

DESIGN ALTERNATIVE 25-53DA

HOME DEPOT

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner/Applicant: 2001 Laurel LLC/Home Depot USA, Inc.

GENERAL INFORMATION

Address:	204 Chillingham Ave
Request:	Request for relief from Chapter 87 Sec. 3.5.3.B.5 for wall sign standards; Chapter 87 Sec. 3.7.5.C.2 for divider median landscaping; and Chapter 87 Sec. 3.9.3.8 for lighting pole height
Owner:	2001 Laurel LLC
Applicant:	Home Depot USA, Inc.
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	A portion of 0380-02-0001
Parcel Size:	11.29 ± acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Commercial general
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	August 6, 2025
Associated Petitions:	25-51SP and 25-52CU

AERIAL MAP



Home Depot
Aerial Map



PROJECT DESCRIPTION

- ▶ The applicant proposes three (3) design alternatives:
 - ▶ Chapter 87 Section 3.5.3.B.5. Wall Signs
 - ▶ Chapter 87 Section 3.7.5.C.2 Landscape Divider Medians
 - ▶ Chapter 87 Section 3.9.3.8. Parking Area Lighting

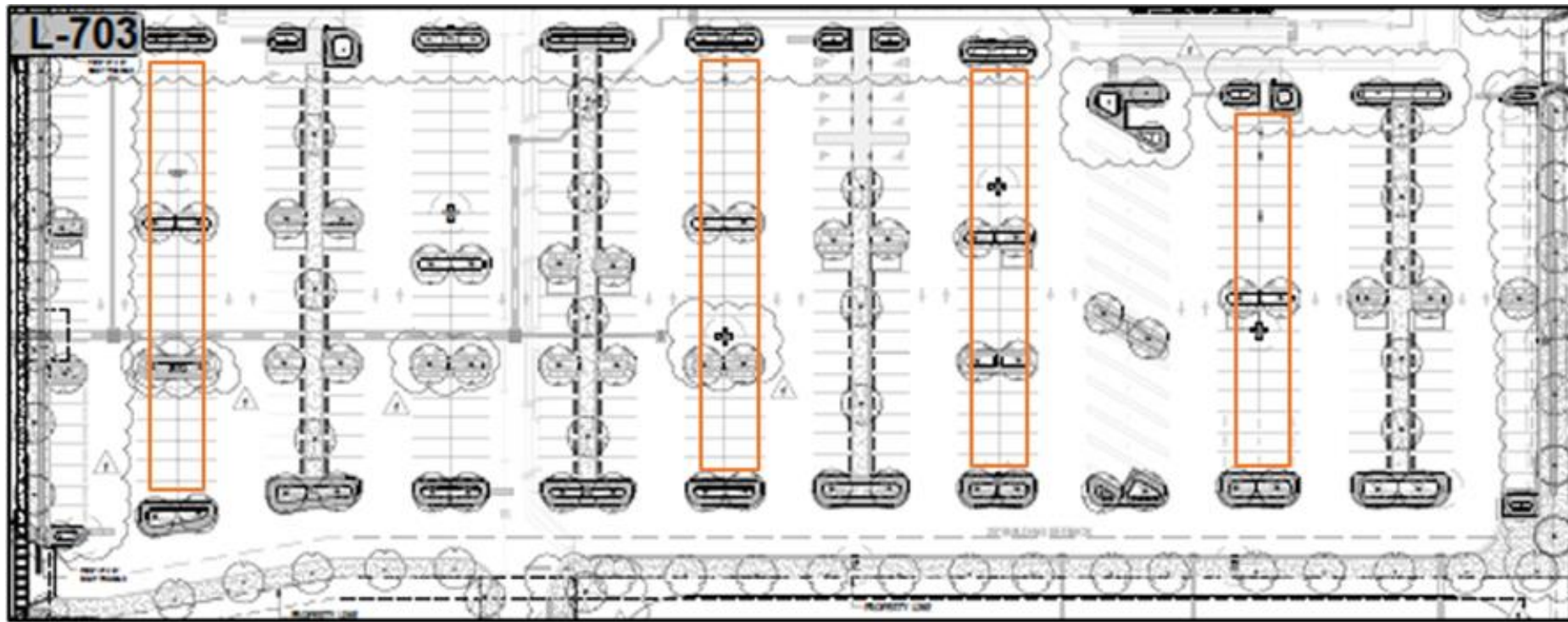
Chapter 87 Section 3.5.3.B.5. Wall Signs

- ▶ Wall signage max size: 400 square feet
- ▶ Requested wall signage: up to 579 square feet



Chapter 87 Section 3.7.5.C.2 Landscape Divider Medians

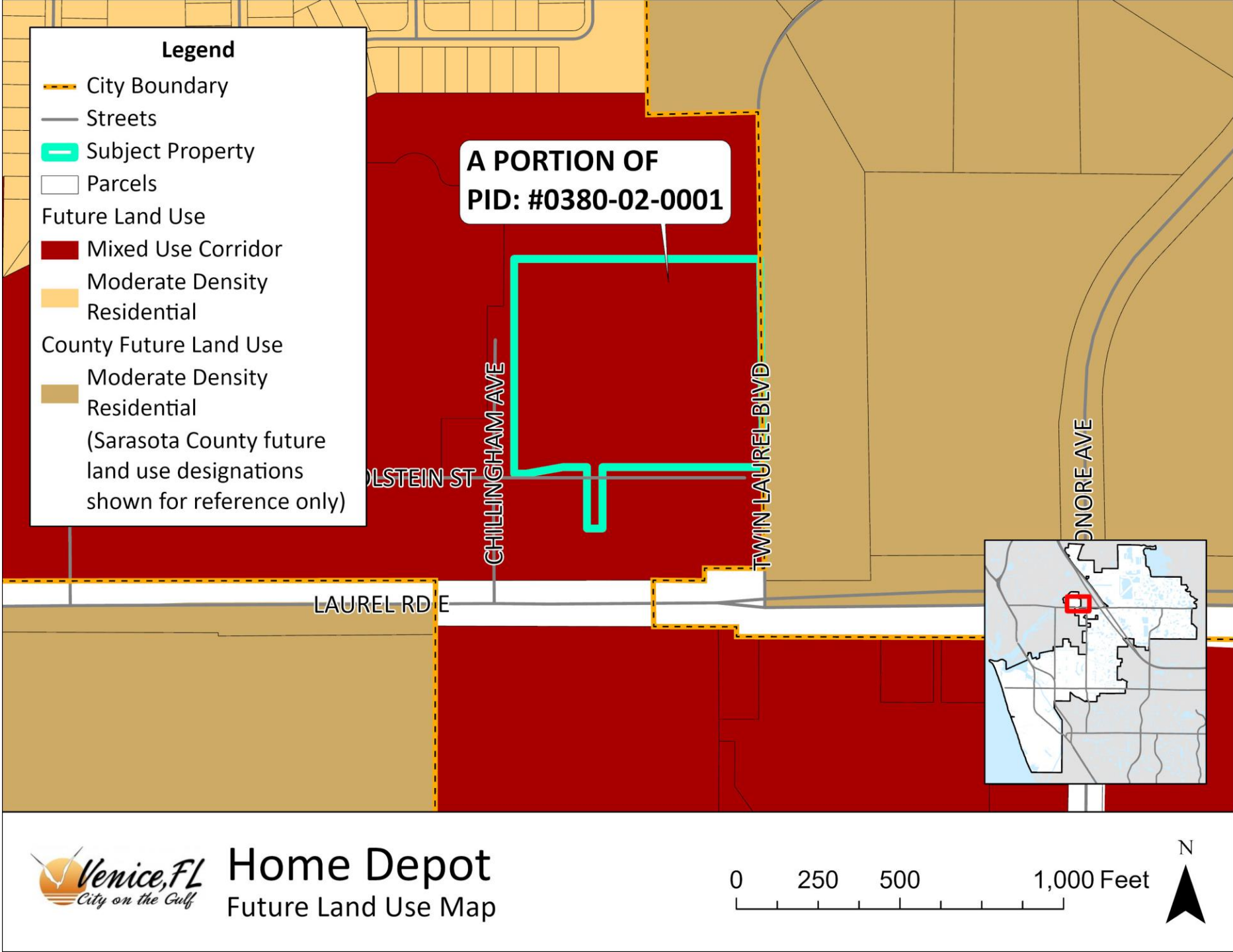
- Request to have only a few divider medians to make room for seasonal sales, contractor parking, and rental vehicles



Chapter 87 Section 3.9.3.8. Parking Area Lighting

- ▶ Light fixture height max: thirty (30) feet within the center of a parking area, decreasing in height to a range of twelve (12) to fifteen (15) feet at the perimeter of the parking area
- ▶ Request: light fixture heights greater than 15 feet limit at perimeter

FUTURE LAND USE MAP



ZONING MAP

Legend

- City Boundary
- Streets
- Subject Property
- Parcels

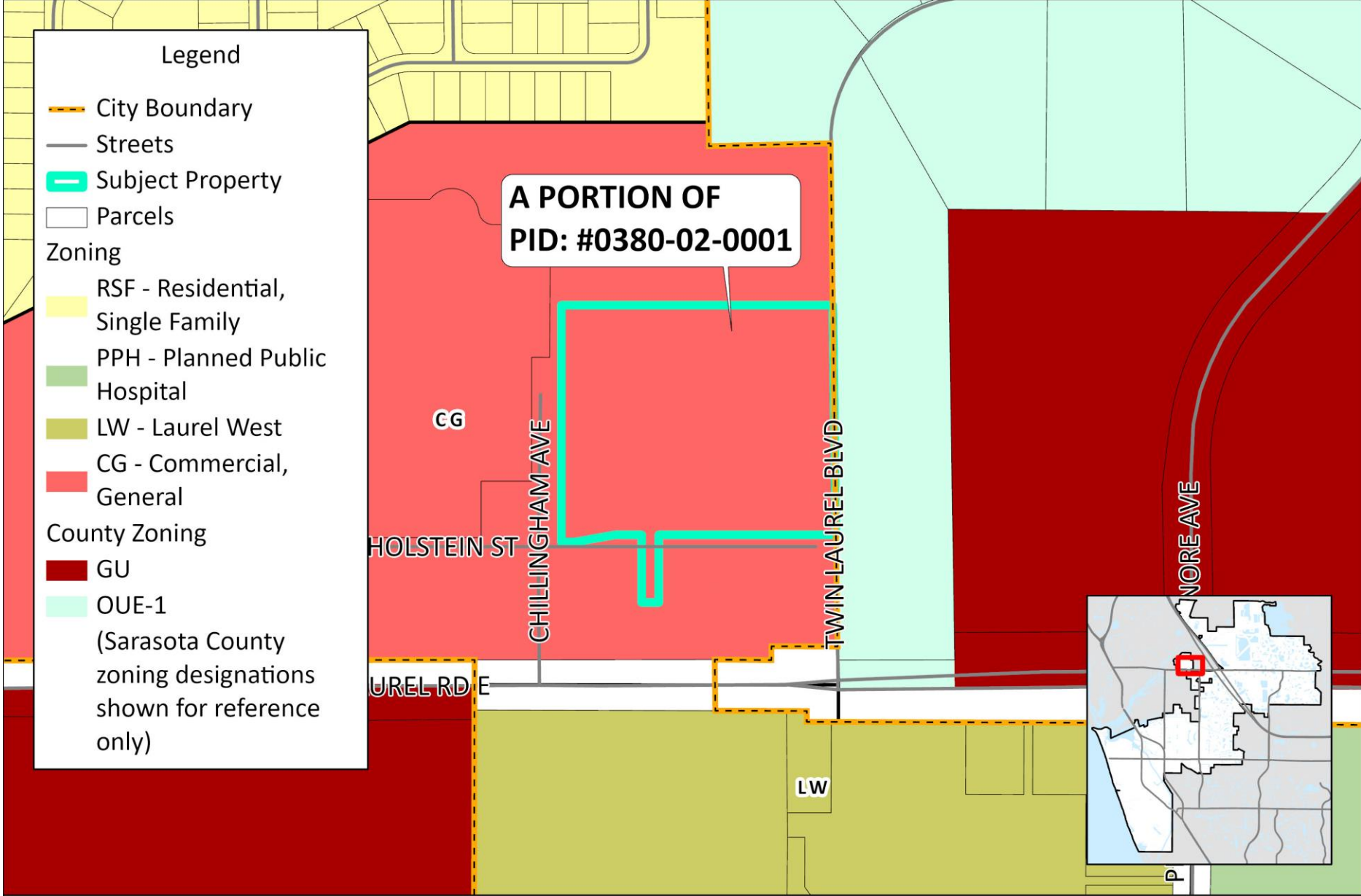
Zoning

- RSF - Residential, Single Family
- PPH - Planned Public Hospital
- LW - Laurel West
- CG - Commercial, General

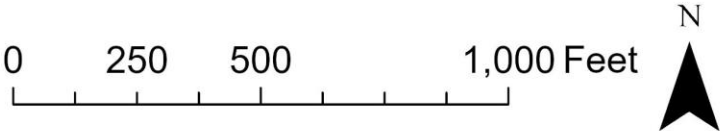
County Zoning

- GU
- OUE-1

(Sarasota County zoning designations shown for reference only)



Home Depot
Zoning Map



PLANNING ANALYSIS

Comprehensive Plan Consistency and Land Development Code

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.9.c - Corridor

- This strategy supports mixed use both horizontal and vertical. Non-residential uses are limited to Commercial and Institutional Professional. Except for Laurel Road Corridor, in which this project is located, large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within the Corridor (MUC).

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the MUC future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Design Alternative. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

PLANNING COMMISSION REPORT AND ACTION

► Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Design Alternative Petition No. 24-53DA.