

Conditional Use Petition No. 25-52CU Home Depot

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

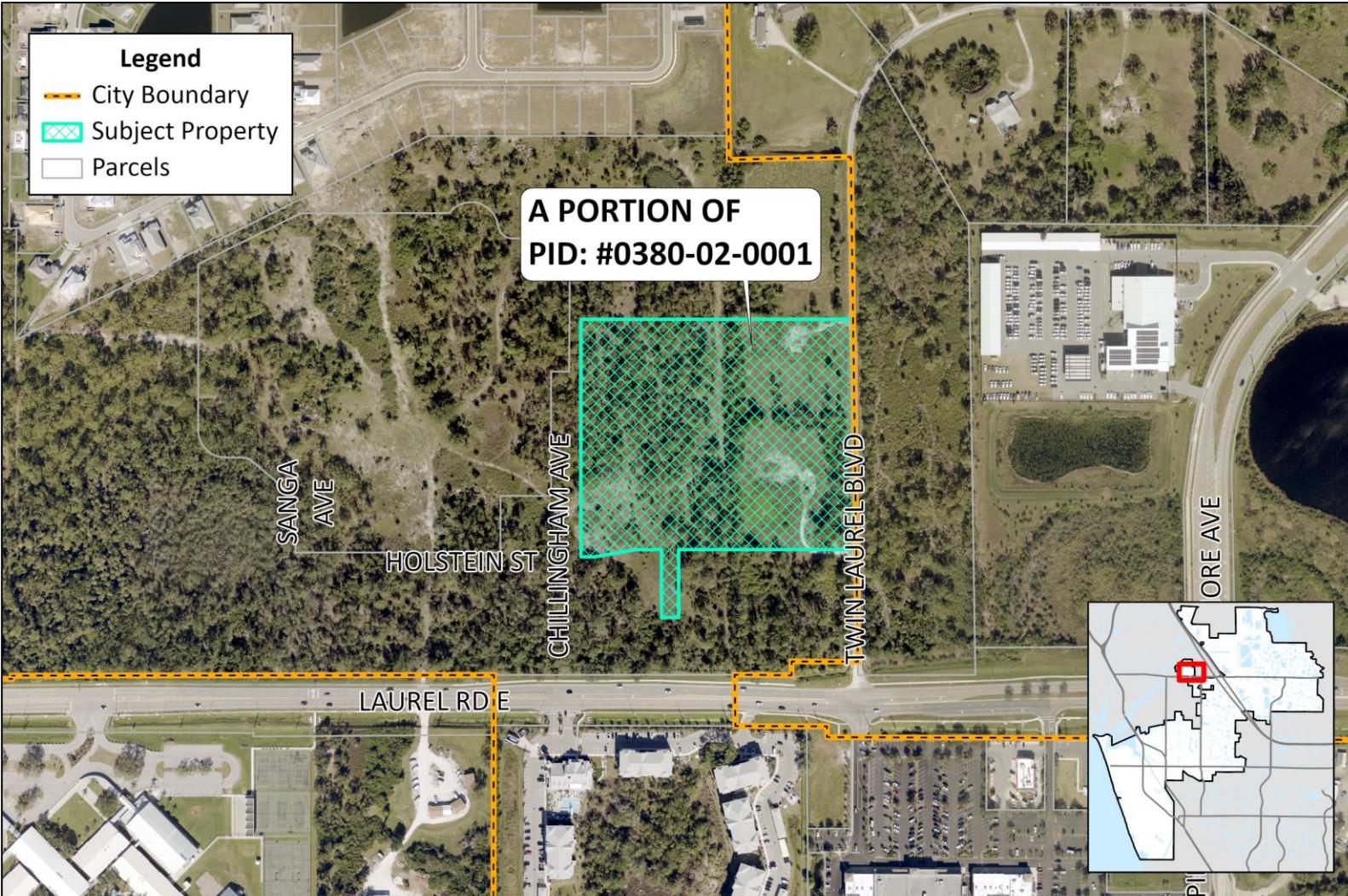
Owner/Applicant: 2001 Laurel LLC/Home Depot USA, Inc.

General Information

Address:	204 Chillingham Ave
Request:	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	Laurel Road Neighborhood
Neighborhood:	
Application Date:	August 6, 2025
Associated Petitions:	25-51SP and 25-53DA

Project Description

- Proposes outdoor sale and display of retail merchandise as an allowable use in Commercial, General
- Concurrent petitions: Site and Development Plan 25-51SP and Design Alternative 25-53DA

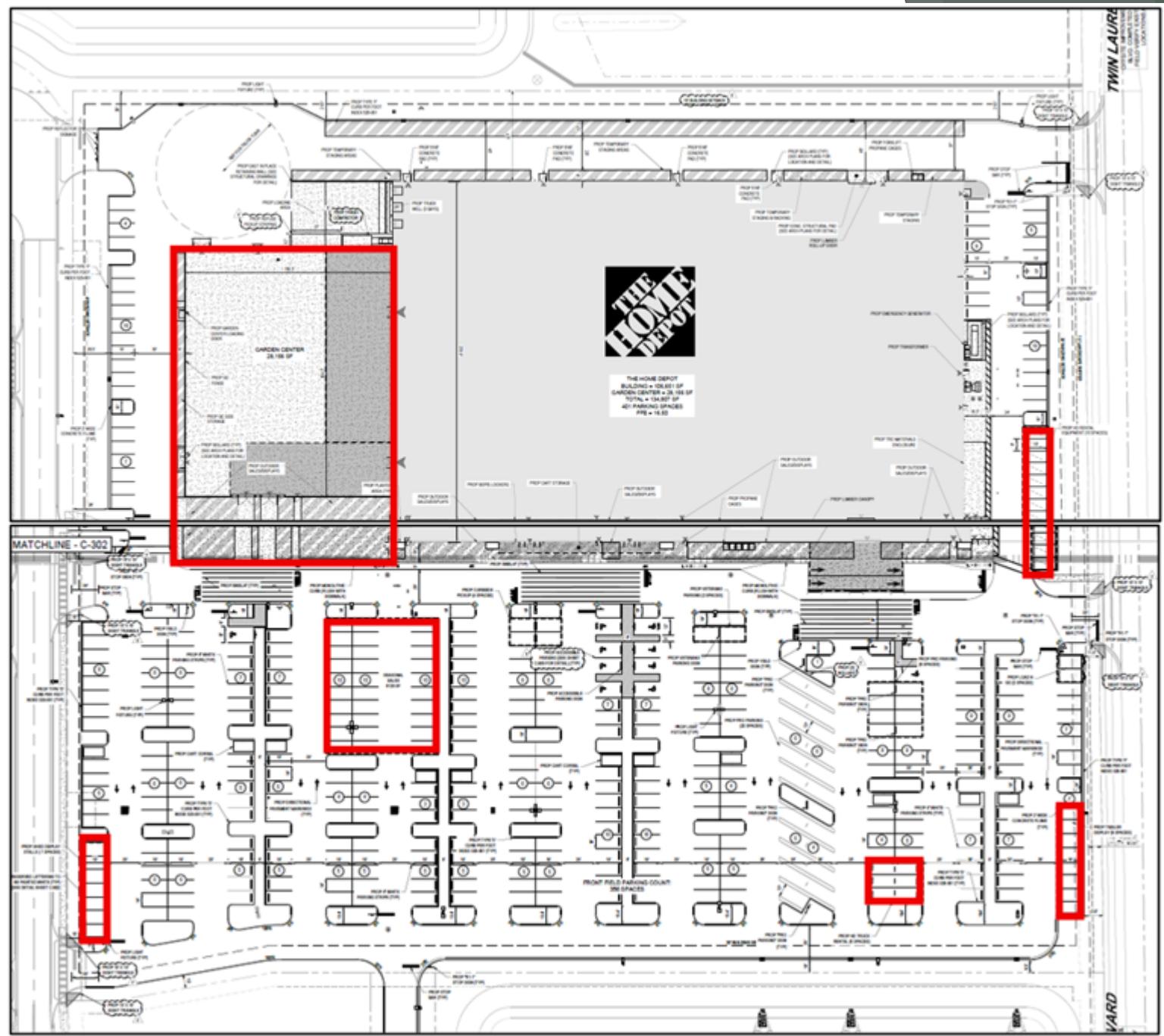


Home Depot

Aerial Map

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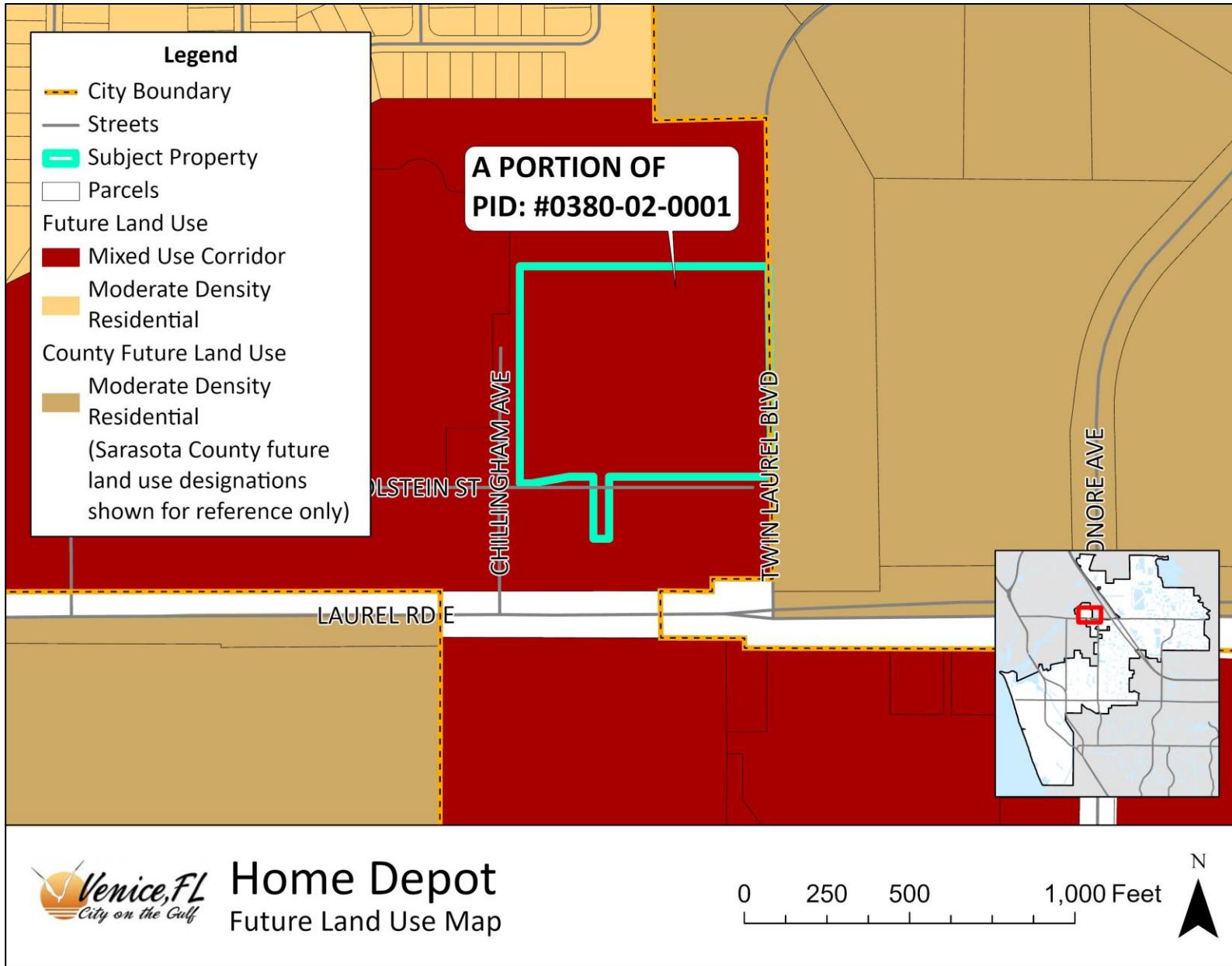
CONDITIONAL USE SITE PLAN



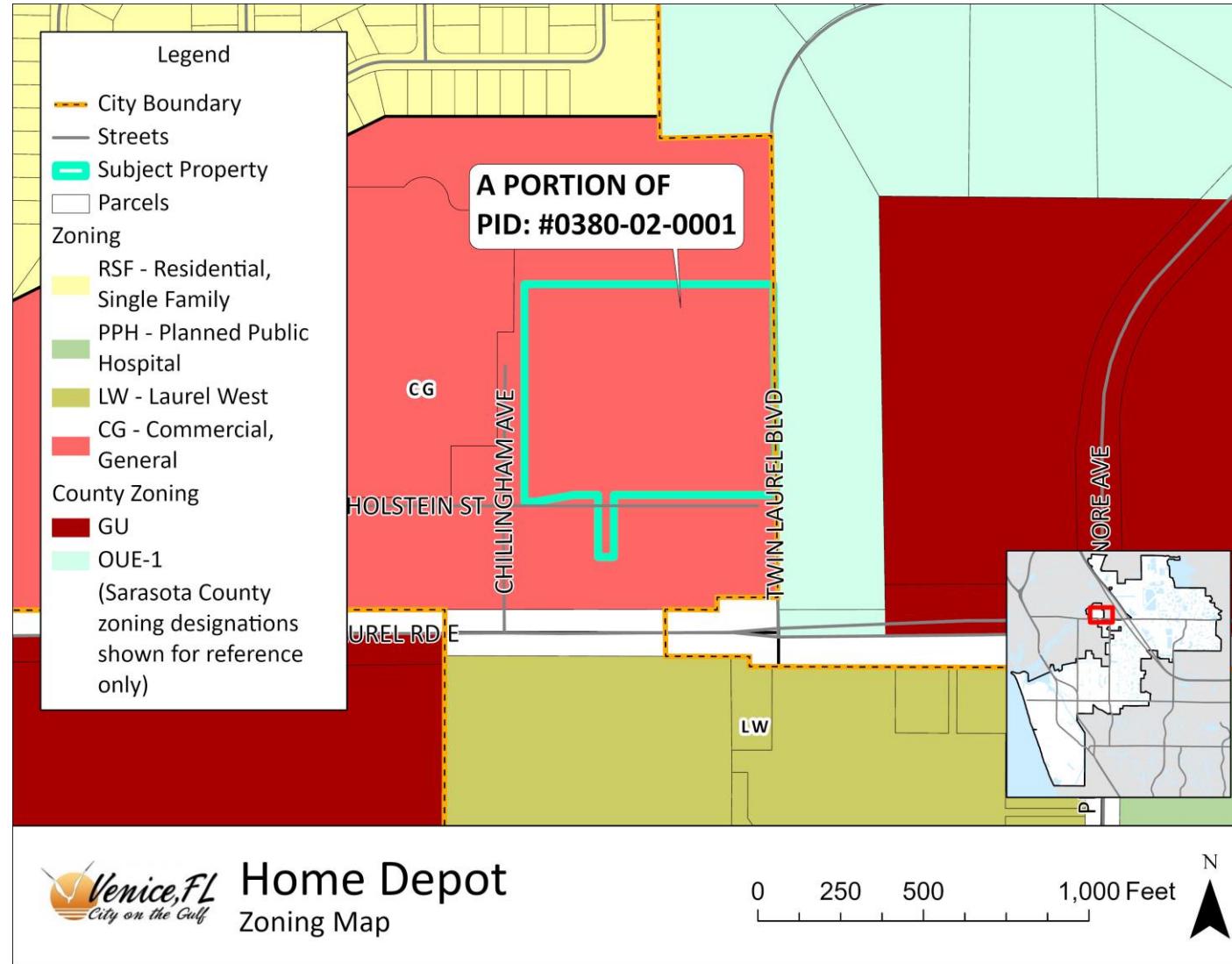
EXISTING CONDITIONS

FUTURE LAND USE MAP, ZONING MAP,
SURROUNDING LAND USES

Future Land Use Map



Zoning Map



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

PLANNING ANALYSIS

COMPREHENSIVE PLAN CONSISTENCY AND
LAND DEVELOPMENT CODE COMPLIANCE

Consistency with the Comprehensive Plan

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 (Comprehensive Plan):

- ▶ Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC 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.

Compliance with the Land Development Code

- Processed according to procedural requirements contained in Ch. 87, Sec. 1.8 of the Land Development Code (LDC)
- Reviewed by the Technical Review Committee and no issues were identified
- Responses to Compatibility Analysis and Decision Criteria are included in staff report and in the agenda attachments
- Consistent with notice requirements of the JPA/ILSBA, the City of Venice provided notice to Sarasota County that the Conditional Use application was received. The County, in response, provided a letter finding the petition to be in compliance with the JPA/ILSBA for Area 5.

► 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

Conclusions/ Findings of Fact (Land Development Code):

- ▶ The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Conditional Use. 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

- Upon review of the petition 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 Planning Commission to take action on Conditional Use Petition No. 25-52CU.