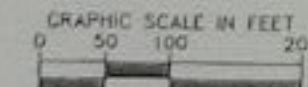


Sarasota County Property Appraiser



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.



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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

FLORIDA LICENSE NUMBER
92225

PRELIMINARY PLAT
PLAN

VENICE

CP	ENC24-00226	COV	☒	PERMIT
UP	UTL-REVIEW-23-00008	COUNTY	☒	IFC
CRP	916026	SWFWMD	☒	RECORD
FP	25-159PP	COV	☐	
	PERMIT NUMBERS	ASU	☐	
PP	CHILINDHAM WIREING	7/7/25,AP	☐	
FP	COMMERCIAL REVISIONS	2/20/25,AP	☐	



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

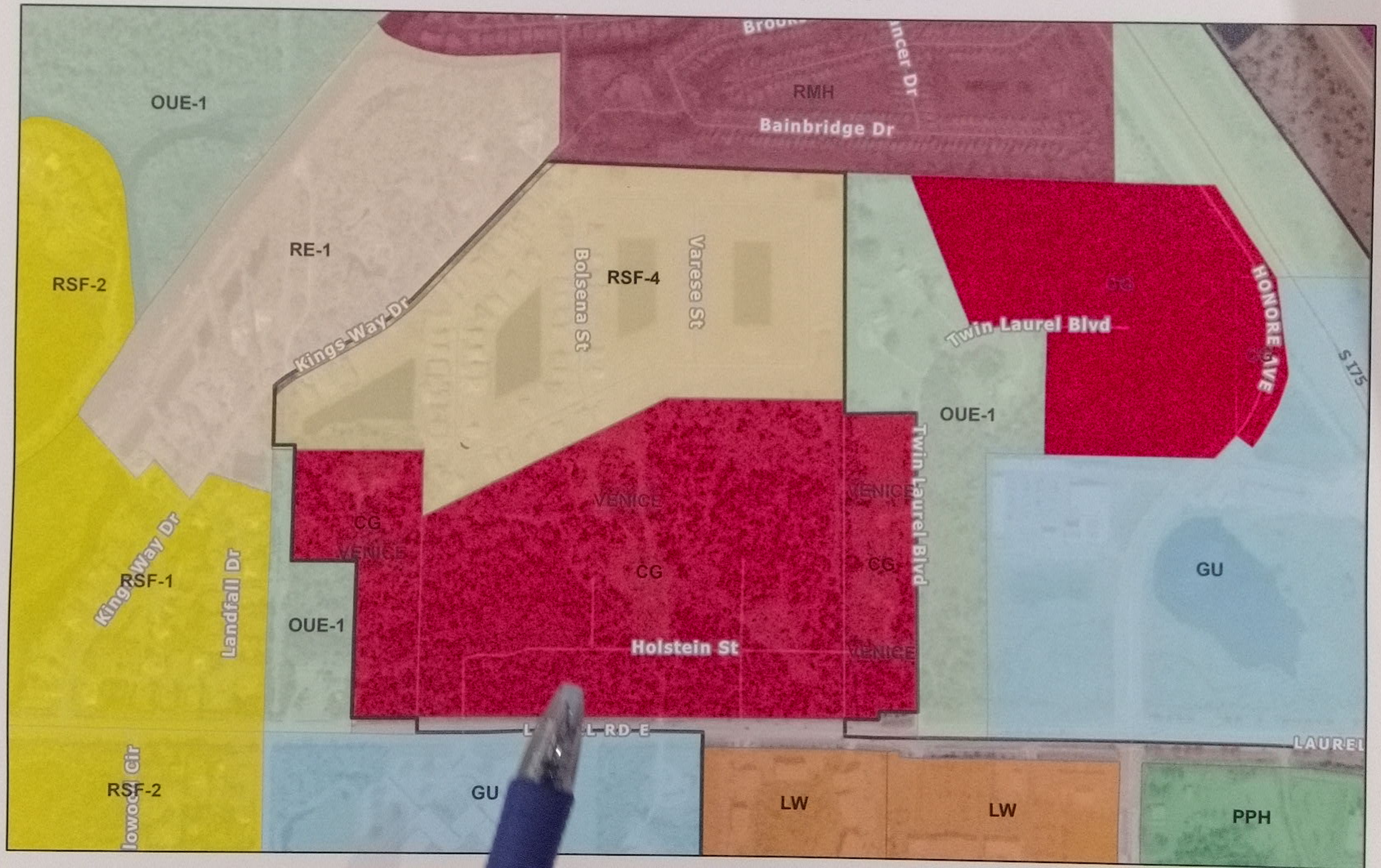


0

345

1:8,445
690

1,380 ft

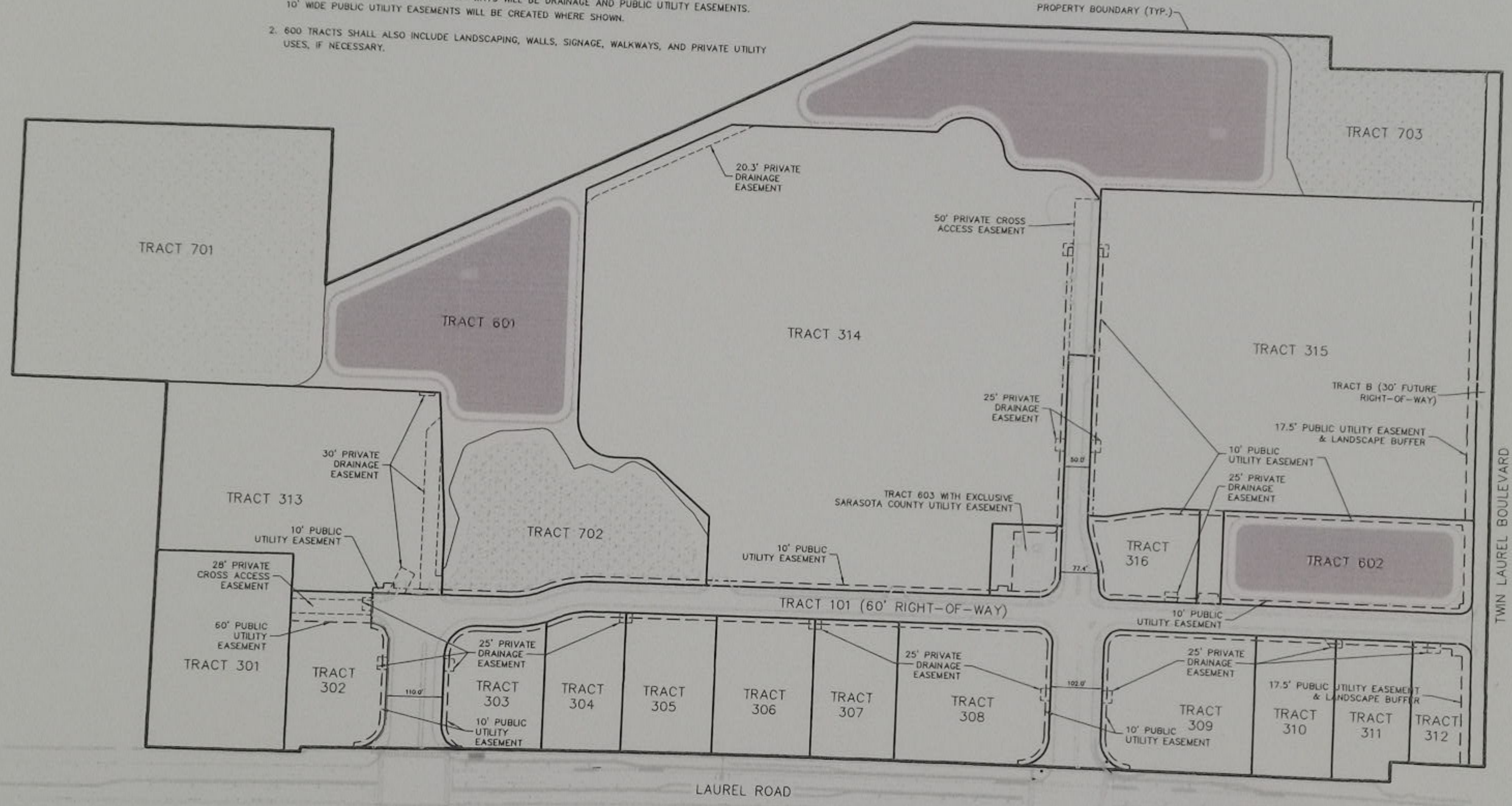


Plotted By: Phil Andrew, State of Florida, Professional Engineer, No. 12548, Date: 10/25/2025, 10:48:25am. This document, together with the exhibits and sheets, is the property of Kimley-Horn and Associates, Inc. and is loaned to the City of Venice for the purpose of the project shown hereon. It is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Kimley-Horn and Associates, Inc.

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.



VENICE CROSSING - PHASE 0		CITY OF VENICE		FLORIDA	
PREPARED FOR 2001 LAUREL LLC		SHEET NUMBER C1.19			
PRELIMINARY PLAT PLAN		KHA PROJECT 248135003			
DATE OCTOBER 2025		SCALE: AS SHOWN			
DESIGNED BY XP		DRAWN BY BKA			
CHECKED BY EAM		DATE			
LICENSER PROFESSIONAL ANDREW J. PLUTA, P.E.		FLORIDA LICENSE NUMBER 92225			
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			
DP	ENDP24-00226	COV	COUNTY	SWTMD	COV
UP	UTIL - REVIEW-23-00008	COV	COUNTY	SWTMD	COV
ERP	916028	COV	COUNTY	SWTMD	COV
PP	25-1699P	COV	COUNTY	SWTMD	COV
PP	CHILLINHAM WIDENING	7/7/25 JAP	PERMIT NUMBERS	7/7/25 JAP	7/7/25 JAP
PP	COMMERCIAL REVISIONS	7/20/25 JAP	REVISIONS	DATE	BY

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

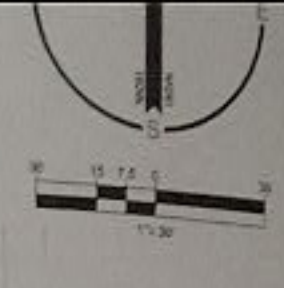
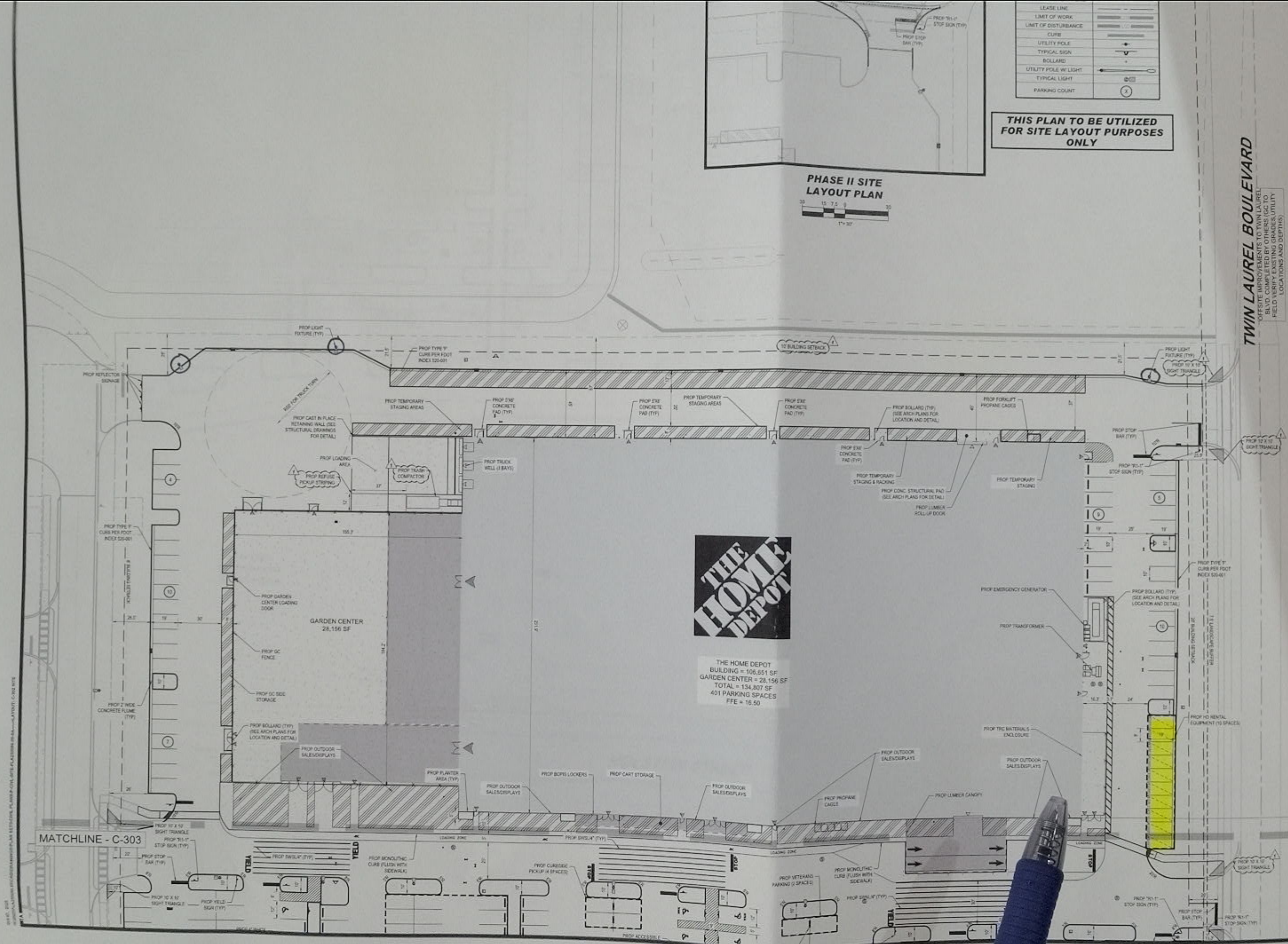
PARCEL NUMBER:	0380020001, 0380160001, 0380090001
SITE ADDRESS:	LAUREL RD & TWIN LAUREL BLVD, NOKOMIS, FL 34275 SARASOTA COUNTY
JURISDICTION:	CITY OF VENICE
FUTURE LAND USE:	MIXED USE CORRIDOR
EXISTING LAND USE:	VACANT COMMERCIAL
PROPOSED LAND USE:	RETAIL
DESIGN ALTERNATIVE:	0' DIVIDER MEDIANS (CODE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



BOHLER

SITE CIVIL AND CONSTRUCTION ENGINEERING
 LAND DEVELOPMENT
 LANDSCAPE ARCHITECTURE
 SURVEYING
 TRANSPORTATION ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	8/1/20	CITY OF VENICE	BOHLER	BOHLER
2	8/1/20	SARASOTA COUNTY UTILITIES	BOHLER	BOHLER



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO. 19-00000000000000000000
 DRAWN BY: BOHLER
 CHECKED BY: BOHLER
 DATE: 8/1/20
 CAL: BOHLER

SITE & DEVELOPMENT PLANS



LAUREL ROAD & TWIN LAUREL BOULEVARD
 VENICE, FL 34275
 CITY OF VENICE
 S 25.1 28.5; R 19.0

BOHLER

605 N. WESTSHORE BLVD. SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 812-4100
 Fax: (813) 812-4101



SHEET TITLE

SITE LAYOUT PLAN

C-302

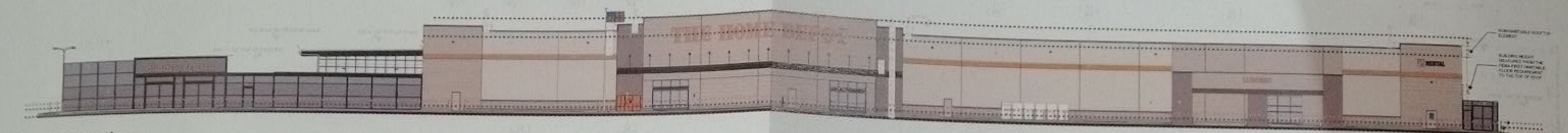
REVISION 2 - 8/1/20

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

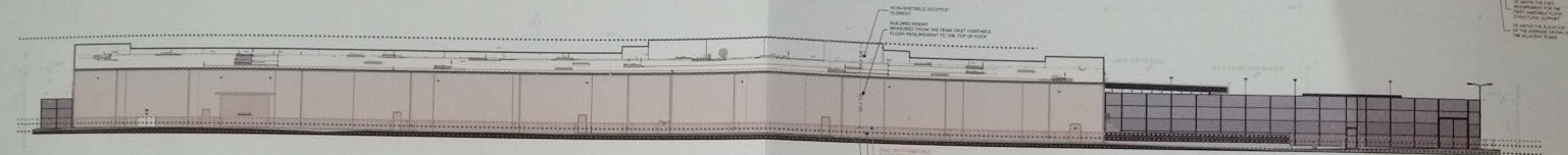
TWIN LAUREL BOULEVARD

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

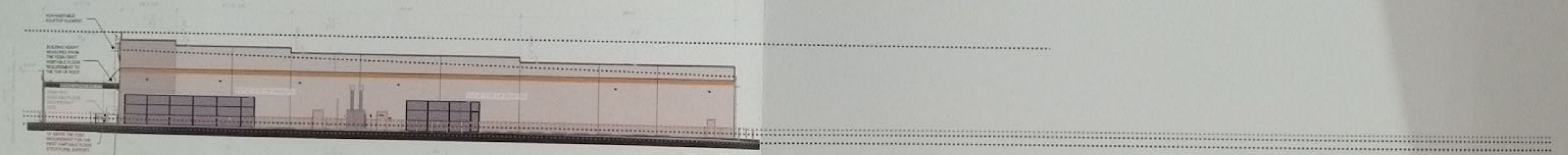
Front Elevation



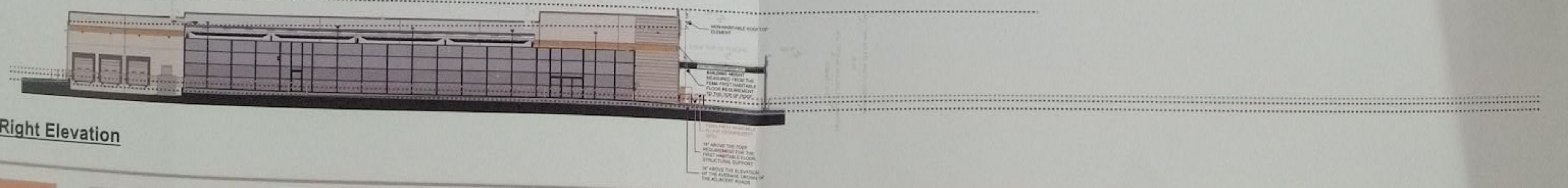
Rear Elevation



Left Elevation



Right Elevation



Color Palette

P1 HOMER BUCKET ORANGE, PPG	P2 THD BEIGE, PPG	P3 THD SUEDE, PPG	P4 WICKER BASKET, PPG	P5 THD BRONZE, PPG

Texture

C1 SMOOTH PANEL	C2 FORMLINER TEXTURE: LAP SIDING	C3 FORMLINER TEXTURE: SPLIT FACE	F1 BLACK EXPANDED METAL MESH	F2 BLACK VINYL COATED CHAIN LINK

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 17 WEST

APPLICANT / OWNER INFORMATION

APPLICANT: 2455 PACIFIC AVE

PARCEL INFORMATION

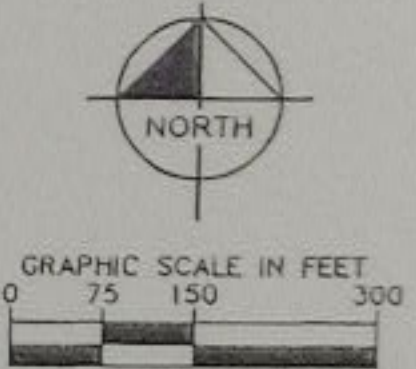
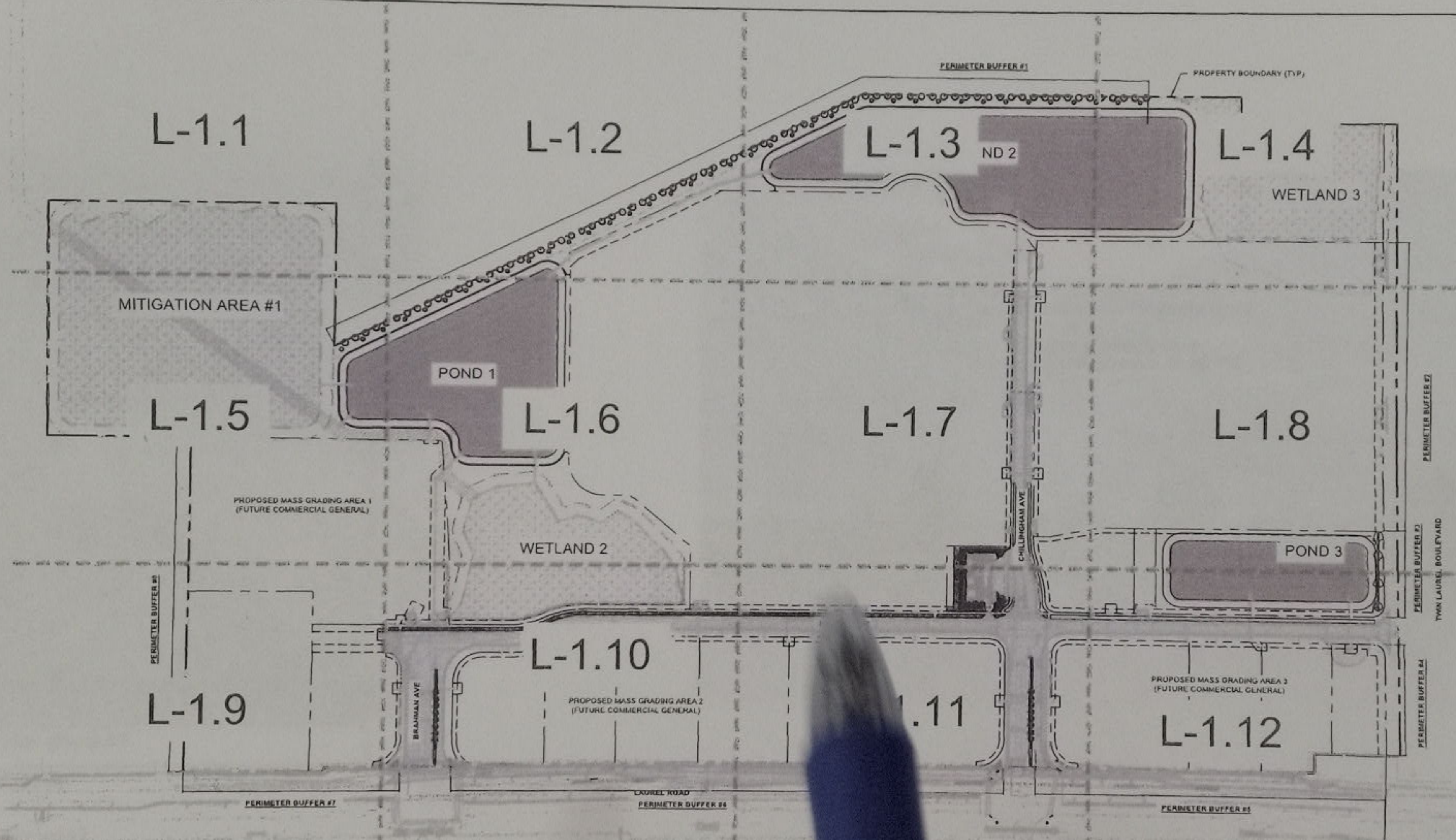
PARCEL NUMBER:	03800200
SITE ADDRESS:	LAUREL RD & TWIN LAUREL
JURISDICTION:	
FUTURE LAND USE:	MD
EXISTING LAND USE:	VA
PROPOSED LAND USE:	
DESIGN ALTERNATIVE:	0' DIVIDER MEDIAN
FEMA ZONE:	

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

TECHNICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	NATIVE
ALBICORPUS ERECTUS	BUTTONWOOD	FG	3" CAL MIN	12'-14' HT	5' MIN	NATIVE
LAURUS SINE	DAI HOON HOLLY	FG	3" CAL MIN	12' HT MIN	3' MIN	NATIVE
ADICKENSIA SOUTHERN MAGNOLIA		FG	3" CAL MIN	16' HT MIN	4' MIN	NATIVE

LANDSCAPE CALCULATIONS

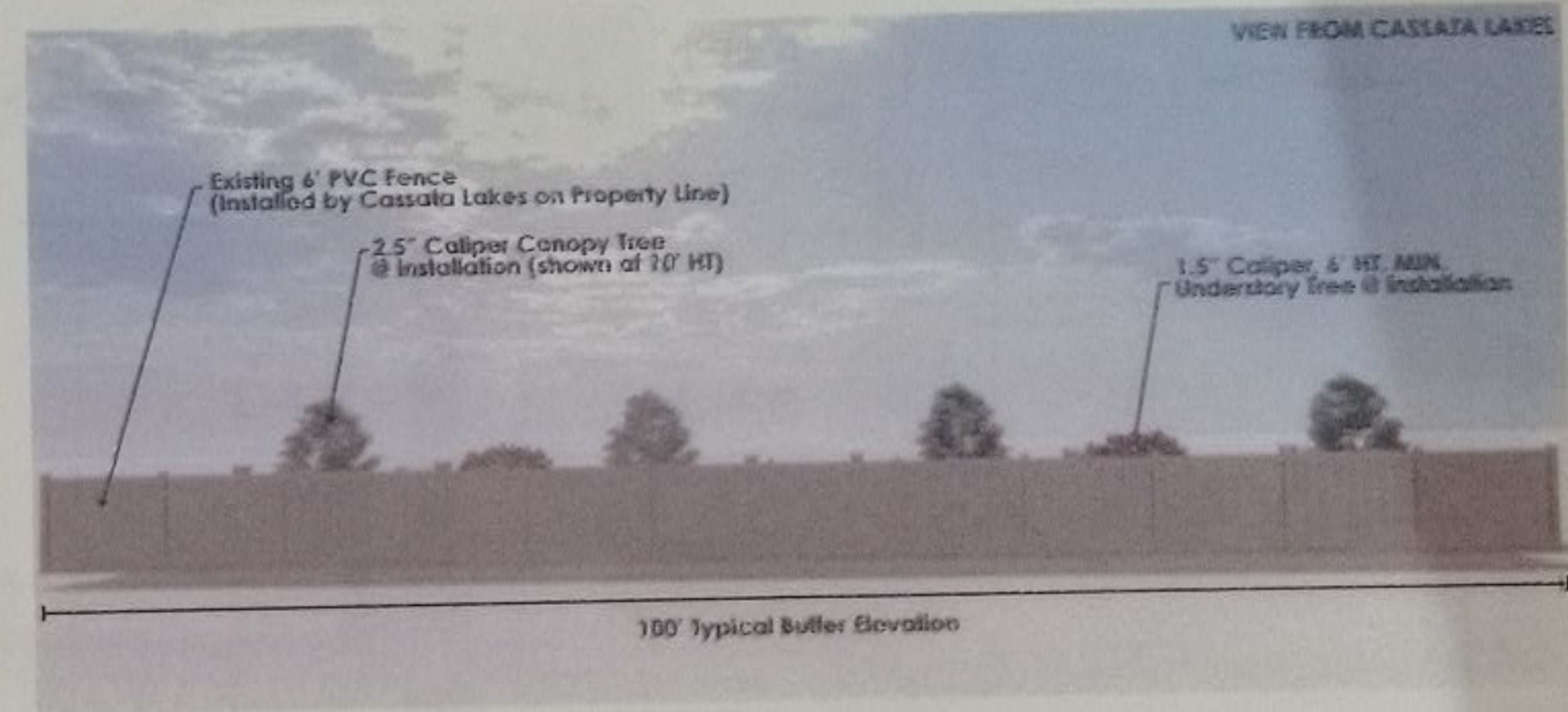
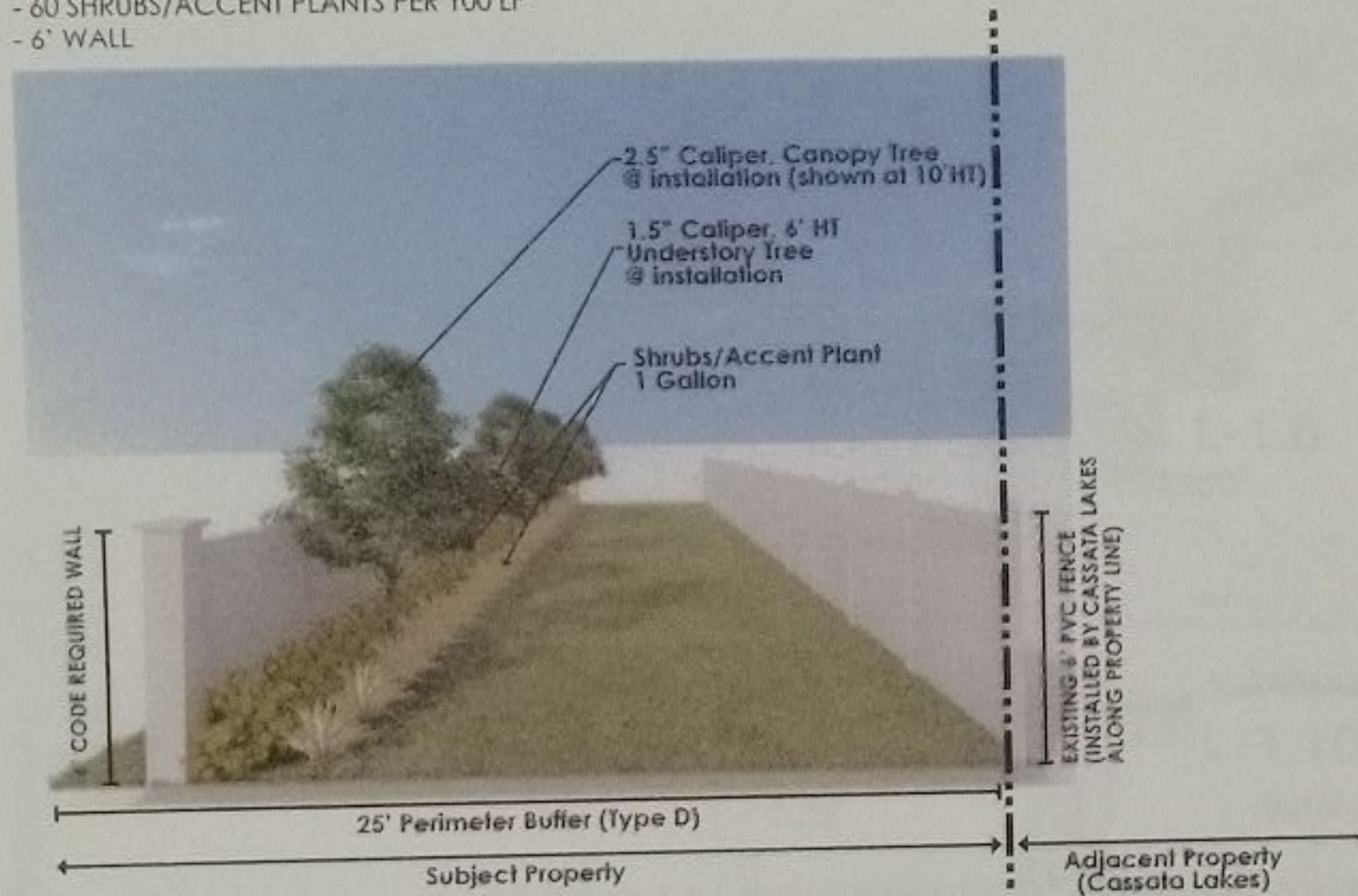
PER CITY OF VENICE LAND DEVELOPMENT CODE

	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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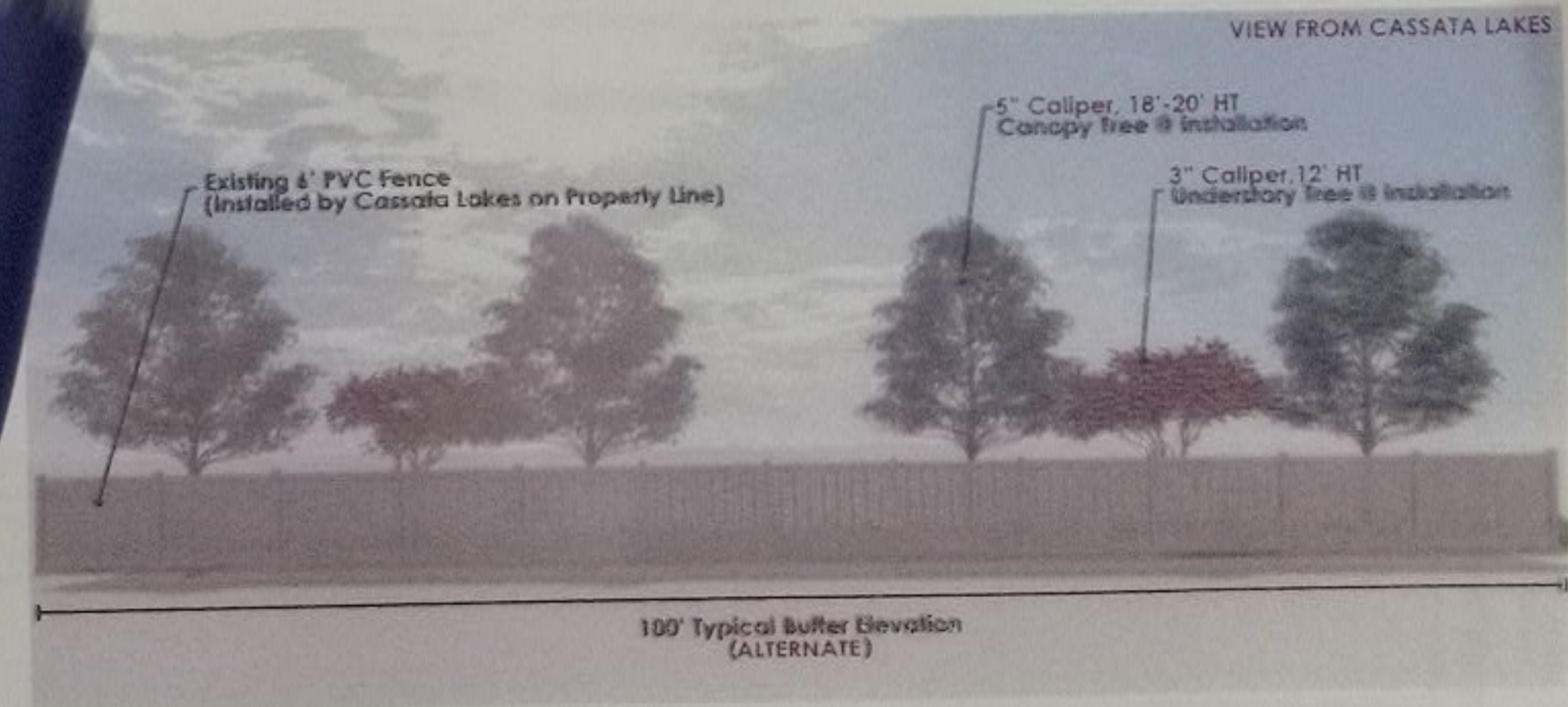
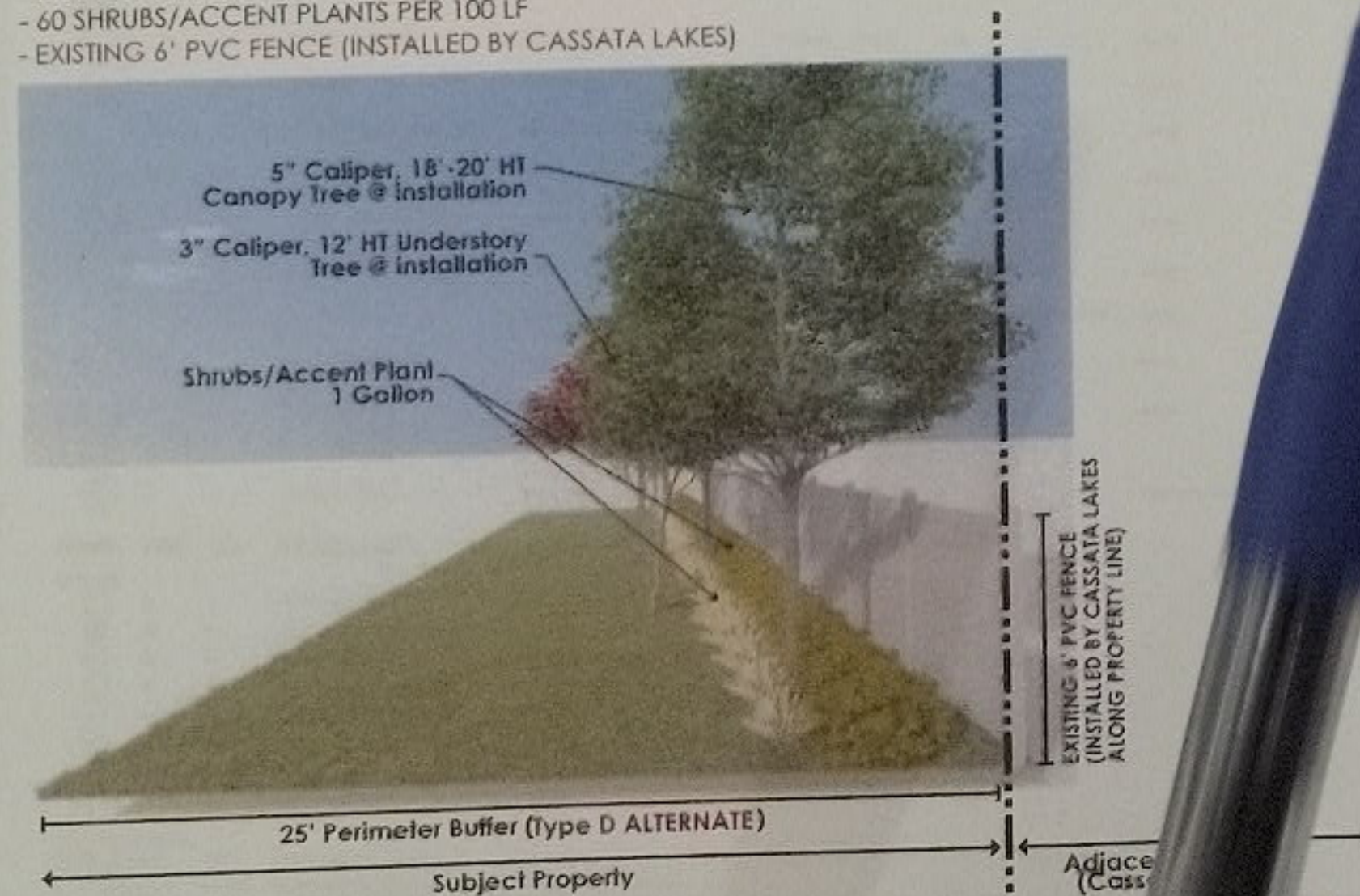
TYPE D PROPERTY BOUNDARY BUFFER

- 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

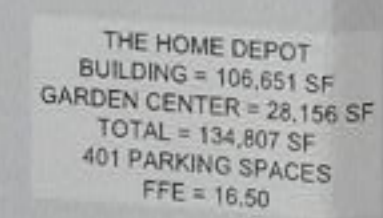


TYPE D PROPERTY BOUNDARY BUFFER (Alternate)

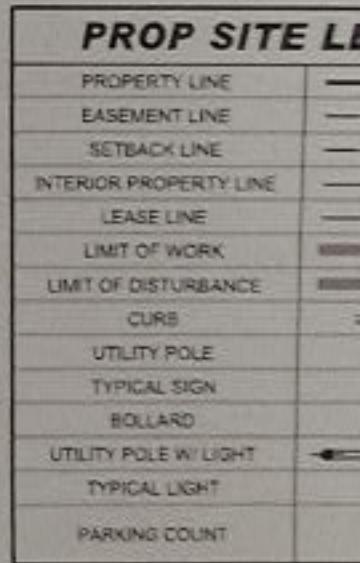
- 25' WIDTH
- 4 CANOPY TREES PER 100 LF (5" CAL. 18'-20' HT. MIN.)
- 2 UNDERSTORY TREES PER 100 LF (3" CAL. 12' HT MIN.)
- 60 SHRUBS/ACCENT PLANTS PER 100 LF
- EXISTING 6' PVC FENCE (INSTALLED BY CASSATA LAKES)



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



MATCHLINE - C-302



LEMENT COMPLETED
CROSSING PLANS - ERP
VERIFY EXISTING
IONS AND DEPTHS)

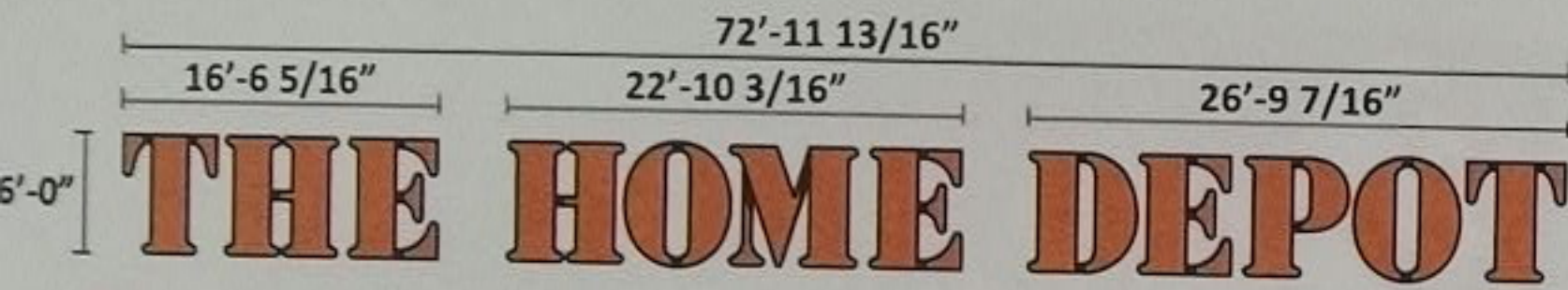
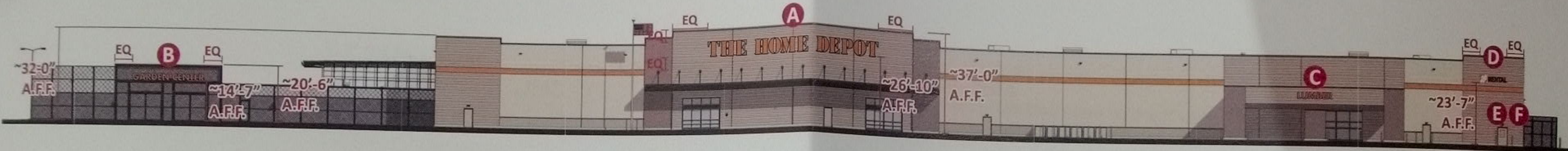
FUTURE OUTPARCEL

EL BOULEVARD

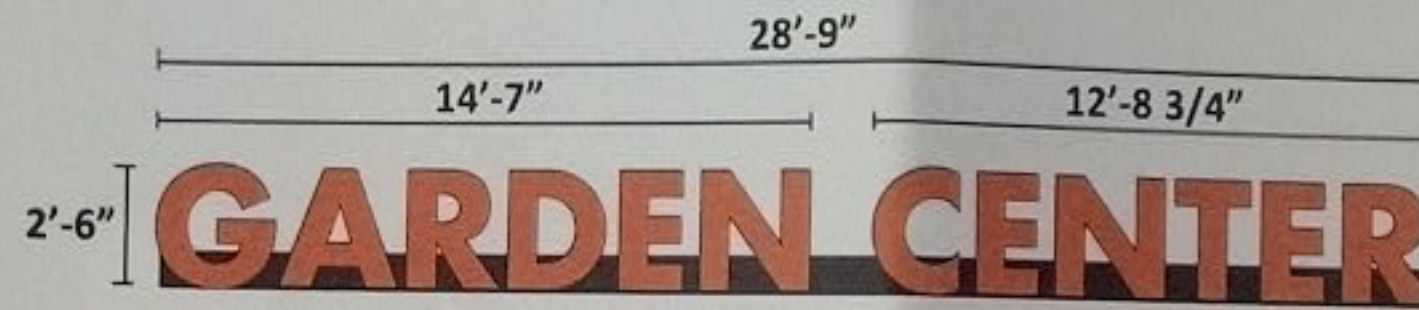
ELEMENTS TO TWIN LAUREL
ED BY OTHERS (GC TO
LISTING GRADES, UTILITY
S AND DEPTHS)

Freeze
display

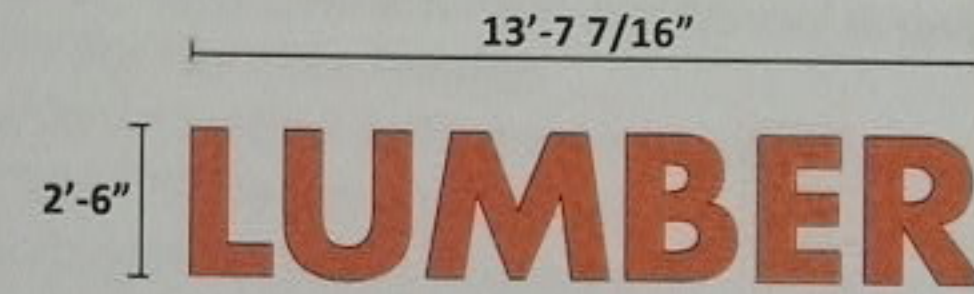
FRONT ELEVATION



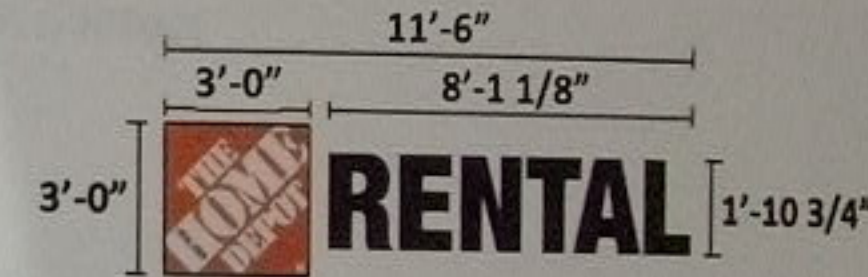
A 6'-0" CHANNEL LETTERS:
437.91 Square Feet



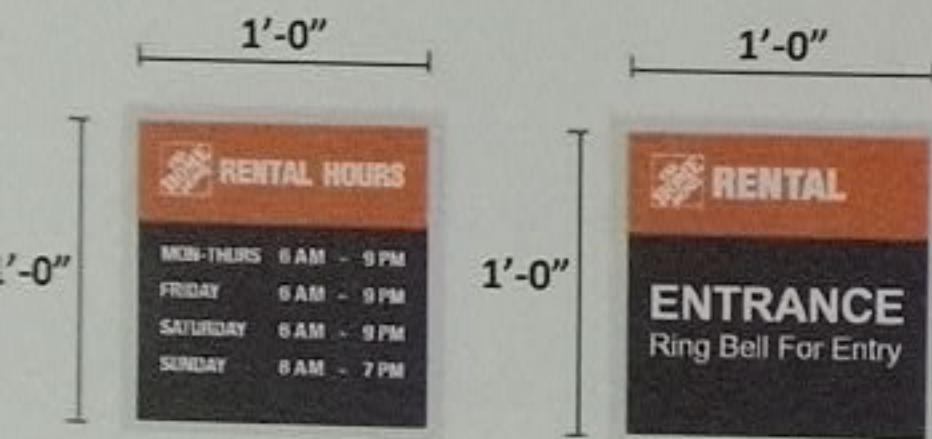
B 2'-6" CHANNEL LETTERS ON BOTTOM MOUNT RACEWAY:
71.88 Square Feet



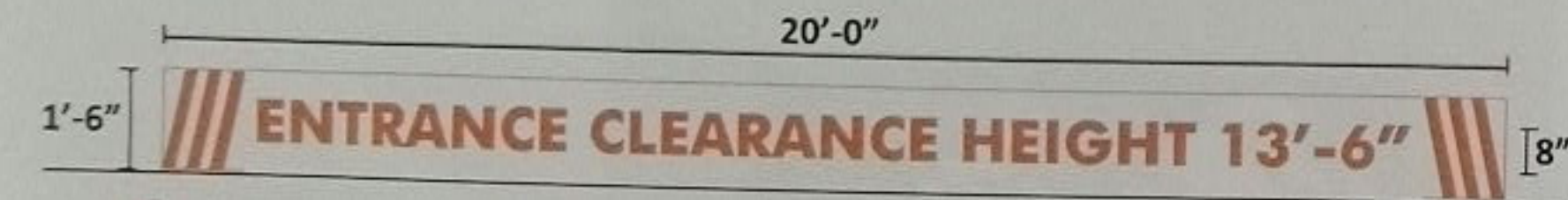
C 2'-6" CHANNEL LETTERS:
34 Square Feet



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

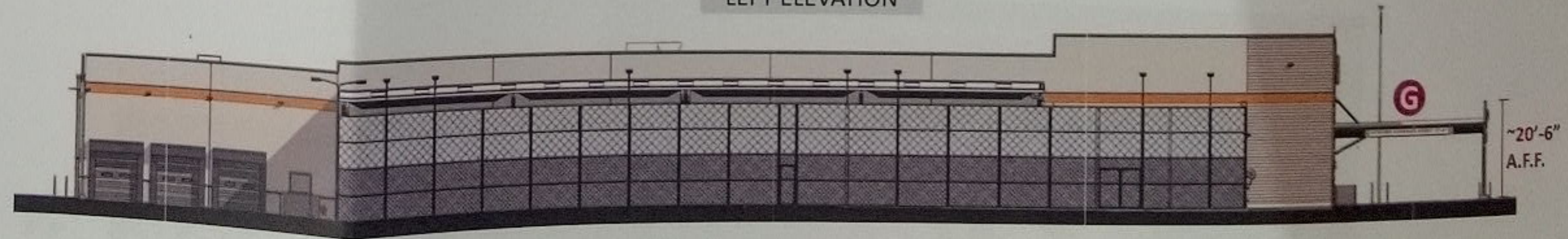


E F 1'-0" TRC PLACARDS:
1 Square Foot Each



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
PERMIT NUMBERS	7/7/25 AEP	PERMIT NUMBERS	7/7/25 AEP
CHILLINGHAM WIDENING	7/7/25 AEP	CHILLINGHAM WIDENING	7/7/25 AEP
COMMERCIAL REVISIONS	7/20/25 AEP	COMMERCIAL REVISIONS	7/20/25 AEP

Kimley»Horn
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1800 2ND STREET, SUITE 300
VENICE, FL 33596
WWW.KIMLEY-HORN.COM REGISTRY NO. 33106

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

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

AERIAL SITE PLAN

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



COUNTY
APPROVED
10/2025
THE RESERVE AT VENICE