



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

DEVELOPMENT SERVICES - PLANNING & ZONING  
**SPECIAL EXCEPTION APPLICATION**

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**SPECIAL EXCEPTION**

**Project Name:** Furniture Warehouse

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

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

**Parcel Size:** 1.08 acres

**FLUM designation:** Industrial Light Warehouse

**Zoning Map designation:** Industrial Light Warehouse

**Property Owner's Name:** The Furniture Warehouse

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

**Fax:** 941-359-2244

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

**Mailing Address:** 7155 16th Street E., Suite 101, Sarasota, FL 34243

**Project Manager:**

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

**Project Engineer :** D. Shawn Leins, P.E

**Telephone:** 941-377-9178

**Mobile / Fax:** 941-378-3786

**E-mail:** sleins@amengfl.com

**Mailing Address:** 8340 Consumer Ct., Sarasota, FL 34240

**Project Architect:** Patrick M. Pillot Architect, Inc.

**Telephone:** 941-955-7375

**Mobile / Fax:** 941-953-2281

**E-mail:** pat@pillotarch.com

**Mailing Address:** 1267 Second Street, Sarasota, Florida, 34236

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date.

*[Signature]*

12/21/16

**FURNITURE WAREHOUSE**  
**550 SEABOARD AVE**  
**NARRATIVE**

The Furniture Warehouse is an existing retail furniture store located at 550 Seaboard Avenue in Venice, Florida. The existing two story building has an approximate 7,600 sf footprint. The parcel id is 0429-08-0003 and the property is zoned ILW (Industrial, light warehousing).

The existing site is 1.08 acres with approximately 1.01 acres impervious coverage.

The property also includes Sarasota County right of way that was vacated per ORI #201600698 and a hiatus parcel that was formally obtained by Furniture Warehouse under ORI # 2010152446.

The site lies within the City of Venice Planning Area G (Seaboard sector). Comprehensive policy 16.14 C envisions this sector to have up to 80% coverage consisting of commercial uses and redevelopment of the Furniture Warehouse property is consistent with this Comprehensive Plan policy.

The development of the Furniture Warehouse facility will require a Special Exception application with the City of Venice.

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about half enter or exit) which would require 6 parking spaces plus 4 for employees totaling 10 spaces. The proposed parking will have 4 times this amount.

Drainage from the Furniture Warehouse property currently flows in a northeasterly direction into the Seaboard Avenue right of way. Under proposed conditions the property drainage will continue to sheet flow in this same direction.

Water, fire line, and sewer are all existing and available to the building. There is an existing fire hydrant in front of the property.

A refuse/recycling area will be provided onsite. Most of the excess cardboard and other packaging material for furniture delivered to the site are put back on the delivery trucks and taken to another facility for processing.