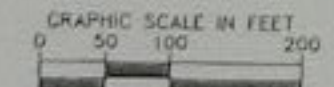


Sarasota County Property Appraiser



100's = PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
300's = PRIVATE FUTURE DEVELOPMENT, DRAINAGE AND PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
600's = COMMON AREA & DRAINAGE AREA (PRIVATE) (PUBLIC UTILITY EASEMENT - SHOWN AS DASHED)
700's = PRESERVE AREA (PRIVATE) & DRAINAGE EASEMENT (PRIVATE)
TRACT LS-A = LIFT STATION A
TRACT B = 30' FUTURE TWIN LAUREL BOULEVARD RIGHT-OF-WAY

1. ALL PRIVATE/PUBLIC ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED WHERE SHOWN.
2. 600 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS, SIGNAGE, WALKWAYS, AND PRIVATE UTILITY USES, IF NECESSARY.



© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 2ND STREET, SUITE 900, SARASOTA, FL 34238
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ANDREW J. PLUTA, FLE
FLORIDA LICENSE NUMBER
92225

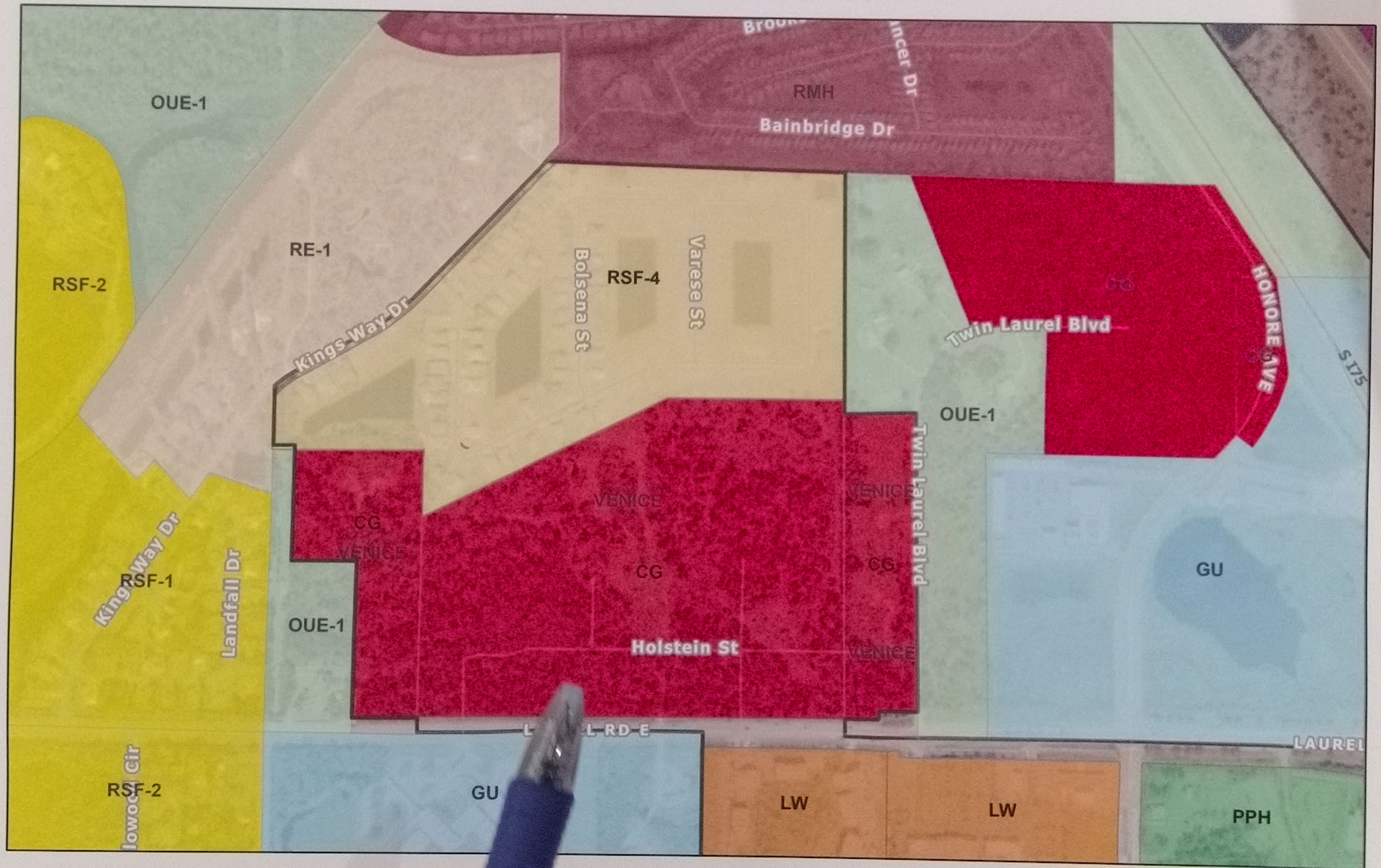
DATE	NOV 11 2025
CALL AS SHOWN	
DESIGNED BY	KP
DRAWN BY	BEK
CHECKED BY	CAW

PREPARED FOR
2001 LAUREL LLC

NICE



1/6/2026, 11:17:45 AM

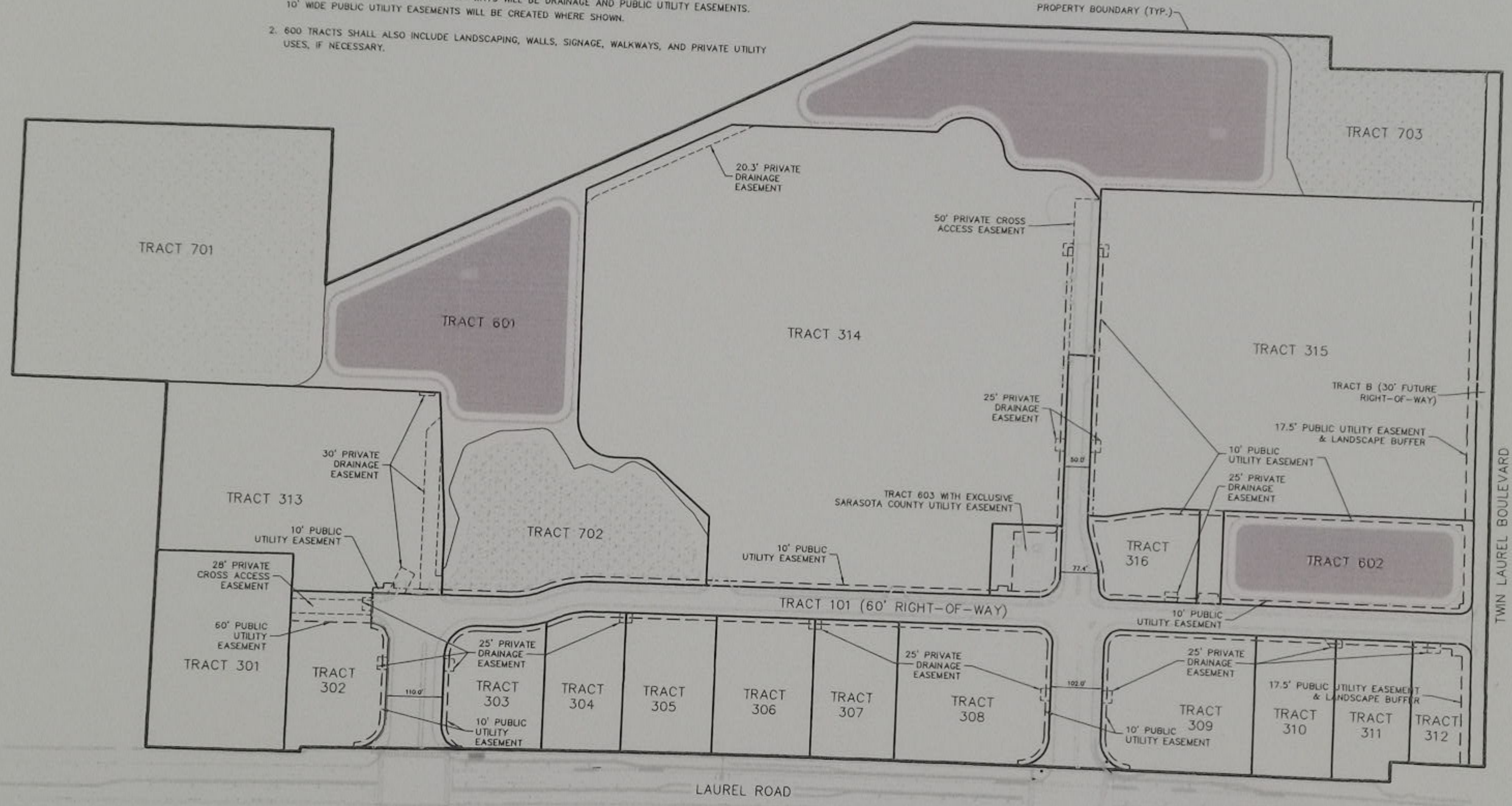


Plotted By: Phil Andrew, State of Florida, Professional Engineer, No. 12548, Date: 10/25/2025, 10:48:25am. This document is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced or used in any manner without the written consent of Kimley-Horn and Associates, Inc. The information contained herein is for the use of the client only and is not to be used for any other purpose. The information contained herein is not to be used for any other purpose. The information contained herein is not to be used for any other purpose.

300' = PRIVATE FUTURE DEVELOPMENT, DRAINAGE AND PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
600' = COMMON AREA & DRAINAGE AREA (PRIVATE) (PUBLIC UTILITY EASEMENTS (PUBLIC/PRIVATE)
700' = PRESERVE AREA (PRIVATE) & DRAINAGE EASEMENT (PRIVATE)
TRACT LS-A = LIFT STATION A
TRACT B = 30' FUTURE TWIN LAUREL BOULEVARD RIGHT-OF-WAY

EASEMENT NOTES:

1. ALL PRIVATE/PUBLIC ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS.
10' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED WHERE SHOWN.
2. 600 TRACTS SHALL ALSO INCLUDE LANDSCAPING, WALLS, SIGNAGE, WALKWAYS, AND PRIVATE UTILITY USES, IF NECESSARY.



Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1600 2ND STREET, SUITE 400, SARASOTA, FL 34236
PHONE: 941-378-7800
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ANDREW J. PLUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE

KHA PROJECT
248135003
DATE
OCTOBER 2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PRELIMINARY PLAT
PLAN

VENICE CROSSING - PHASE 0
PREPARED FOR
2001 LAUREL LLC
CITY OF VENICE
FLORIDA

SHEET NUMBER
C1.19

CD	END	REV	DATE	BY	DR
UP	UTIL	REVIEW	23-00008	COUNTY	
ERP	916028			SWIND	
PP	25-1699P			COV	
PP	PERMIT NUMBERS			ANL	
PP	CHILLINGHAM WIDENING	7/7/25			
PP	COMMERCIAL REVISIONS	7/20/25			
No.	REVISIONS				

STRUCTURE IMPROVEMENT COMPLETED
OTHERS PER VENICE CROSSING PLANS -
#46954 (GC TO FIELD VERIFY EXISTING
GRADES, UTILITY LOCATIONS AND DEPTHS)

FLU - MIXED USE CORRIDOR
ZONING - CG COMMERCIAL
GENERAL

MATCHLINE - C-302
MATCHLINE - C-303

FUTURE
OUTPARCEL
BY OTHERS

HOLSTEIN STREET



TWIN LAUREL BOULEVARD

FLU - MODERATE DENSITY
RESIDENTIAL ZONING -
SARASOTA COUNTY OUE

OFFSITE IMPROVEMENTS TO TWIN LAUREL
BLVD. COMPLETED BY OTHERS (GC TO
FIELD VERIFY EXISTING GRADES, UTILITY
LOCATIONS AND DEPTHS)

- ADA NOTES.
- THIS SET IS NOT INTENDED FOR BIDDING PURPOSES UNLESS STATED OTHERWISE ON THE PLANS.
 - THE PROPOSED ACTIVITIES SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION (AHJ) DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
 - ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" AT THE TIME OF DRAWING PREPARATION.
 - NO CRANES IN EXCESS OF 150' WILL BE UTILIZED DURING THE CONSTRUCTION OF THIS SITE.

ZONING TABLE

ZONE: CG - COMMERCIAL GENERAL
SECTION 28, TOWNSHIP 36 SOUTH, RANGE 19 EAST

APPLICANT / OWNER INFORMATION

APPLICANT:	THE HOME DEPOT 2455 PACES FERRY RD, BLDG C-19 ATLANTA, GA 30339
------------	---

PARCEL INFORMATION

PARCEL NUMBER:	0380020001, 0380160001, 0380090001
SITE ADDRESS:	LAUREL RD & TWIN LAUREL BLVD, NOKOMIS, FL 34275 SARASOTA COUNTY
JURISDICTION:	CITY OF VENICE
FUTURE LAND USE:	MIXED USE CORRIDOR
EXISTING LAND USE:	VACANT COMMERCIAL
PROPOSED LAND USE:	RETAIL
DESIGN ALTERNATIVE:	0' DIVIDER MEDIANS (CODE REQUIRES 5' MIN)
FEMA ZONE:	ZONE X

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. STRUCTURE SETBACKS		
FRONT	20'	316.4'
SIDE (TWIN LAUREL RD)	20'	89.2'
SIDE (INTERIOR)	8'	84'
REAR	10'	67'
MIN. LANDSCAPE SETBACKS		
FRONT	N/A	N/A
SIDE (TWIN LAUREL RD)	7.5'	25.9'
SIDE (INTERIOR)	N/A	N/A
REAR	N/A	N/A
PERMITTED HEIGHT	35'	34' (MEASURED FROM THE FEMA FIRST HABITABLE FLOOR REQUIREMENT TO THE TOP OF ROOF)
FLOOR AREA RATIO		0.27

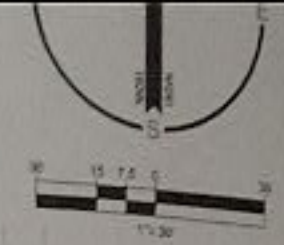
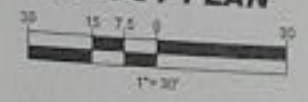
AREA CALCULATIONS

TOTAL PROJECT AREA	11.29 AC (491,721 SF)
EXISTING GREEN SPACE	11.28 AC (490,901 SF)
EXISTING POND AREA	0 AC
EXISTING IMPERVIOUS AREA	0.01 AC (820 SF)
EXISTING BUILDING AREA	0 AC
EXISTING VUA AREA	0.01 AC (820 SF)
EXISTING OTHER IMPERVIOUS AREA	0 AC
PROPOSED GREEN SPACE	1.18 AC (51,758 SF)
PROPOSED INTERIOR LANDSCAPE	0.58 AC (25,265 SF)
PROPOSED IMPERVIOUS AREA	10.10 AC (438,963 SF)

LEASE LINE	---
LIMIT OF WORK	---
LIMIT OF DISTURBANCE	---
CURE	---
UTILITY POLE	---
TYPICAL SIGN	---
BOLLARD	---
UTILITY POLE W/ LIGHT	---
TYPICAL LIGHT	---
PARKING COUNT	---

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

PHASE II SITE LAYOUT PLAN



TWIN LAUREL BOULEVARD

OFFSITE IMPROVEMENTS TO TWIN LAUREL
BLVD. CURB AND GUTTER, OTHERS (GC TO
FIELD) CARRY EXISTING GRADES, UTILITY
LOCATIONS AND DEPTHS

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	8/1/21	CITY OF VENICE	BOHLER	
2	8/1/21	SARASOTA COUNTY UTILITIES	BOHLER	



ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT NO. 2021-0001
DRAWN BY: J. BOHLER
CHECKED BY: J. BOHLER
DATE: 8/1/21
SCALE: AS SHOWN

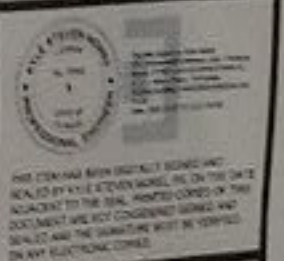
SITE & DEVELOPMENT PLANS



THE HOME DEPOT
VENICE CROSSING
LAUREL ROAD & TWIN
LAUREL BOULEVARD
VENICE, FL 34273
CITY OF VENICE
S 25. T 28 S. R 19 E

BOHLER

605 N. WESTSHORE BLVD. SUITE 800
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101



SHEET TITLE

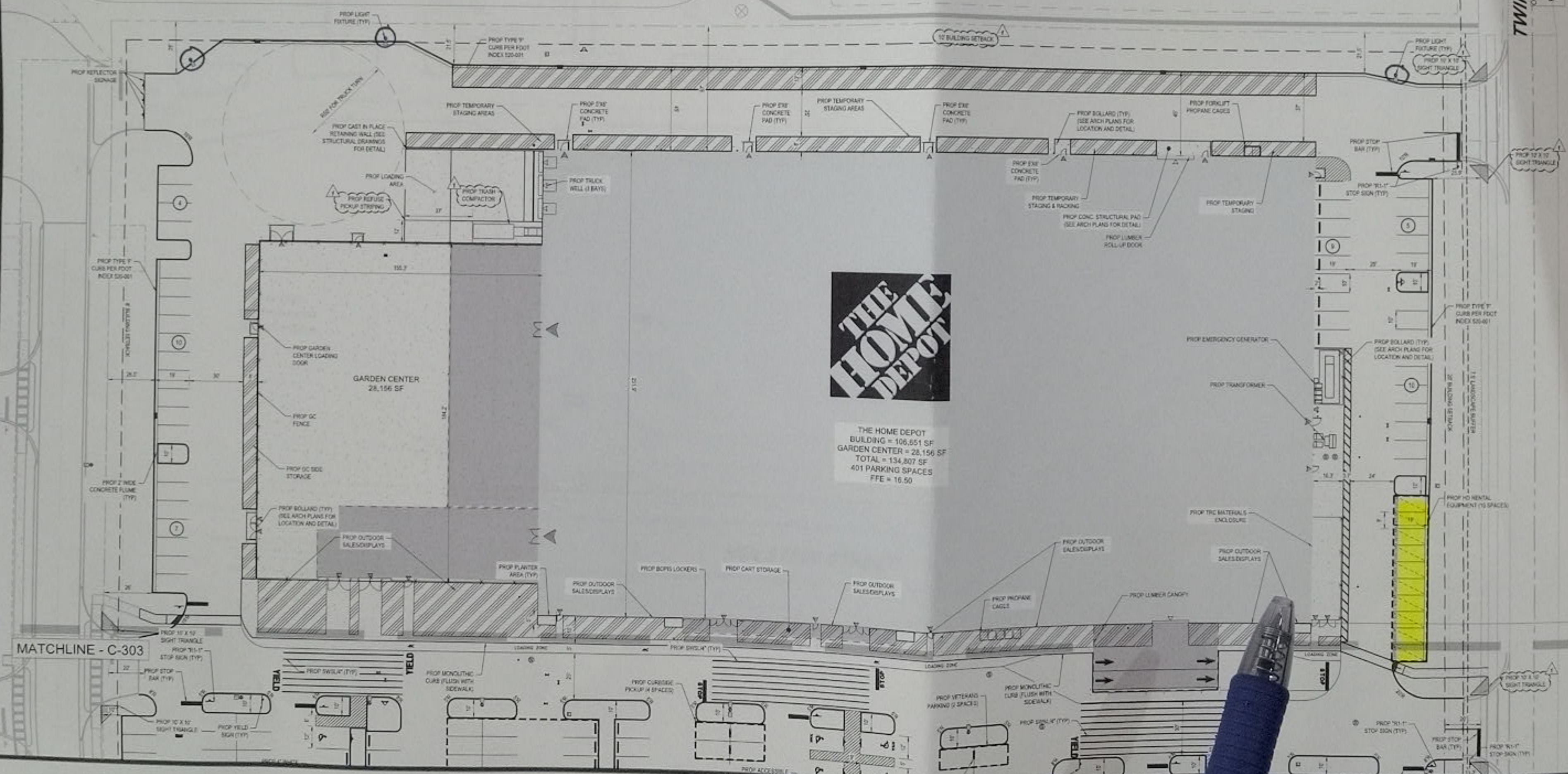
SITE LAYOUT PLAN

C-302

REVISION 2 - 8/1/21

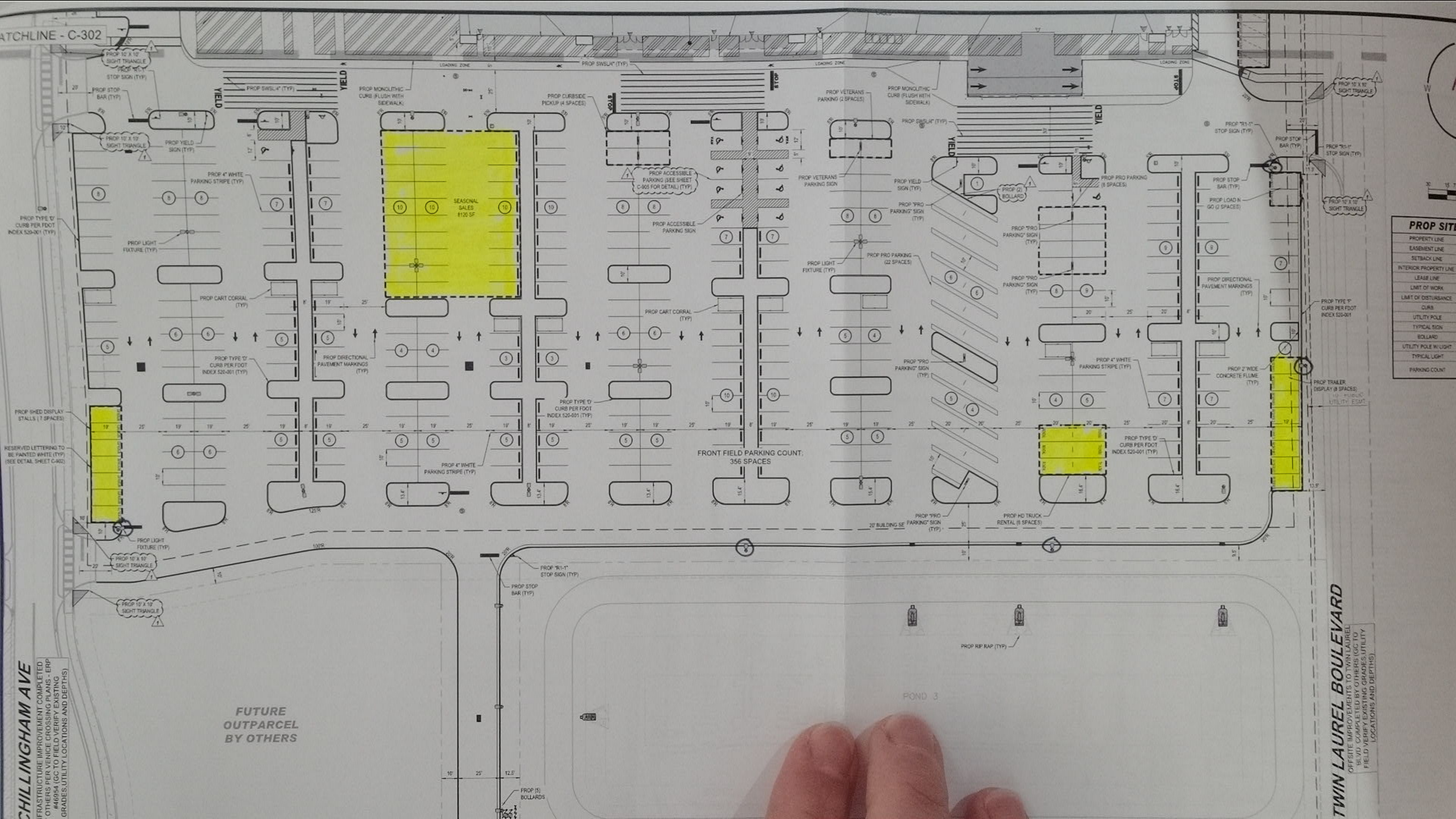


THE HOME DEPOT
BUILDING = 106,651 SF
GARDEN CENTER = 28,156 SF
TOTAL = 134,807 SF
401 PARKING SPACES
FFE = 16.50



MATCHLINE - C-303

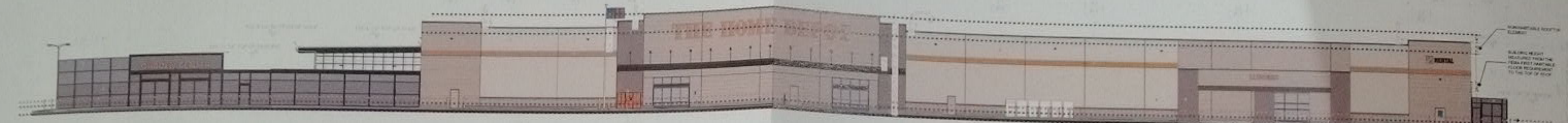
CHILLINGHAM AVE
INFRASTRUCTURE IMPROVEMENT COMPLETED
OTHERS: PER VEHICLE CROSSING PLANS - ERP
#46954 (GC TO FIELD VERIFY EXISTING
GRADES, UTILITY LOCATIONS AND DEPTHS)



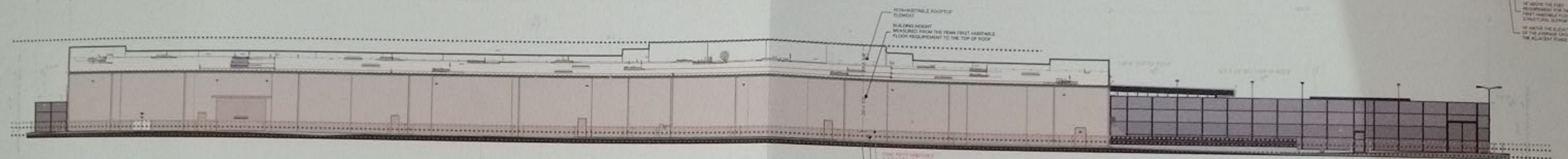
TWIN LAUREL BOULEVARD

OFFSITE IMPROVEMENTS TO TWIN LAUREL
BLVD. COMPLETED BY OTHERS (GC TO
FIELD VERIFY EXISTING GRADES, UTILITY
LOCATIONS AND DEPTHS)

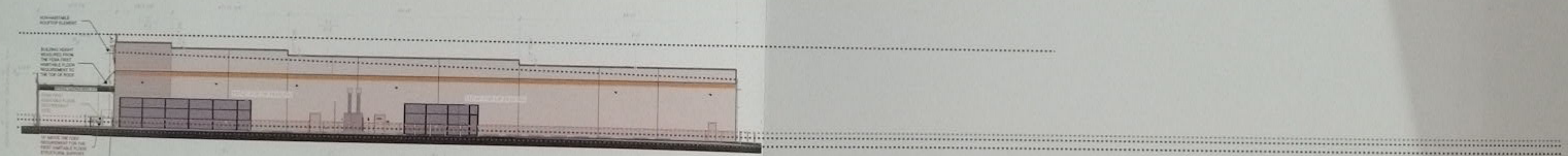
Front Elevation



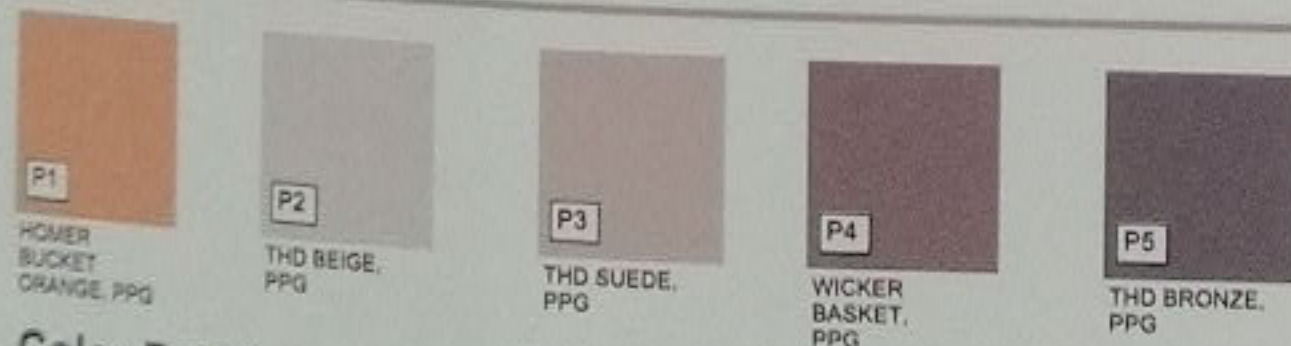
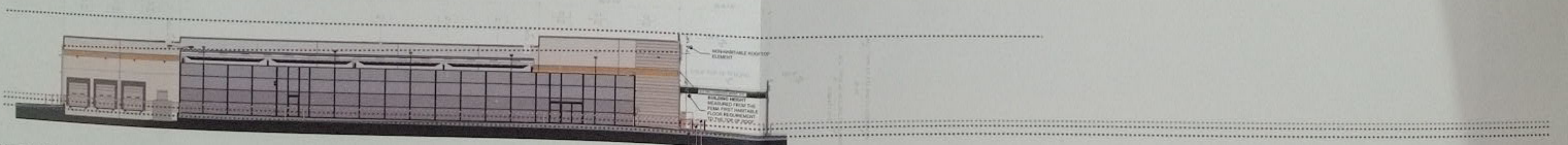
Rear Elevation



Left Elevation



Right Elevation



Color Palette



Texture



INFRASTRUCTURE IMPROVEMENT COMPLETED BY OTHERS PER VENICE CROSSING PLANS - ERP #46954 (GC TO FIELD VERIFY EXISTING GRADES, UTILITY LOCATIONS AND DEPTHS)

FLU - MIXED USE CORRIDOR ZONING - CG COMMERCIAL GENERAL

MATCHLINE - C-302

MATCHLINE - C-303

FUTURE OUTPARCEL BY OTHERS



TWIN LAUREL BOULEVARD

FLU - MODERATE DENSITY RESIDENTIAL ZONING - SARASOTA COUNTY OUE

SITE IMPROVEMENTS TO TWIN LAUREL RD. COMPLETED BY OTHERS (GC TO FIELD VERIFY EXISTING GRADES, UTILITY LOCATIONS AND DEPTHS)

- NOTES SHEET.
- THE CONTRACTOR SHALL REFERENCE THE GENERAL NOTES.
 - THIS SET IS NOT INTENDED FOR BIDDING PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - THE PROPOSED ACTIVITIES SHALL COMPLY WITH JURISDICTION (AHJ) DEVELOPMENT REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE TREE AND LANDSCAPE MANAGEMENT REGULATIONS, AND FIRE PERMITTING.
 - ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB.
 - FREE STANDING SIGNAGE SHOWN ONLY FOR PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - STANDARD INDICES REFER TO THE LATEST VERSIONS OF THE "STANDARD DESIGN STANDARDS" AT THE TIME OF PREPARATION.
 - NO CRANES IN EXCESS OF 150' WILL BE PERMITTED ON THIS SITE.

ZONING TABLE

ZONE: CG - COMMERCIAL GENERAL
SECTION 29, TOWNSHIP 38 SOUTH, RANGE 18 WEST

APPLICANT / OWNER INFORMATION

APPLICANT: 2455 PACIFIC AVE

PARCEL INFORMATION

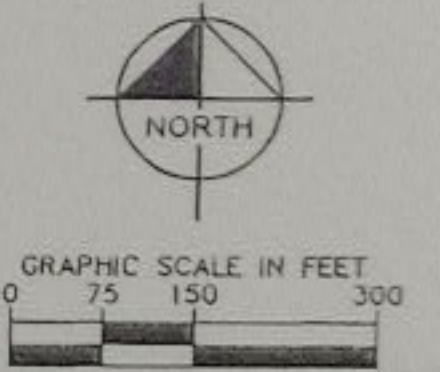
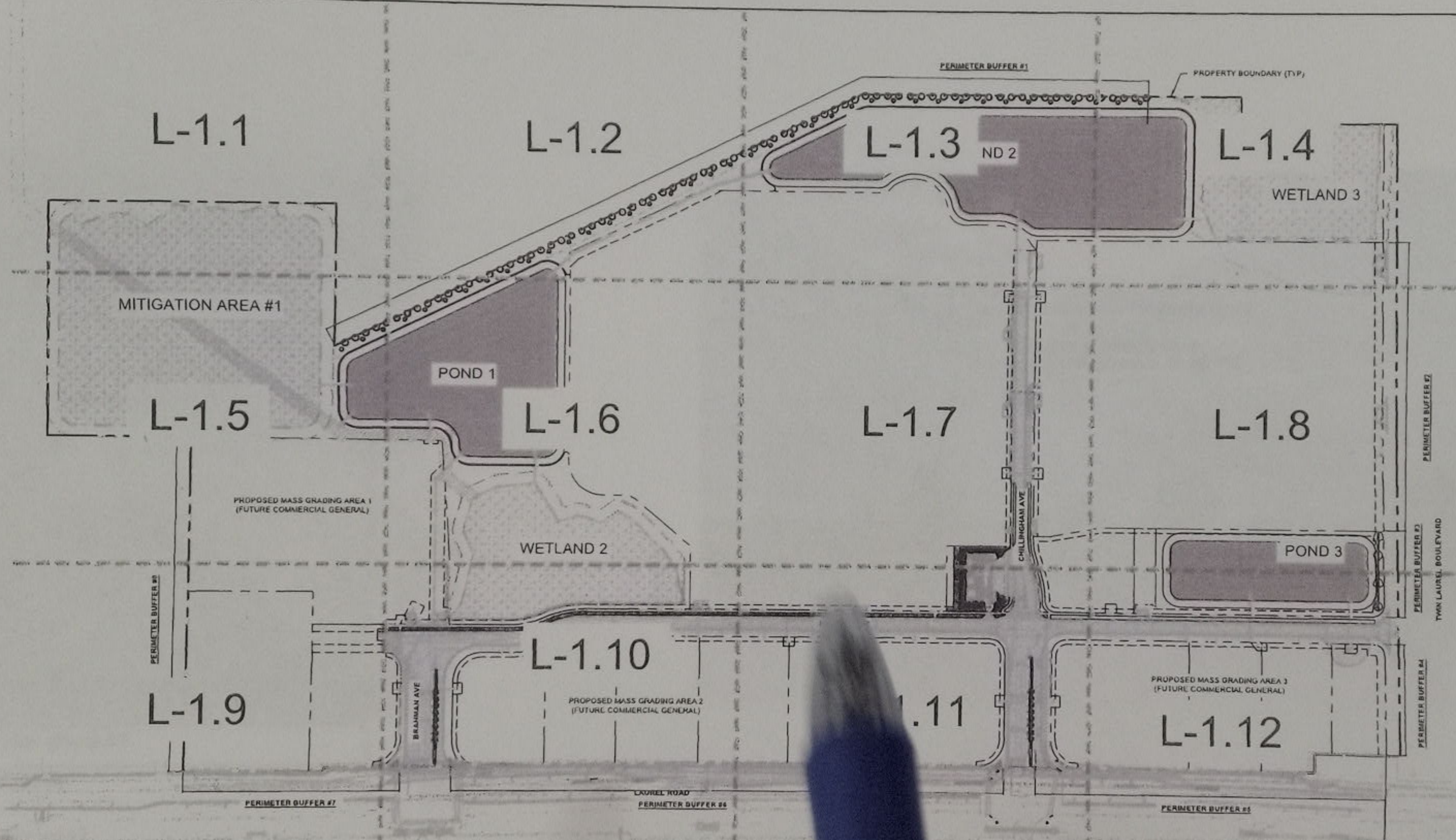
PARCEL NUMBER:	03800200
SITE ADDRESS:	LAUREL RD & TWIN LAUREL
JURISDICTION:	
FUTURE LAND USE:	MD
EXISTING LAND USE:	VA
PROPOSED LAND USE:	
DESIGN ALTERNATIVE:	0' DIVIDER MEDIAN
FEMA ZONE:	

BULK REQUIREMENTS

ITEM	REQUIRED
MIN. STRUCTURE SETBACKS	
FRONT	20'
SIDE (TWIN LAUREL RD)	20'
SIDE (INTERIOR)	8'
REAR	10'
MIN. LANDSCAPE SETBACKS	
FRONT	N/A
SIDE (TWIN LAUREL RD)	7.5'
SIDE (INTERIOR)	N/A
REAR	N/A
PERMITTED HEIGHT	35'
FLOOR AREA RATIO	

AREA CALCULATIONS

TOTAL PROJECT AREA	11.0
EXISTING GREEN SPACE	11.0
EXISTING POND AREA	
EXISTING IMPERVIOUS AREA	
EXISTING BUILDING AREA	



PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	NATIVE
CORPUS ERECTUS	BUTTONWOOD	FG	3" CAL MIN	12'-14' HT	5' MIN	NATIVE
QUERCUS	DAIHOON HOLLY	FG	3" CAL MIN	12' HT MIN	3' MIN	NATIVE
ADONIS	ADONIS	FG	3" CAL MIN	12' HT MIN	3' MIN	NATIVE

LANDSCAPE CALCULATIONS

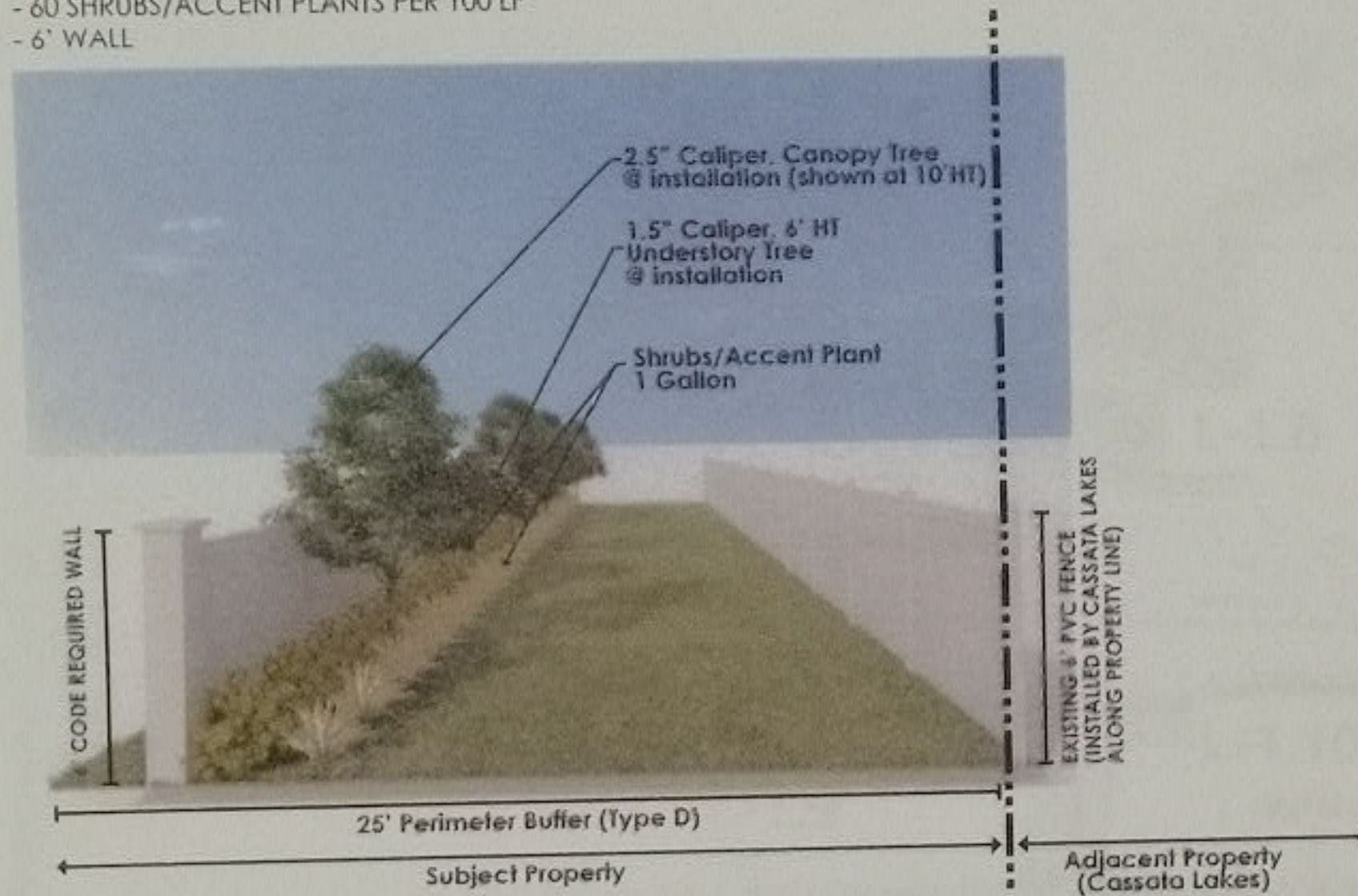
PER CITY OF VENICE LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
PLANTING MATERIAL	MINIMUM, 10' HT MIN, 4' SPREAD MIN.	REFER TO PLANTING SCHEDULE
SECTION 89-3.4.3 D	MIN, 8' HT MIN.	
LANDSCAPE BUFFERS	MORE THAN 50% OF TOTAL PLANTINGS	
	PER VARIATION APPROVAL - 1.918 LF	
	25' WIDTH, 77 CANOPY TREES AND 39 UNDERSTORY TREES	

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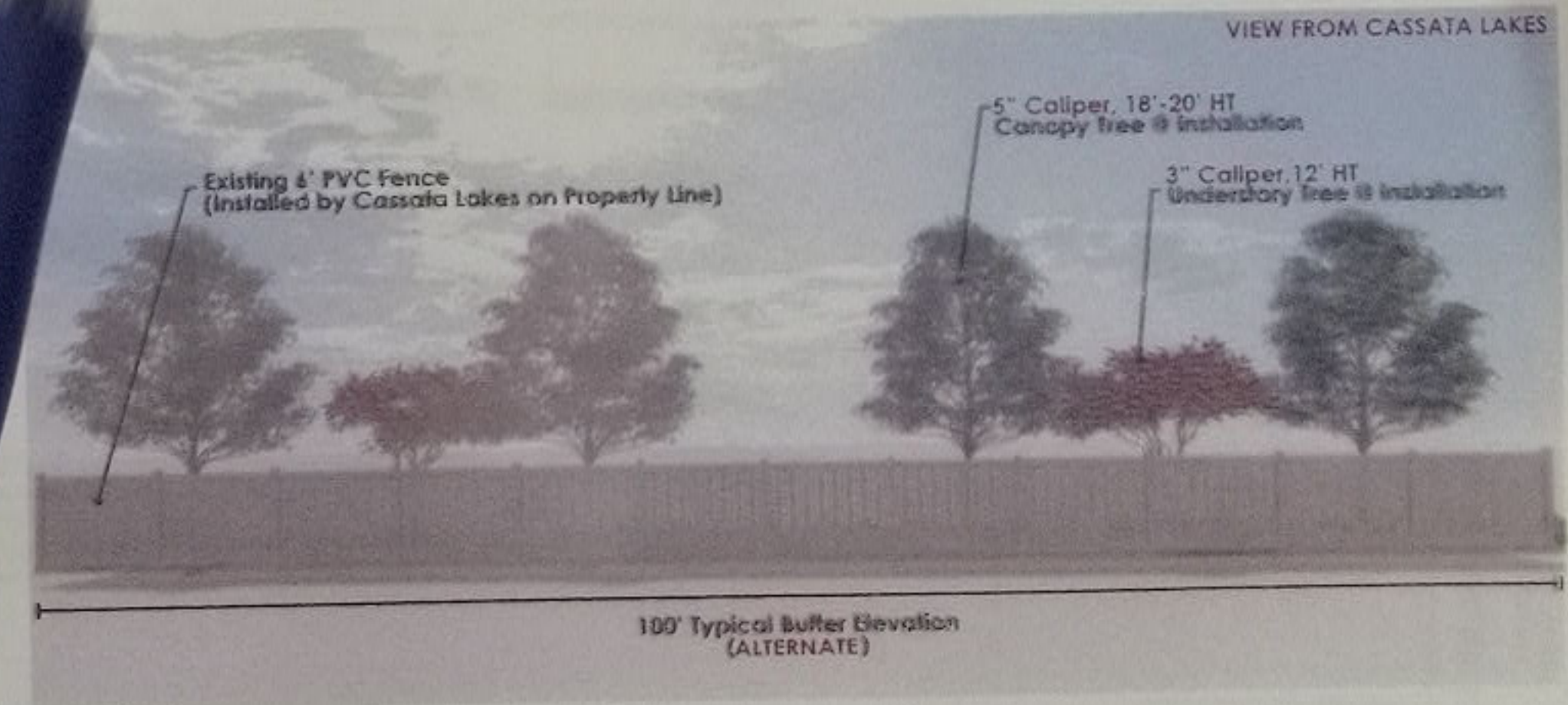
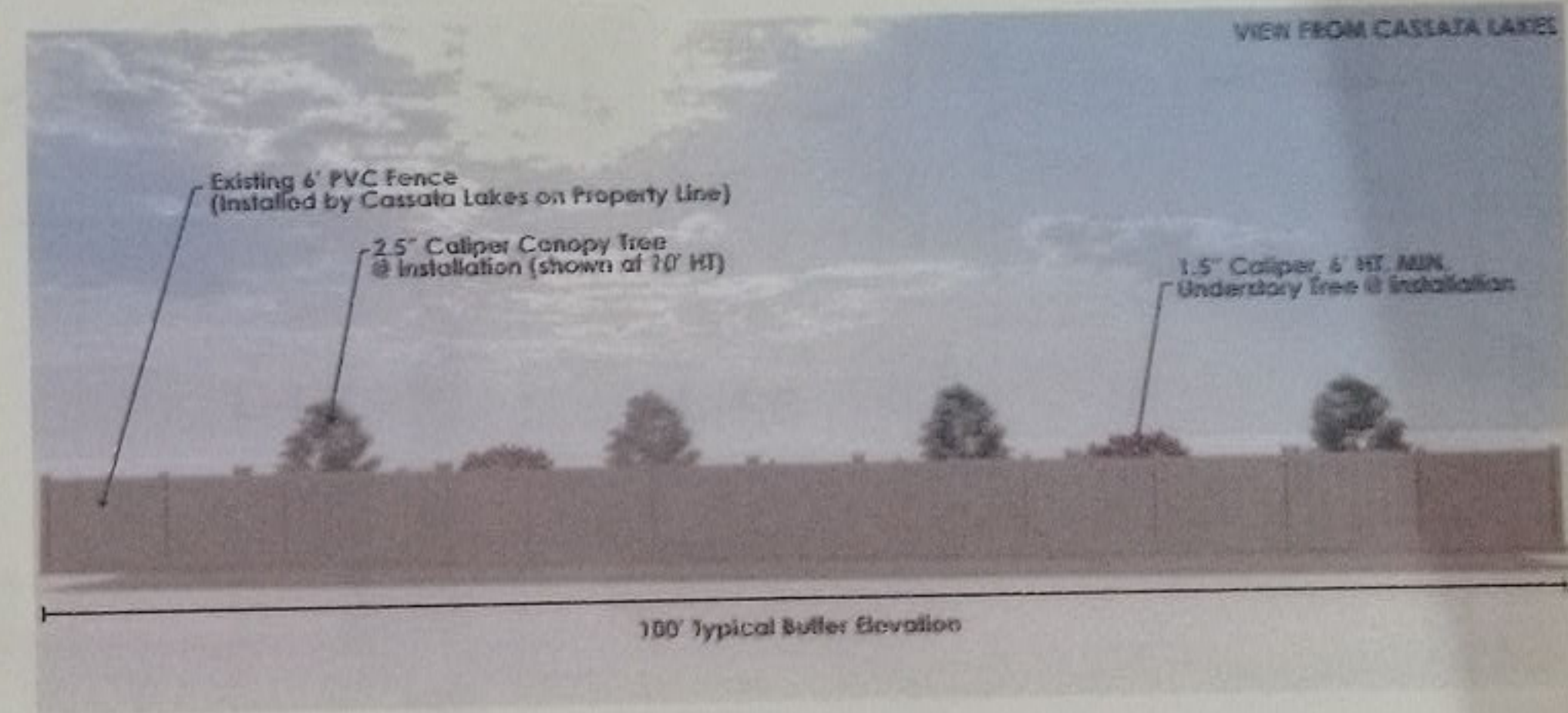
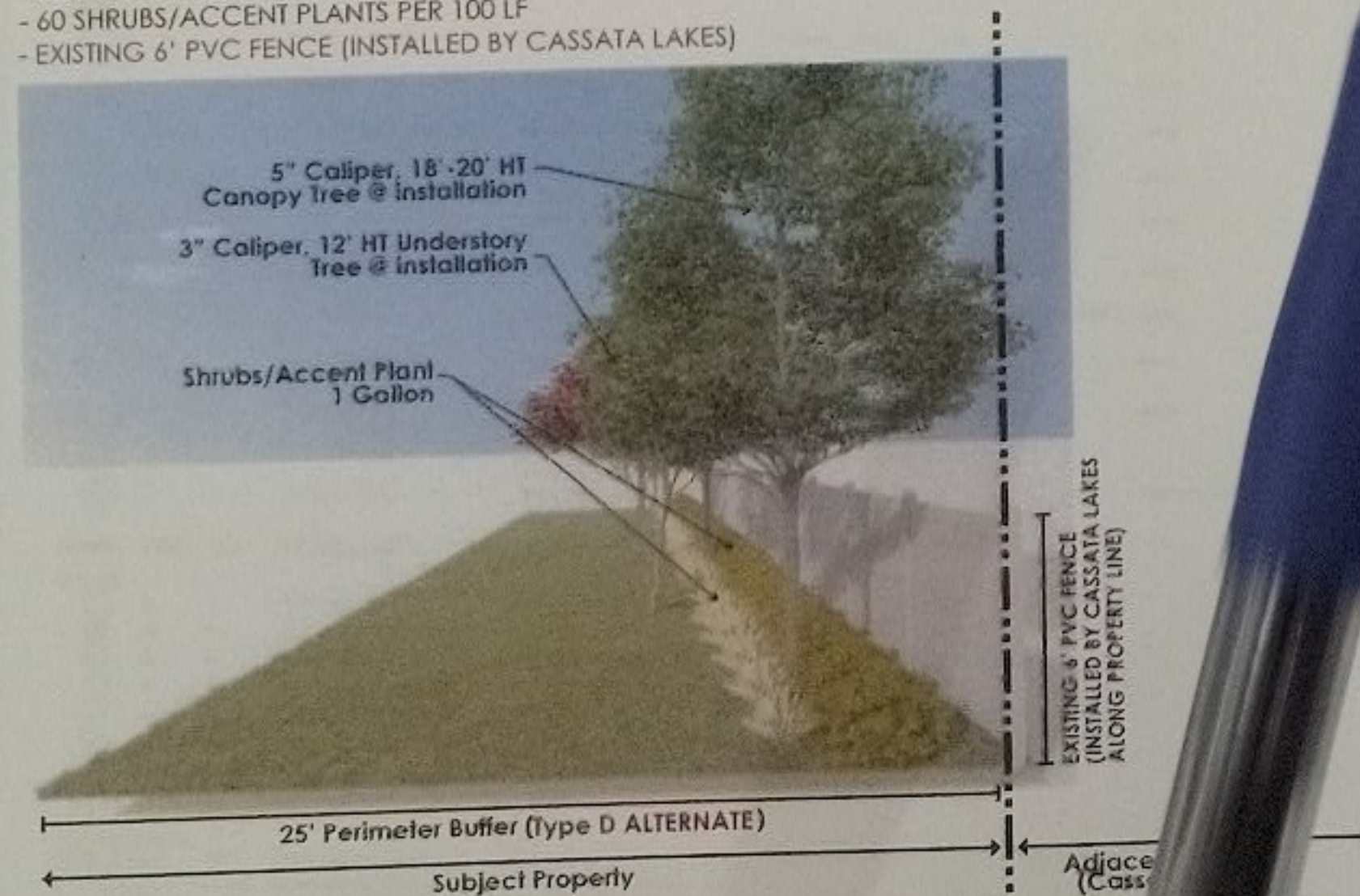
TYPE D PROPERTY BOUNDARY BUFFER

- 25' WIDTH
- 4 CANOPY TREES PER 100 LF (2.5" CAL.)
- 2 UNDERSTORY TREES PER 100 LF (1.5" CAL. 6' HT MIN.)
- 60 SHRUBS/ACCENT PLANTS PER 100 LF
- 6' WALL

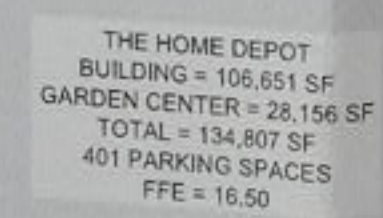


TYPE D PROPERTY BOUNDARY BUFFER (Alternate)

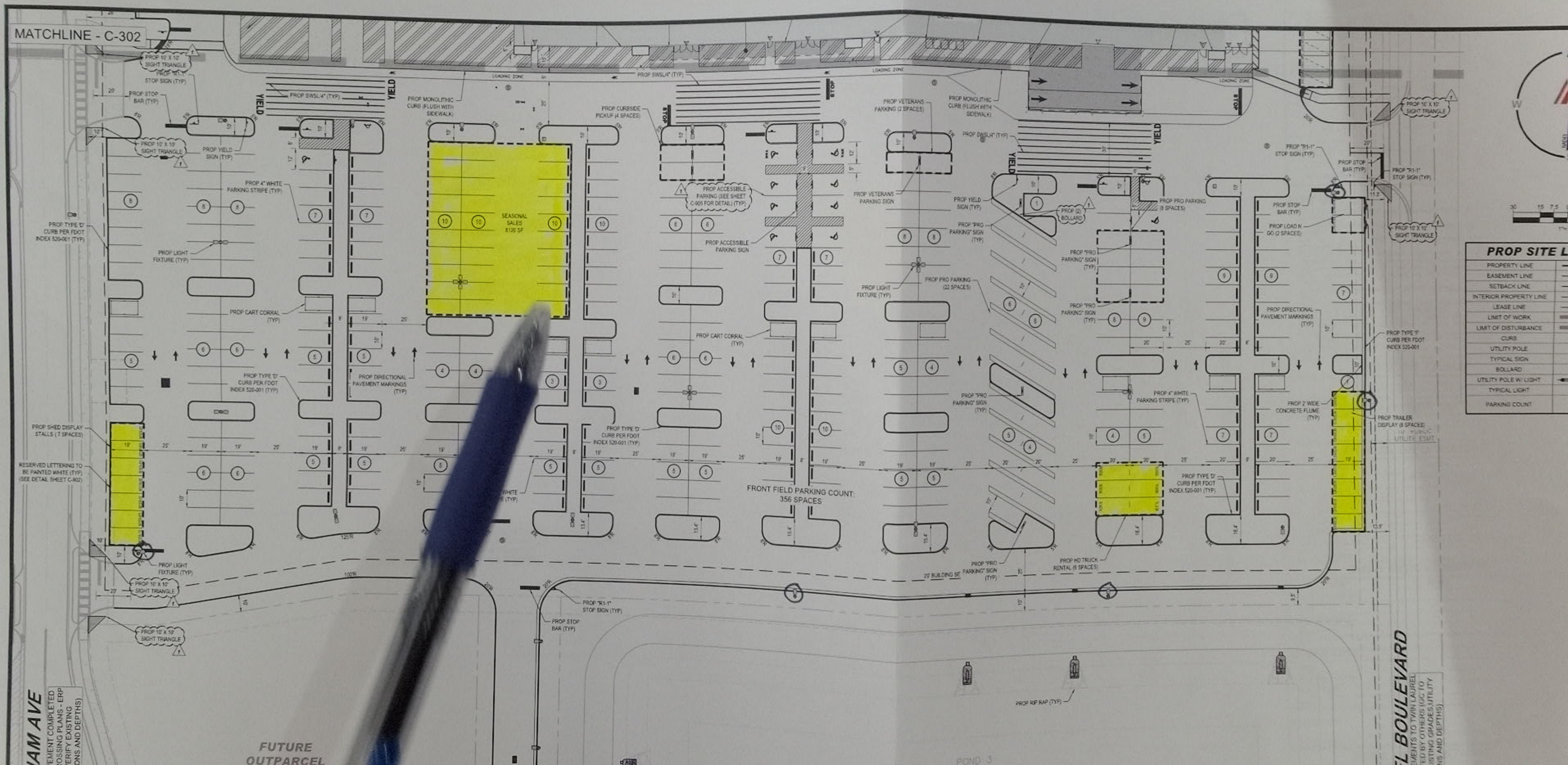
- 25' WIDTH
- 4 CANOPY TREES PER 100 LF (5" CAL. 18'-20' HT. MIN.)
- 2 UNDERSTORY TREES PER 100 LF (3" CAL. 12' HT MIN.)
- 60 SHRUBS/ACCENT PLANTS PER 100 LF
- EXISTING 6' PVC FENCE (INSTALLED BY CASSATA LAKES)



OFFSITE IMPROVEMENTS TO
BLVD. COMPLETED BY OTHER
FIELD VERIFY EXISTING GRA
LOCATIONS AND DER



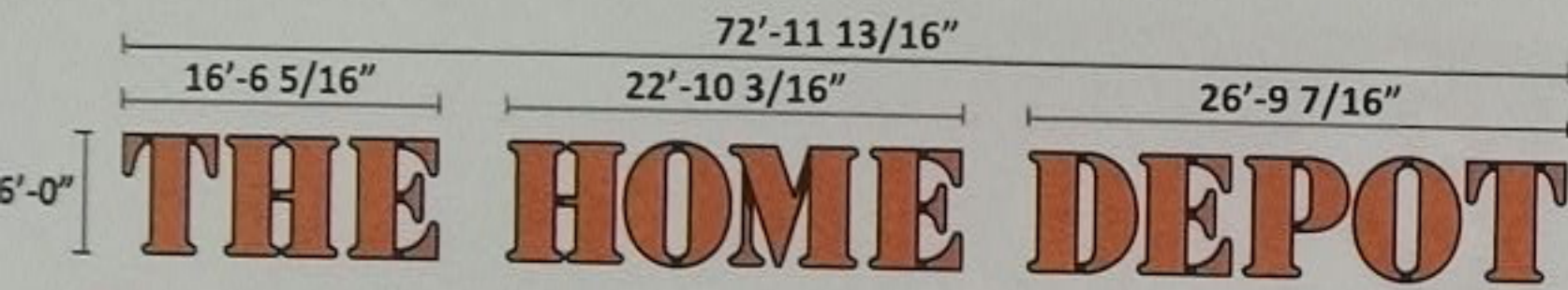
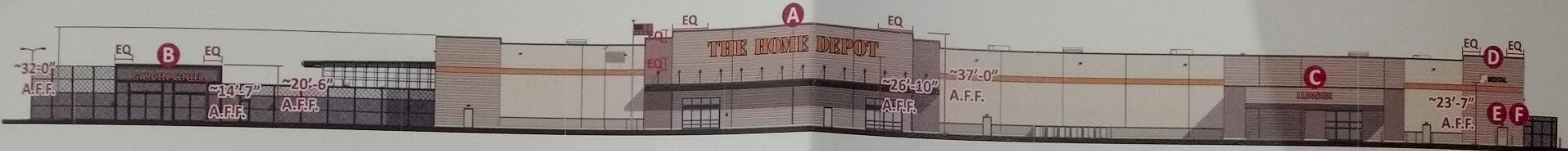
MATCHLINE - C-302



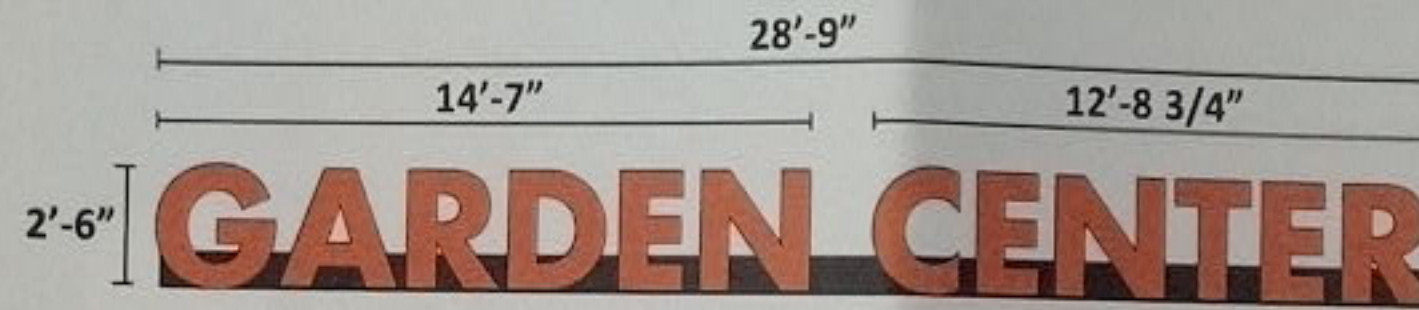
PROP SITE L	
PROPERTY LINE	—
EASEMENT LINE	—
SETBACK LINE	—
INTERIOR PROPERTY LINE	—
LEASE LINE	—
LIMIT OF WORK	▬
LIMIT OF DISTURBANCE	▬
CURB	—
UTILITY POLE	—
TYPICAL SIGN	—
BIOLLARD	—
UTILITY POLE W/ LIGHT	—
TYPICAL LIGHT	—
PARKING COUNT	—

Freeze
display

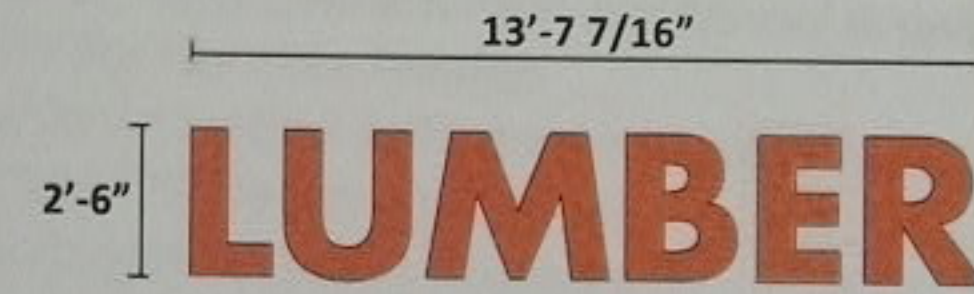
FRONT ELEVATION



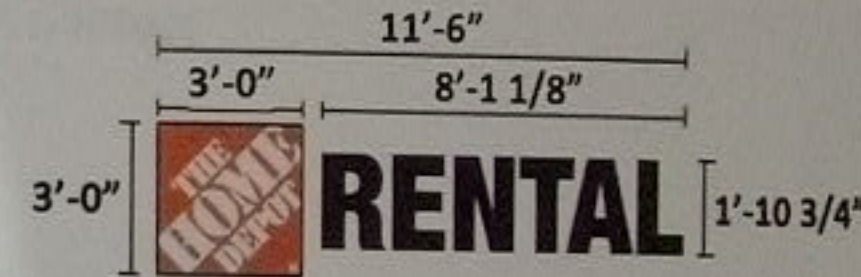
A 6'-0" CHANNEL LETTERS:
437.91 Square Feet



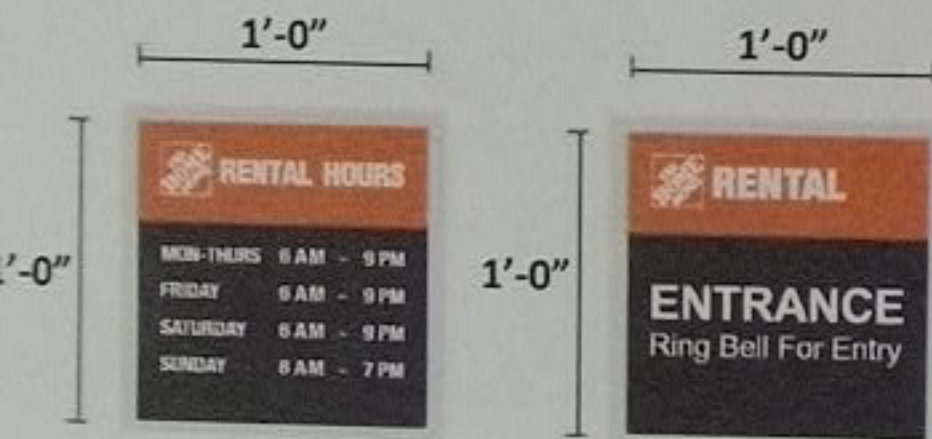
B 2'-6" CHANNEL LETTERS ON BOTTOM MOUNT RACEWAY:
71.88 Square Feet



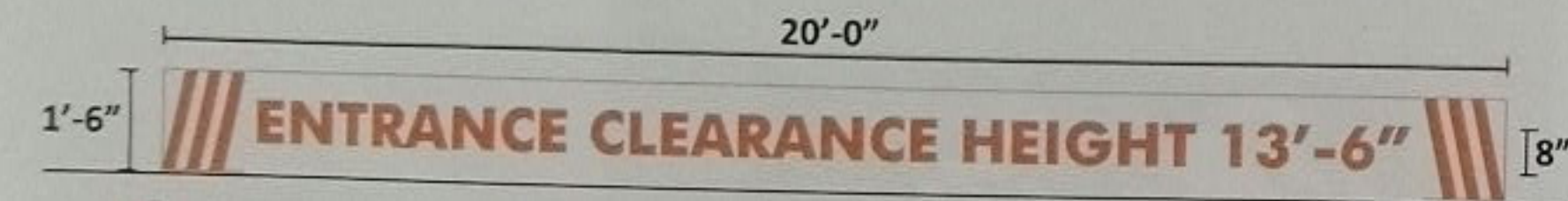
C 2'-6" CHANNEL LETTERS:
34 Square Feet



D 3'-0" CHANNEL LETTERS & LOGO:
34.5 Square Feet

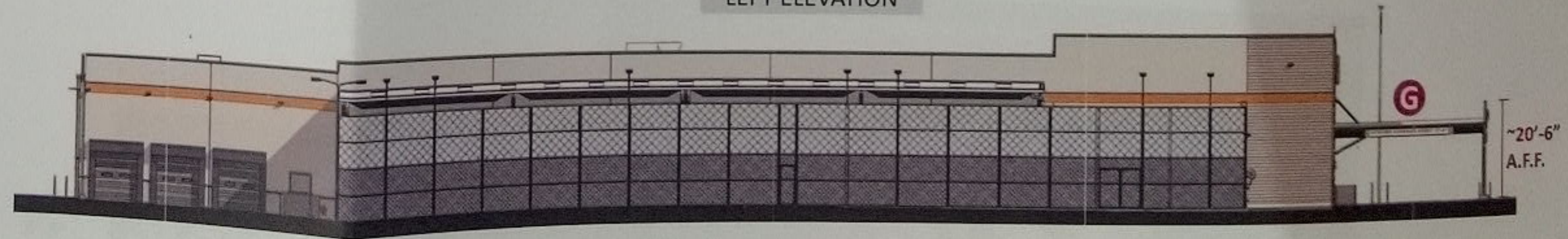


E F 1'-0" TRC PLACARDS:
1 Square Foot Each



G 1'-6" CANOPY CLEARANCE ENTRANCE SIGN (NON-ILLUMINATED):
30 Square Feet

LEFT ELEVATION



RIGHT ELEVATION

RENDERING

IMPORTANT

1.) Presentation plans only. Not for construction use.

(1) GENERAL NOTES
CONFIDENTIAL INFORMATION Please Note: This data is based upon certain specific assumed reflectances and characteristics of the proposed environment. Any deviation from these reflectances or assumed characteristics may affect the actual performance of the luminaires. Based on the factors, Orion Energy Systems, Inc. can not guarantee these results.

2) NO OBJECTS CONSIDERED IN CALCULATIONS UNLESS OTHERWISE NOTED ON THE PRINT.

3) STANDARD REFLECTION VALUES
CEILING: .8
WALLS: .5
FLOOR: .2

4) EXISTING CONTRIBUTING LIGHTING NOT ACCOUNTED FOR IN THIS PHOTOMETRIC.



The Home Depot County Ord.

P1351413 Venice, FL.

THD New Construction EXTERIOR

DRAWING	DATE	DRAWN BY	REVIEWED BY
REV 0	07/10/25	ABH	MF
REV 1	07/24/25	ABH	MF

Table 9: Future Total Traffic (2030) P.M. Peak-Hour Intersection Conditions

Intersection	Control Type	Overall LOS	PM Peak-Hour LOS Max V/C Ratio By Approach			
			Eastbound	Westbound	Northbound	Southbound
Laurel Road & Laurel Nokomis School/Main Driveway	Signalized	C	C	C	D	D
			0.76	0.61	0.31	0.84
Laurel Road & The Reserve at Venice Apartments/East Driveway	Unsignalized	A	C	C	C	C
			0.49	0.13	0.17	0.63
Laurel Road & Honore Avenue/Pinebrook Road	Signalized	D	D	D	D	E
			0.98	0.96	0.89	0.78

A future total traffic roadway segment analysis was undertaken on the previously identified study roadway segment for the p.m. peak hour. The analysis procedures for this evaluation were consistent with those used to evaluate existing and future background traffic conditions, including existing lane geometry.

The results of the future total traffic (2030) roadway analysis are summarized in **Table 10** indicate that the study roadway segment is anticipated to operate at an acceptable LOS relative to the minimum adopted LOS D standard. Sarasota County's *2023 Generalized Level of Service (LOS) Analysis Table*, which was used in the analysis, is provided in **Appendix G**.

Table 10: Future Total Traffic (2030) P.M. Peak-Hour Roadway Conditions

Roadway	From	To	Service Volumes			Total Traffic		
			Existing + Committed Laneage	Adopted LOS Standard	LOS D Service Volume Peak-Hour Volume ¹	Total Peak-Hour Volume	Volume to Capacity Ratio	Exceed Level of Service?
Laurel Road	Project Site	Honore Avenue/Pinebrook Road	4	D	3,455	3,041	0.88	No

1. Adopted LOS standard and peak-hour volume are from Sarasota County's *2023 Generalized Level of Service (LOS) Analysis table*
2. Future Buildout 2030 volumes derived from Turning Movement Counts in **Figure 10**.



CONSTRUCTION PLANS
December 16, 2025
APPROVED
ENGINEERING DEPARTMENT



GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISIONS	DATE	BY	DRAWING TYPE
1	PERMIT			
2	IFC			
3	RECORD			

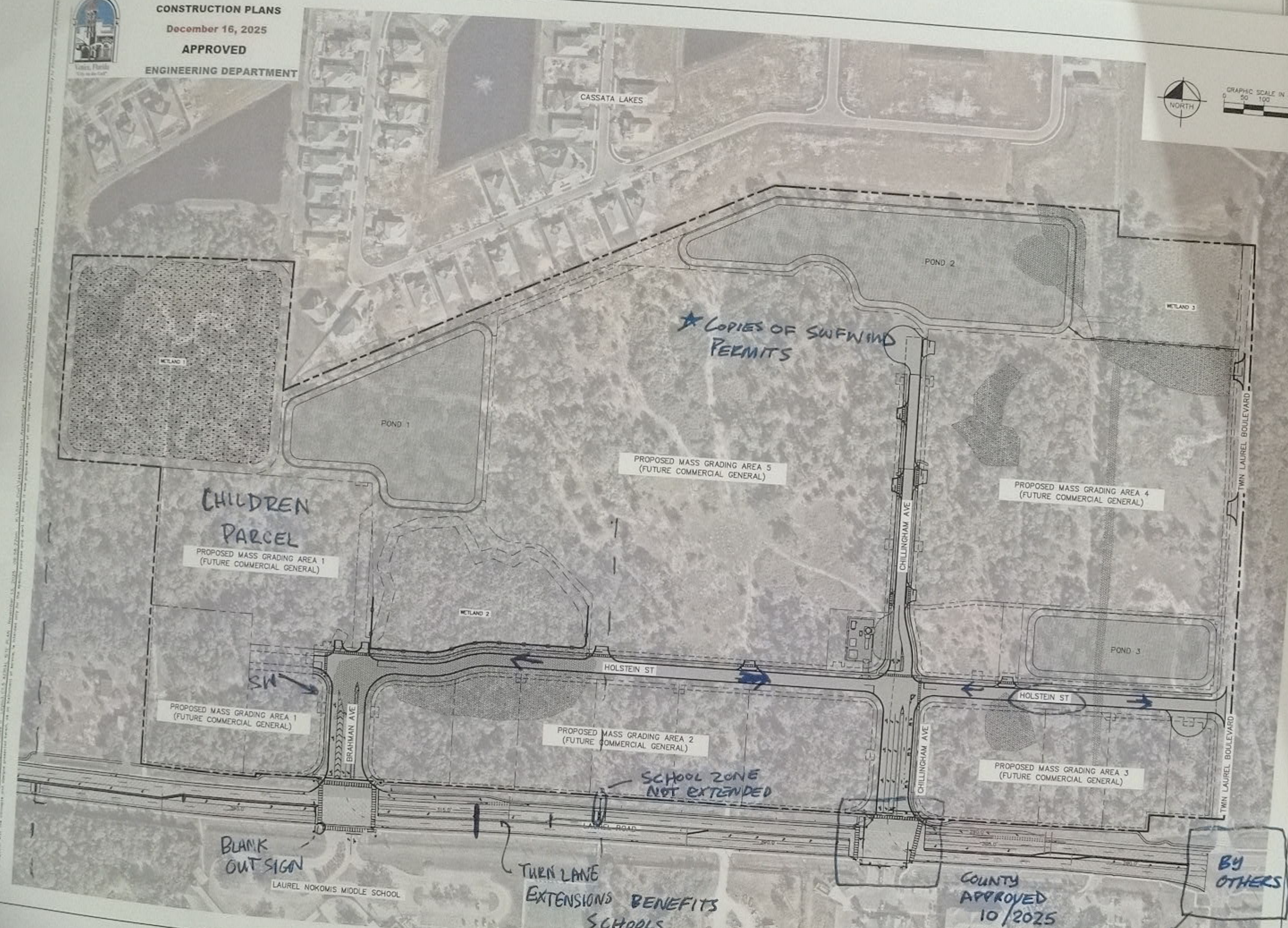
CDV	ENR24-00226	CDV	ENR24-00226
COUNTY	UP UTIL-REVIEW-23-00000	COUNTY	UP UTIL-REVIEW-23-00000
SWFWD	ENR 916026	SWFWD	ENR 916026
CDV	PR 25-1688P	CDV	PR 25-1688P
AND	PERMIT NUMBERS	AND	PERMIT NUMBERS
7/7/25 AEP	CHILLINGHAM WIDENING	7/7/25 AEP	CHILLINGHAM WIDENING
2/20/25 AEP	COMMERCIAL REVISIONS	2/20/25 AEP	COMMERCIAL REVISIONS

Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 33106

LICENSED PROFESSIONAL
ANDREW J. PUTA, P.E.
FLORIDA LICENSE NUMBER
92225
DATE

KHA PROJECT
2481350003
DATE
NOVEMBER 2025
SCALE
AS SHOWN
DESIGNED BY
PP
DRAWN BY
PP
CHECKED BY
TAN
DATE

NICE CROSSING - PHASE 0
PREPARED FOR
2001 LAUREL LLC
VENICE
FLORIDA



COUNTY
APPROVED
10/2025
THE RESERVE AT VENICE

BY
OTHERS