

DZ 17-102



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**ZONING MAP AMENDMENT APPLICATION**

**ZONING MAP AMENDMENT** 17-03RZ

**Project Name:** Furniture Warehouse

**Parcel Identification No.:** 0429-08-0003

**Address:** 550 Seaboard Ave. Venice FL 34285

**Parcel Size:** 1.08 acres

**FLUM designation:** Seaboard Sector, Planning Area G

**Current Zoning:** Sarasota County ILW **Proposed Zoning:** City of Venice ILW

**Property Owner's Name:** Mark Richmond Revocable Trust

**Telephone:** 941-359-2255 ext. 312

**Fax:** 941-359-2244

**E-mail:** srichmond@furniturewarehouse.com

**Mailing Address:** 7155 16<sup>th</sup> St. E. Suite 101, Sarasota FL 34243

**Project Manager:** N/A

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

**Project Engineer :** N/A

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

**Project Architect:** N/A

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*Mark Richmond* 3/1/17

# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☐ **Statement of Ownership & Control**
- ☐ **Signed, Sealed and Dated Survey of Property**
- ☐ **Agent Authorization Letter**
- ☐ **Narrative describing the petition**
- ☐ **Public Workshop Requirements.** Date held \_\_\_\_\_
  - ☐ Copy of newspaper ad.
  - ☐ Copy of notice to property owners.
  - ☐ Copy of sign-in sheet.
  - ☐ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

## Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.



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**Corporate Office and Distribution Center**

7155 16th Street East, Suite 101

Sarasota, FL 34243

Phone (941) 359-2255 Fax (941) 359-2244

FurnWarehouse.com

February 27, 2017

Jeff Shrum AICP Community Development Director

City of Venice

401 W Venice Ave

Venice FL 34285

Attention: Jeff Shrum

This letter serves as a request for the property at 550 Seaboard Ave Venice to be properly zoned ILW into the City of Venice to complete the 1981 Annexation Agreement. There will be no charge to the property owner.

Please process this application to proceed as quickly as possible as to not delay Planning and Building permitting.

Sincerely,

Stephany Richmond

**Sarasota Showroom**  
17 N. Washington Blvd.  
Sarasota, FL 34234  
Phone (941) 351-8600  
Fax (941) 351-3315

**Venice Showroom**  
550 S. Seaboard Ave.  
Venice, FL 34285  
Phone (941) 485-3211  
Fax (941) 485-1187

**Bradenton Showroom**  
1100 Cortez Road West  
Bradenton, FL 34205  
Phone (941) 749-6069  
Fax (941) 749-6250

**Port Charlotte Showroom**  
1241 El Jobean Rd.  
Port Charlotte, FL 33948  
Phone (941) 764-8700  
Fax (941) 764-0084

**Ellenton Showroom**  
5814 18th Street East  
Ellenton, FL 34222  
Phone (941) 479-7900  
Fax (941) 479-7901





# CITY OF VENICE PLANNING AND ZONING DIVISION

401 W. Venice Avenue  
Venice, FL 34285  
(941) 486-2626  
[www.venicegov.com](http://www.venicegov.com)

## PROPERTY OWNER AUTHORIZATION CITY INITIATED REZONING MAP AMENDMENT APPLICATION PER RESOLUTION NO. 2017-05

Please plan to attend or have your agent/representative attend all public meetings on your behalf to provide input and answer any questions regarding your petition.

By submitting this application, the owner(s) of the subject property does hereby grant consent to the Zoning Administrator or designee to enter upon the subject property for the purposes of making examinations, surveys, measurements and inspections deemed necessary to evaluate the property and application, and to post a sign(s) to provide notice of public hearings. Further, the property owner agrees to provide any/all necessary information and documentation by the City that is required for a complete application. **Note: failure to provide documentation will delay the processing of the application.** All forms/documentation must be submitted to the City of Venice Planning and Zoning Division, 401 W. Venice Ave., Venice FL 34285.

By completing this form I Stephany Richmond (print name property owner), do hereby authorize the City of Venice to initiate a rezoning map amendment for my property (County Parcel ID# 0429-08-0003). I understand and consent to changing the zoning on my property from Sarasota County Zoning district: ILW to City of Venice zoning district: ILW. **Note: request can only be processed for changing Sarasota County zoning to the most similar/equivalent City of Venice zoning district.** Request for changes to non-like districts must be processed by the owner at their expense.

Date: 03/23/2017

### Property Owner Information:

Property Owner(s): Stephany Richmond

Address: 550 Seaboard Ave, Venice, FL 34285

Phone Number: 941-359-2255 ext 312

Email: [srichmond@furniturewarehouse.com](mailto:srichmond@furniturewarehouse.com)

### Subject Property Information:

Sarasota County Parcel Identification No(s): 0429-08-0003

Future Land Use Map Designation: Seaboard Sector

☒ Attached Copy of Deed or LLC. Articles of Incorporation providing for clear documentation/names for ownership of the subject property.

Stephanie Richardson  
Print Name: Stephanie Richardson  
Signature: Stephanie Richardson  
Date: 3/23/17

Notary Stamps & Signature Space

Sherry Herbst

