

# Conditional Use Petition No. 25-52CU Home Depot

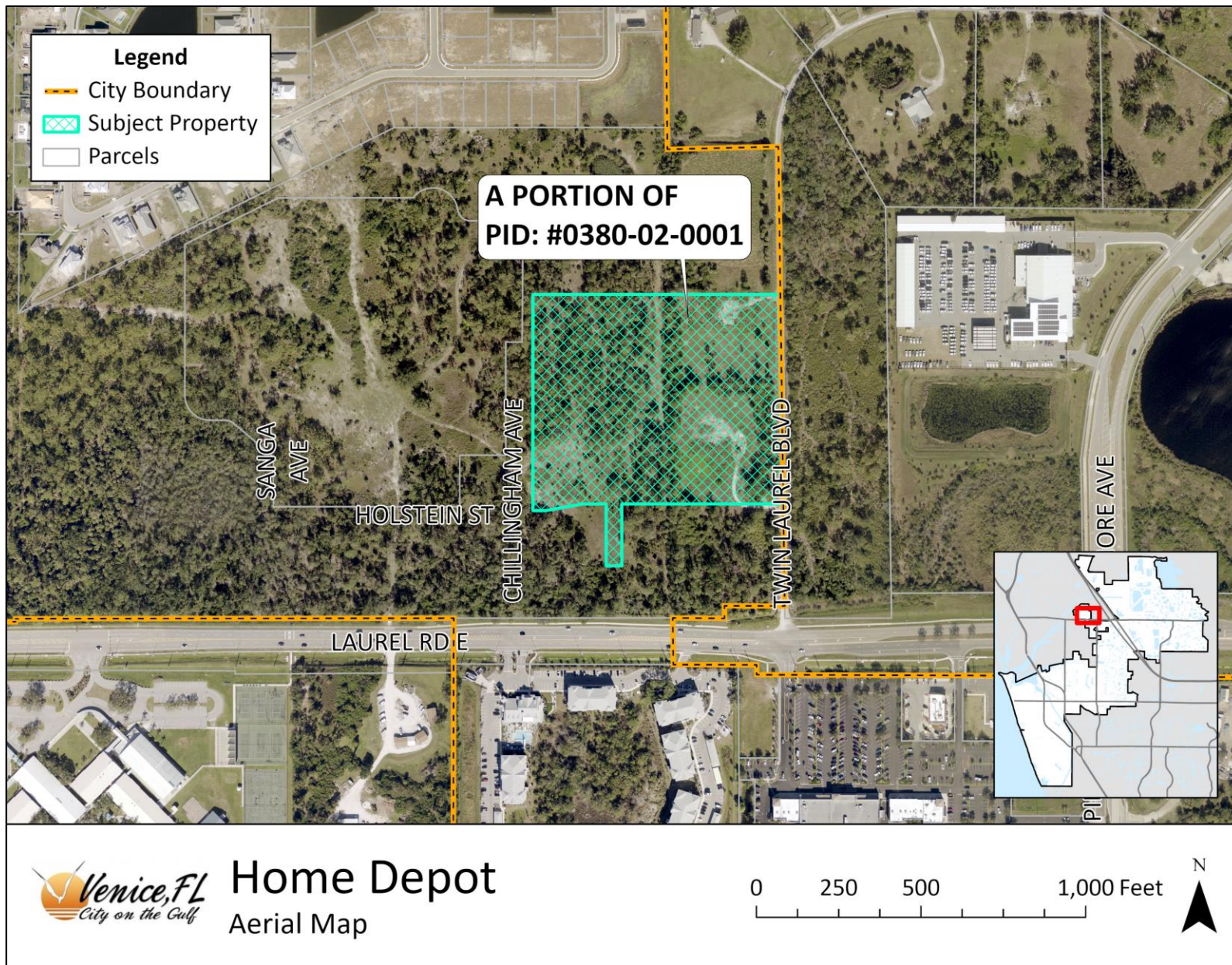
Agent: Jackson R. Boone, Esq., Boone Law Firm  
Owner/Applicant: 2001 Laurel LLC/Home Depot USA, Inc.

# General Information

<b>Address:</b>	204 Chillingham Ave
<b>Request:</b>	Construction of a retail home improvement store with outdoor garden center
<b>Owner:</b>	2001 Laurel LLC
<b>Applicant:</b>	Home Depot USA, Inc.
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	A portion of 0380-02-0001
<b>Parcel Size:</b>	11.29 ± acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Current Zoning:</b>	Commercial general
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Neighborhood
<b>Application Date:</b>	August 6, 2025
<b>Associated Petitions:</b>	25-51SP and 25-53DA

# Project Description

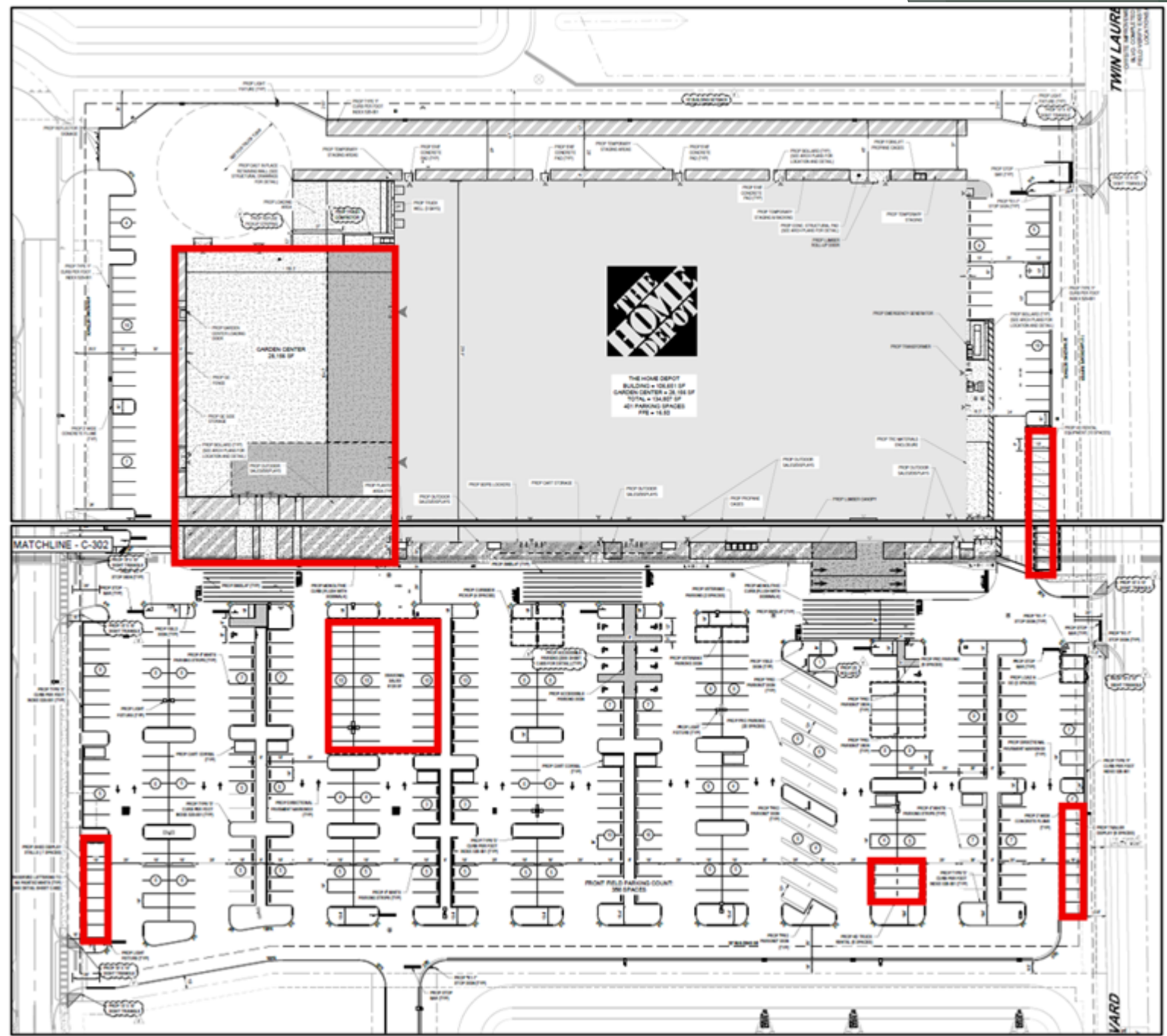
- Proposes outdoor sale and display of retail merchandise as an allowable use in Commercial, General
- Concurrent petitions: Site and Development Plan 25-51SP and Design Alternative 25-53DA



# Aerial Map

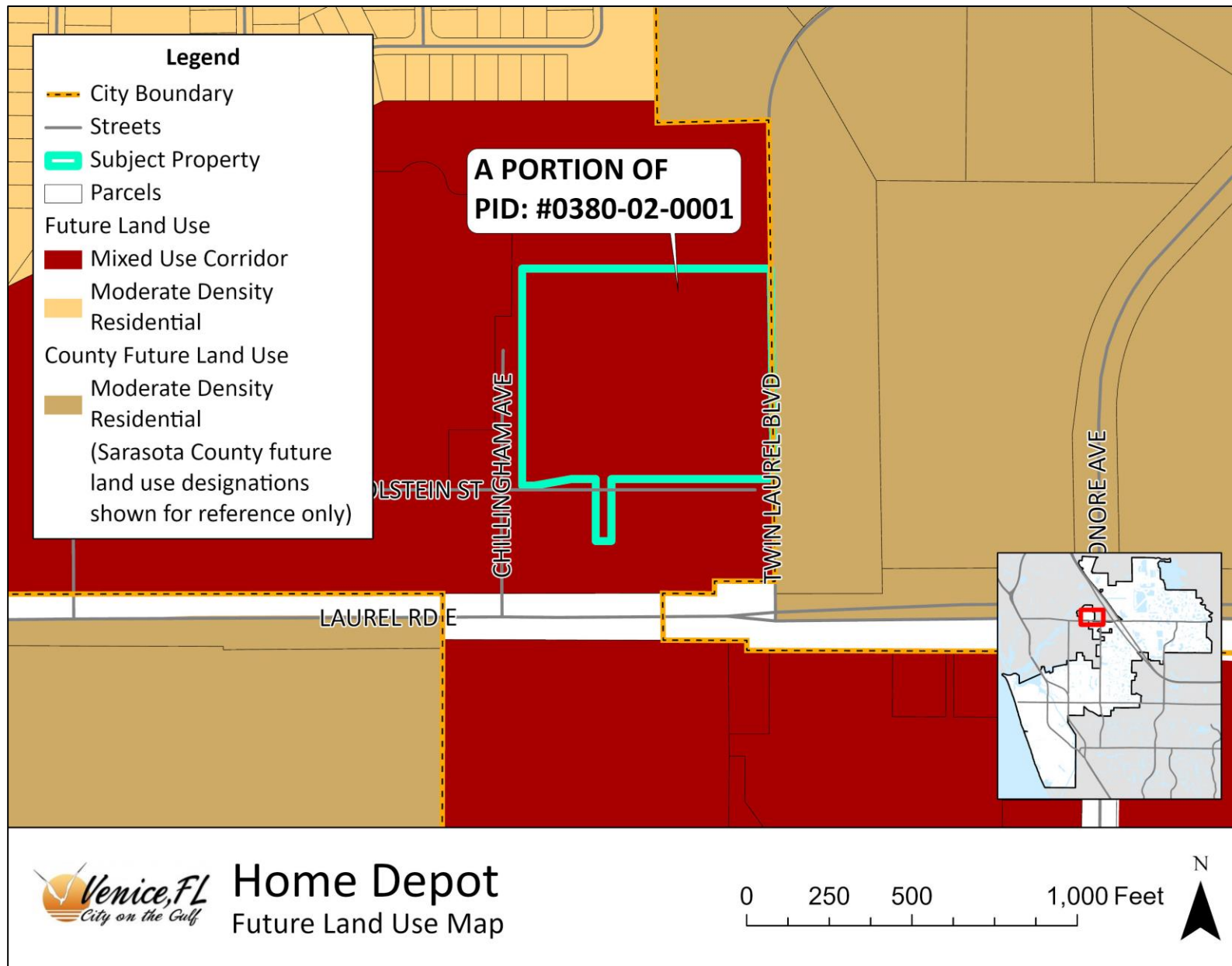


# CONDITIONAL USE SITE PLAN



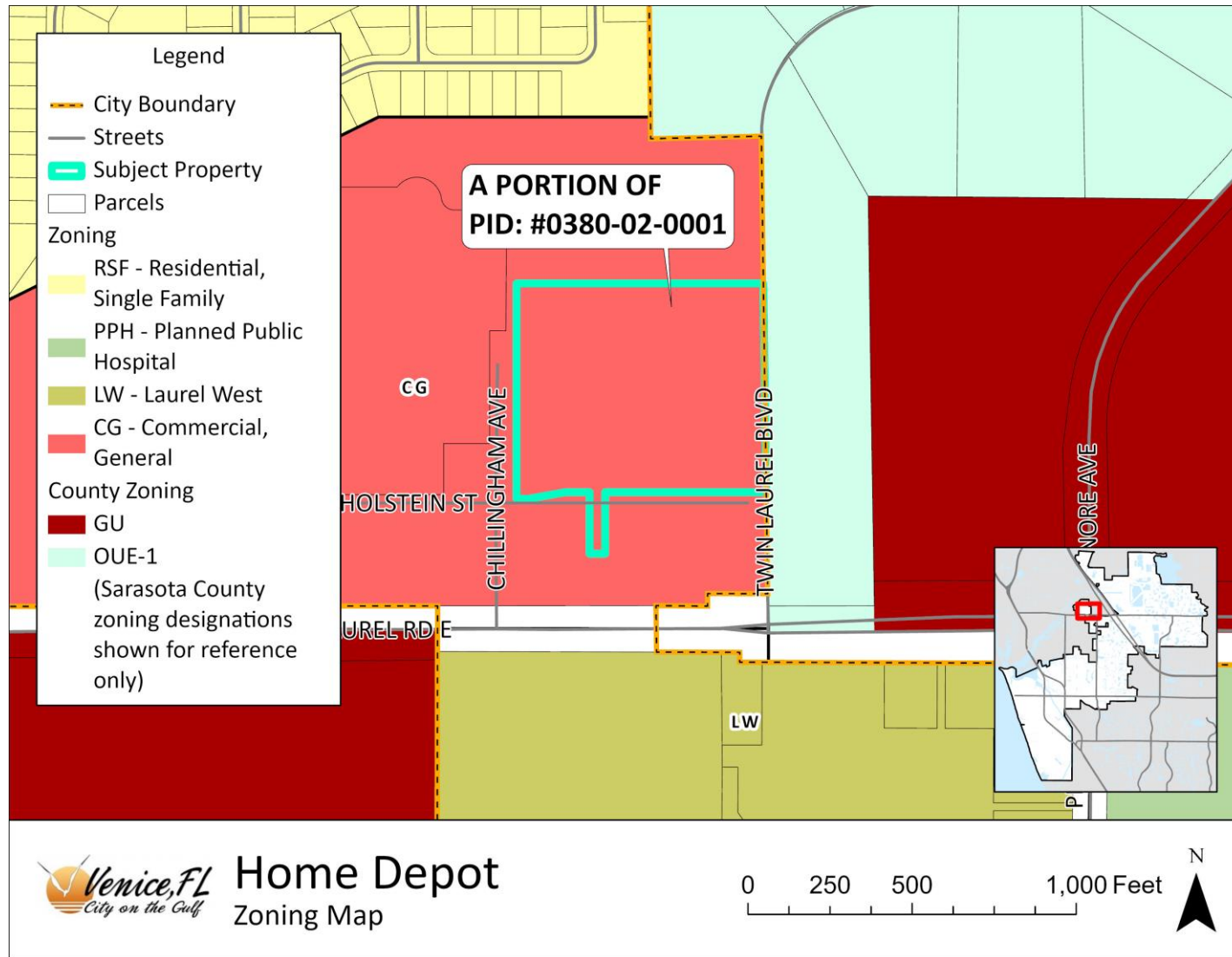
# EXISTING CONDITIONS

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.