require enforceable connectivity, coordinated access management, and cumulative traffic mitigation measures across jurisdictional boundaries, thereby protecting public safety, infrastructure capacity, and the long-term functionality of this gateway corridor.

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*NACA Board Members*

*Bill Cantrell – Gene Jackson – Patrick McCarthy – Victor Bagnardi – Vicki Provencher*