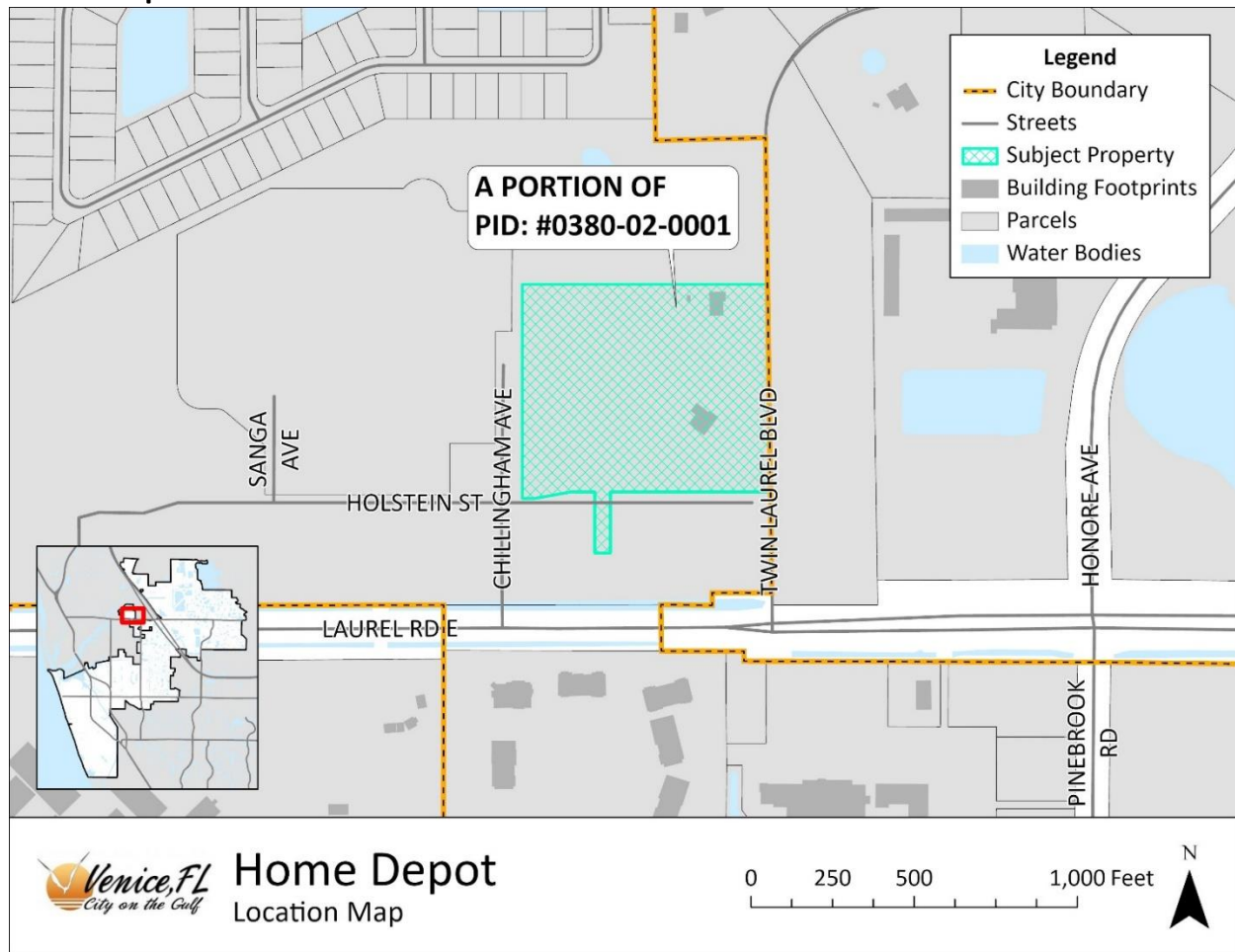


25-51SP Home Depot Staff Report



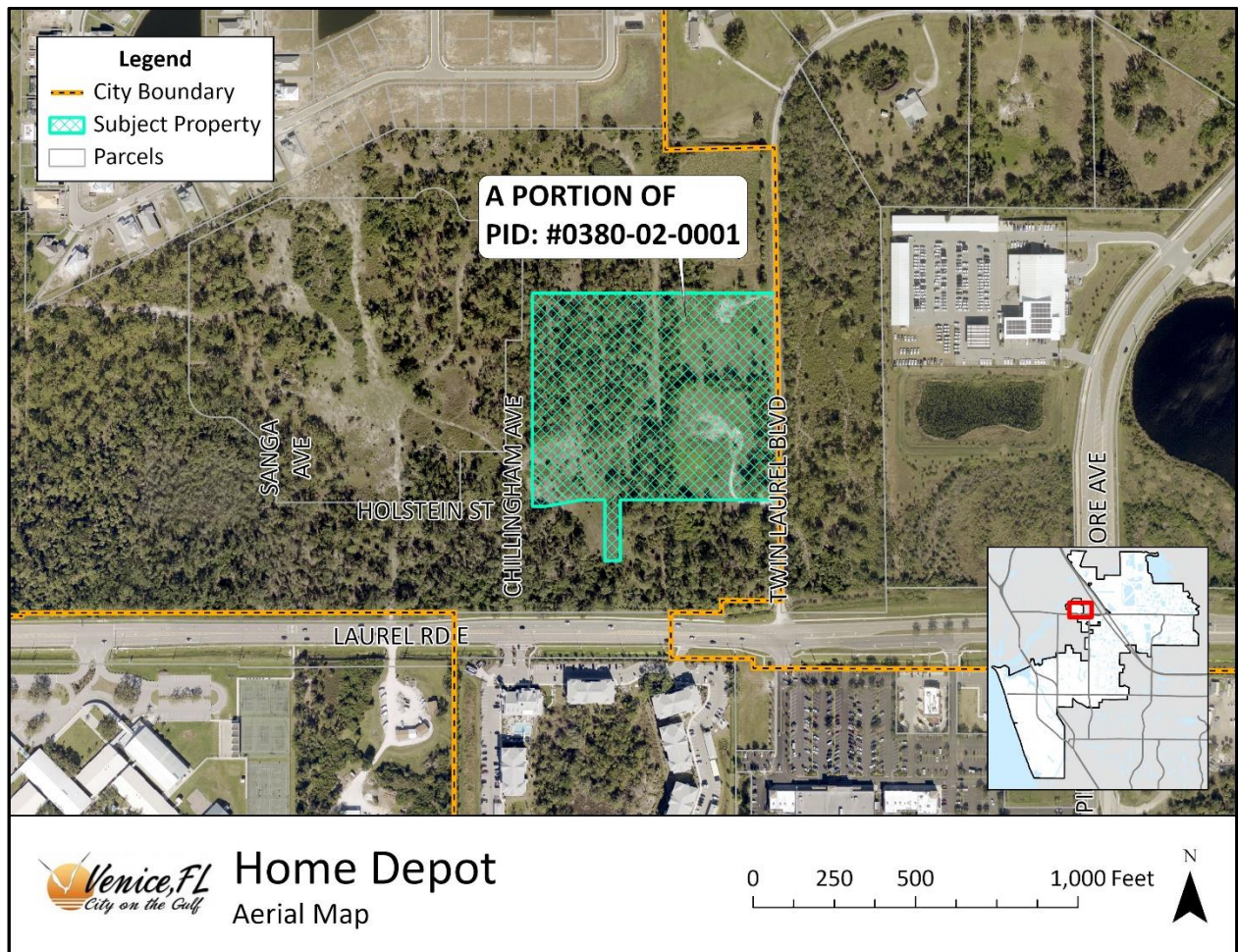
GENERAL INFORMATION

Address:	204 Chillingham Ave
Request:	Construction of a retail home improvement store with outdoor garden center
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:	25-52CU and 25-53DA

I. BACKGROUND AND EXISTING CONDITIONS

The proposed site and development plan is for the development of a 106,651 square foot Home Depot with a 28,156 square foot outdoor garden center and associated parking. The subject property is ± 11.29 acre parcel located within the Venice Crossing commercial center off Laurel Road and west of Twin Laurel Blvd. The property is currently zoned Commercial General (CG) located in the Laurel Road Neighborhood and has a Future Land Use Designation of Mixed Use Corridor. CG is an inactive zoning district, that the landowner opted to retain at the time the City adopted the new land development regulations in 2022. This petition is running concurrently with conditional use and design alternative applications.

Aerial Photo



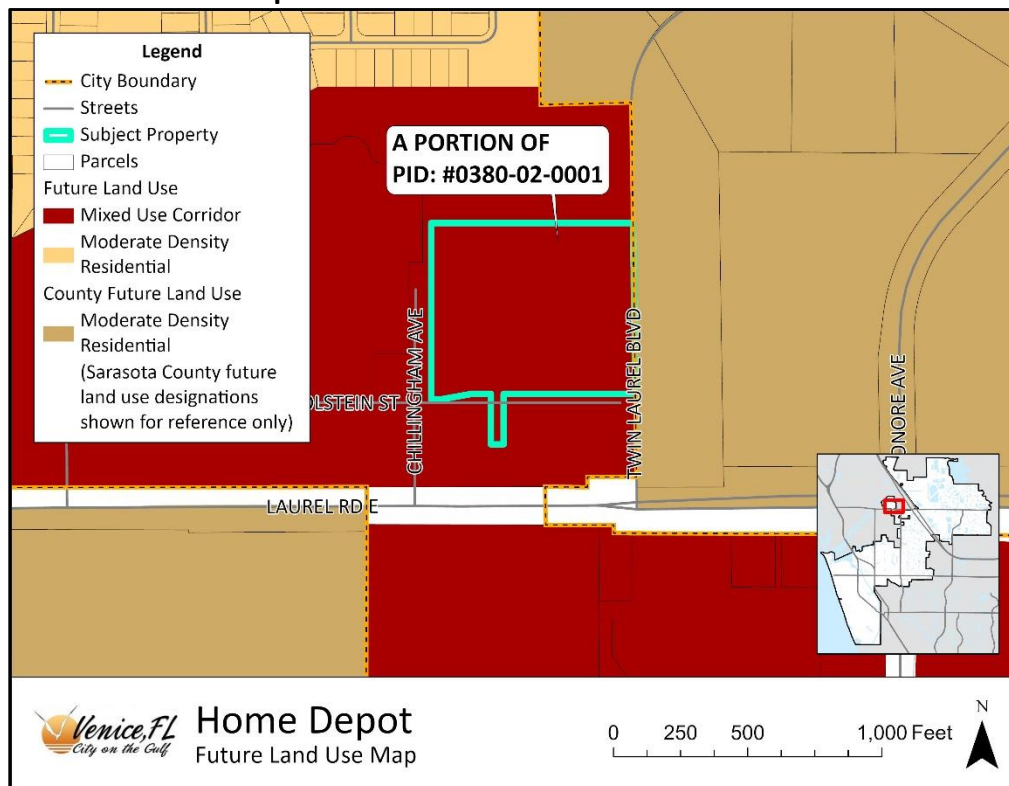
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Commercial General (CG)	Mixed Use Corridor (MUC)
South	Vacant	CG	MUC
East	Vacant	OUE-1	Moderate Density Residential
West	Vacant	CG	MUC

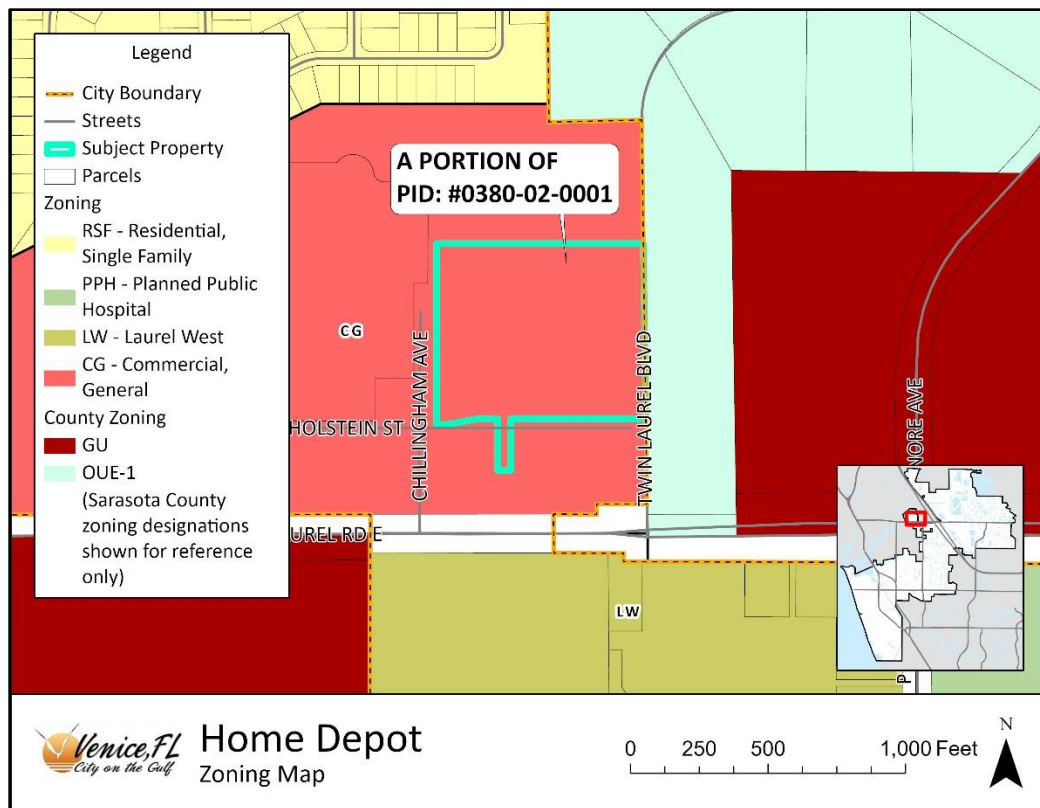
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC), and the current zoning is Commercial General (CG) as depicted on the maps below.

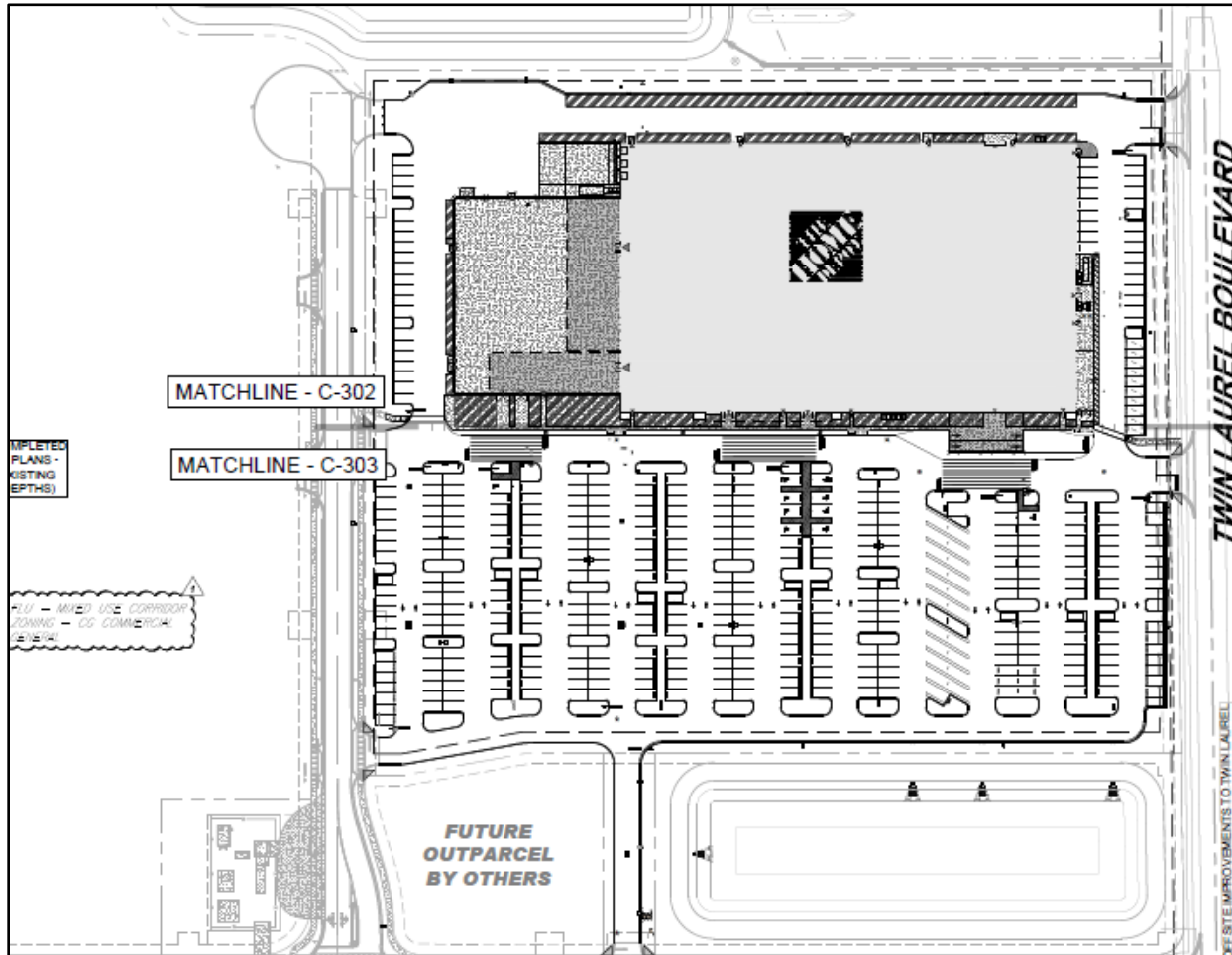
Future Land Use Map



Zoning Map



Site and Development Plan



Architectural Elevations



III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

Strategy LU 1.2.9.c – Corridor

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. **Staff comment:** *This project is in the Laurel Road Neighborhood.*

2. Supports mixed use (horizontal and vertical). **Staff comment:** *Mixed Use Development is defined in the code as a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses. This project provides a pedestrian pathway to adjacent parcels/roadways.*

3. Moderate to Medium Density Residential uses are permitted; low density uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting, or condominium platting under City regulations or State statutes. **Staff comment:** *At this time no residential uses are proposed.*

4. Non-Residential uses are limited to Commercial and Institutional-Professional. **Staff comment:** *This project is for a commercial use.*

5. Industrial Uses are not permitted except as noted below. **Staff comment:** *No industrial use is being proposed at this time.*

6. Designation Total Development (Min/Max Percentages) as follows:

a) Non-Residential: See Specific Neighborhood for Min/Max Percentages

b) Residential: See Specific Neighborhood for Min/Max Percentages **Staff Comment:** *MUC within the Laurel Road Neighborhood has over 4 million square feet of developable non-residential intensity that would be remaining if this petition moves forward.*

7. Intensity/Density:

a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0

b) Residential Density: 5.1 - 13.0 **Staff comment:** *The FAR of the proposed project is .27 which is below the allowable FAR.*

8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used. **Staff comment:** *The proposed project has retained Commercial, General Zoning which is a traditional zoning district. Form based code concepts and standards have not been applied, nor are they required under this section of the comprehensive plan.*

9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation. **Staff Comment:** *This project is within the Laurel Road Corridor and therefore this proposed large-scale commercial building with outdoor display would be considered allowable with this future land use.*

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan)

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

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes constructing a retail home improvement store with outdoor garden center. The proposed project has been reviewed for consistency with the LDC. The proposed plan, outside of the requested design alternatives and conditional use concurrently running, complies with the LDC and has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

The applicant has a concurrent petition requesting 3 design alternatives, including alternatives to Section 3.5.3.B.5. Wall Signs, Section 3.7.5.C.2 Landscape Divider Medians, and Section 3.9.3.8. Parking Area Lighting. The conditional use petition running concurrently is requesting that the use of outdoor sales and display be permitted for the merchandise display areas outside the store and the in the garden center.

Development Standards

Standard	Required/Allowed by CM Zoning	Provided
Front Setback	20'	316.4'
Side Setback East	20'	89.2'
Side Setback Interior	8'	84'
Rear Setback	10'	67'
Building Height	35'	34'
Parking (min-max)	3-6/1000 square feet 320 min/640 max	401

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections of policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response: The proposed retail uses is consistent with all applicable elements of the Comprehensive Plan and Land Development Regulations.

ii. Building heights and setbacks.

Applicant Response: Building heights are below maximum allowed building heights and setbacks exceed minimum required setbacks.

iii. Character or type of use proposed.

Applicant Response: The character of the proposed use is compatible with existing uses in the neighborhood.

iv. Site and architectural mitigation design techniques.

Applicant Response: Substantial setbacks and buffers have been provided to ensure compatibility with the neighborhood.

Staff comment: *In Commercial, General, Venice Historic Precedent (VHP) standards are not required. No VHP elements have been integrated into the design. All site standards comply with code requirements.*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: The proposed use is compatible with single-family neighborhoods, nevertheless significant setbacks and landscape buffers have been provided, including stormwater pond and wetland area within the commercial center north of the property providing additional buffering from the property.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: The proposed use is located within an 80+ acre area which has been designated for commercial use and is compatible with existing uses.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The intensity of the proposed use with an FAR below 0.25 is consistent and compatible with intensity of existing uses in the area.

Staff Response: *This proposal has been reviewed by the TRC and has been deemed to be in compliance with the applicable code standards and the subject parcel is within a commercial development. The FAR of the proposed project is significantly under the maximum for the property.*

Additionally, this property may be considered for additional mitigation standards based on the special considerations listed in 87-4.4.B, as it is adjacent to a property that has Sarasota County zoning and is included in the Joint Planning Area. The mitigation standards are as follows:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;

5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.

It is noted that this proposal includes a lower than allowable FAR of .27, setbacks in excess of the required, previously approved landscape buffers and the building is one story. The applicant has requested a design alternative to lighting, but buffering, lighting, noise, delivery areas, and access are all site components that may be relevant for consideration. Additionally, although the FAR is low, there is an outdoor sales and display proposed for the site that does not count towards the FAR.

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The property is located in the Laurel Road Neighborhood of the Comprehensive Plan and has a Future Land Use designation of Mixed Use Corridor (MUC). The proposed use is in compliance with Comprehensive Plan Strategy LU-LR 1.1.1.B regarding development in the Laurel Road Corridor MUC, and all other applicable elements of the Comprehensive Plan, including the intention for the Laurel Road Neighborhood to serve as a major non-residential development area.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed Site & Development plan is in compliance with all applicable elements of Section 4 of the LDR's.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: The layout and development of the site is consistent with the approved Preliminary Plat for Venice Crossing, where vehicular and pedestrian access is provided via the internal roadway and sidewalk network. On-site mobility is provided consistent with the customary operations of a Home Depot store.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Off-street parking and loading facilities have been designed for the safety and convenience of the public.

Staff Comment: *The applicant is within the code required parking range.*

5. General layout of drainage on the property;

Applicant Response: The general layout of drainage for the site is consistent with the approved Preliminary Plat for Venice Crossing.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The site has been arranged for the safety and convenience of the public and will have a high quality appearance consistent with City of Venice standards.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Not applicable.

Staff Comment: In Commercial, General zoning district Venice Historic Precedent standards are not required. No VHP elements have been integrated into the design.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	N/A	County Services
Sanitary Sewer	Utilities	N/A	County Services
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks & Rec	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	115 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic impact statement providing comparison of the approved trips for Venice Crossing (1,208 PM Peak hour trips) and the impact of this project (115 PM Peak hour trips). This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified. A full traffic study for the overall development was completed through the Preliminary Plat (Venice Crossing) process and has been through an extensive amount of coordination with Sarasota County, Florida Department of Transportation and the Sarasota County School District.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Site and Development Plan Petition No. 25-51SP.