



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

DEVELOPMENT SERVICES - PLANNING & ZONING  
**SITE & DEVELOPMENT PLAN APPLICATION**

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**SITE & DEVELOPMENT PLAN** **M-03** **SP**

**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:**

*[Handwritten 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.

Policy 8.2     Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

**Compatibility review shall include the evaluation of:**

A. Land use density and intensity.

*The existing and proposed uses are a furniture warehouse.*

B. Building heights and setbacks.

*The Allowable building height is 45' and the proposed building height is 23'2".*

C. Character or type of use proposed.

*The existing and proposed uses are a furniture warehouse.*

D. Site and architectural mitigation design techniques.

*The Furniture Warehouse is improving the appearance of their existing facility.*

**Considerations for determining compatibility shall include, but are not limited to, the following:**

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

*Not Applicable as the project is located in ILW zoned land.*

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

*Project is the redevelopment of the existing Furniture Warehouse.*

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

*The project is consistent with the Comprehensive Plan.*

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

*The proposed Furniture Warehouse will have approximately 6,800sf larger footprint but the use is not changing.*

**Potential incompatibility shall be mitigated through techniques including, but not limited to:**

I. Providing open space, perimeter buffers, landscaping and berms.

*This project is compatible and is the redevelopment of the existing Furniture Warehouse.*

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

*The site is being reconfigured to update the existing Furniture Warehouse property. Trash collection area will be screened.*

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Policy 16.14 Seaboard Sector Standards. Development in the Seaboard Sector shall be built according to the following development scenario:

- A. The density range for the sector shall be up to 18 dwelling units per acre.

*N/A – existing furniture retail store.*

- B. The maximum residential density average in this sector will not exceed 18 units per acre, calculated on a gross acreage basis.

1. Seaboard Sector public lands shall not be developed for residential, commercial, office, or industrial purposes without the approval of the City through rezoning and site plan review.

*The Furniture Warehouse property is being rezoned and is subject to site plan review.*

- C. Up to 80% of the acreage in this sector will be allowable for commercial (retail and office space) uses. The total square footage of commercial uses allowed in this sector shall not exceed a floor area ratio (FAR) of 2.0.

*The onsite FAR is 0.46*

1. The residential, office, and commercial uses are intended to provide convenient access and bike/walkability for the area.

*The Furniture Warehouse retail store is being upgraded on the same property.*

2. Residential, office, and retail use may be adjusted according to the needs of the community and demands of the development.

*The Furniture Warehouse retail store is being upgraded on the same property.*

3. Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet commercial space.

*The allowable building square footage is 77,760 sf (1.08 x 18 x 4000).  
The proposed building is 21,745sf.*

- D. Integrated transportation network

1. Provide transportation alternatives including transit, pedestrian access, and bikeways.

2. Expand established pedestrian linkages between the surrounding neighborhoods both on and off the Island.

3. Connect the area to the Venetian Waterway Trail.

*The proposed Furniture Warehouse is located on the same property.*

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Policy 16.13 Seaboard Sector.

*Planning Intent:* Make the best use of the central location, water-oriented resources, and grid-pattern street network by establishing a walkable mixed use community sector. The plan will build upon the traditional planning practices established by John Nolen in the 1926 Venice Plan. The intent of this planning concept is to foster an integrated sector that includes housing opportunities, professional businesses and offices, service businesses, recreational and service resources, restaurants, water-oriented activities, and parks and public spaces. *For the detailed map sheet that depicts this planning area, see Map FLUM-8.*

*The Furniture Warehouse property is being upgraded to a new building facility and parking lot improvements to provide a more enhanced and efficient community furniture store.*

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## EAST ELEVATION



ROOF TILE:  
SANTAFE CLAY ROOF TILE  
MISSION S PROFILE  
  
COLOR:  
POMPEII RED



CORAL STONE CLADDING  
  
COLOR:  
AS SHOWN  
TEXTURE:  
NATURAL CORAL



PAINT COLOR 1  
SHERWIN WILLIAMS  
7011 NATURAL CHOICE

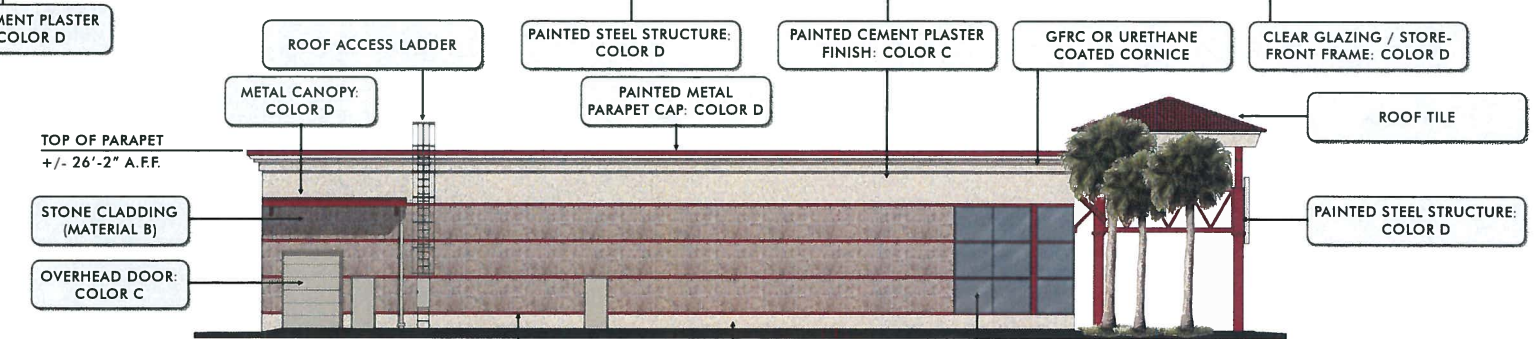


PAINT COLOR 2  
SHERWIN WILLIAMS SW2911  
POMPEII RED

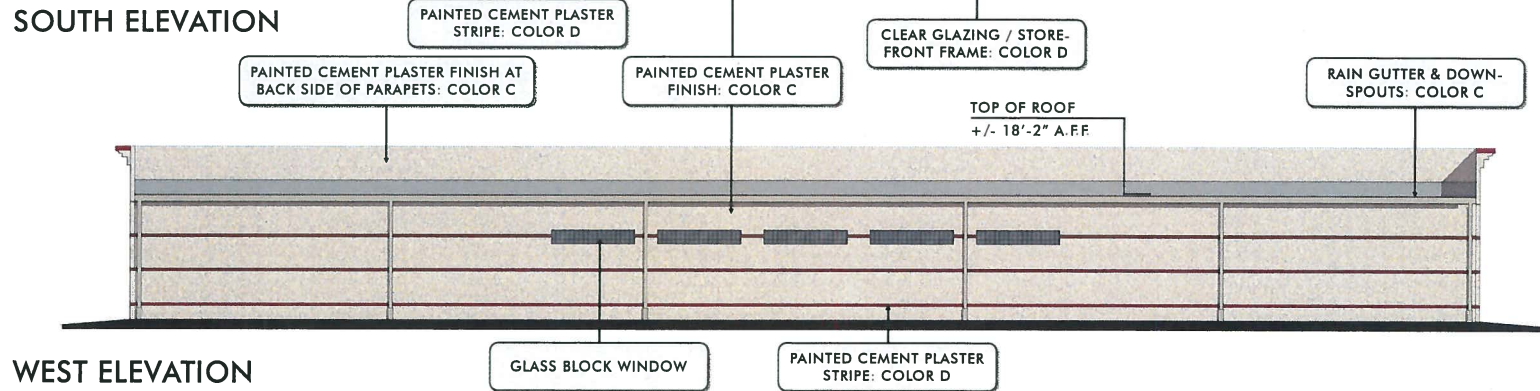
MATERIALS:  
STUCCO FINISH AT  
EXTERIOR WALLS

MATERIALS:  
ROOF TILE, WINDOW FRAMES,  
ENTRANCE STRUCTURE,  
PARAPET CAPS, AND STUCCO  
FINISH STRIPES

## COLOR & MATERIALS PALETTE



## SOUTH ELEVATION



## WEST ELEVATION



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MAY 08 2017

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## A NEW FACILITY FOR THE FURNITURE WAREHOUSE

550 South Seaboard Avenue, Venice, FL 34285

May 8, 2017

