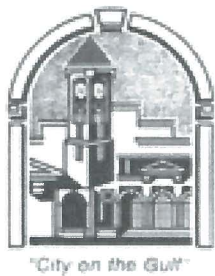


PZ 18-074



City of Venice, Florida

Petition for Vested Rights

Petitioner Sarah Ziebro

owner of property located at 204 Harbor Dr. S.

with a legal description of LOT 2 BLK 36 GULF VIEW SEC OF VENICE

hereby petitions the city council of the City of Venice to grant petitioner's property vested rights pursuant to Section 86-48 of the Code of Ordinances and as grounds therefor states:

1. The "vested right" that the petitioner seeks is described as follows:

The property above is zoned OPI (office, professional, institutional). According to the Venice City Code of Ordinances, "The OPI district is designed to be compatible with residential uses". According to the Sarasota County Property Appraiser it is designated for property use: 0820 - 2-Family Dwelling. The property in question is connected to my primary residence and shares the same aesthetic as the rest of the home. Furthermore, as a unit in a building eligible to be on the register of historic resources it is listed as especially permitted for residential use (Section 86-90)(b)(15). This is the vested right I seek.

2. The petitioner's reliance in good faith upon some act or omission of government is described as follows:

As this property is clearly zoned for residential use, and has been used as a vacation rental in the past without controversy, I foresaw no trouble returning the space to this use and began making renovation plans immediately (November 2017). I was not notified of the City's recent amendment of the Comprehensive Plan and it's affect on my zoning designation prior to starting renovations. This March is when I was notified by the zoning department that a new Future Land Use Map has been adopted which designates this parcel as strictly commercial. I respectfully disagree with this new commercial restriction, as this block of the neighborhood is historically residential and is constantly bustling with full-time residents and visitors. In fact, as a five year resident *and* a local business owner, I have never once had the impression that this was a "business only" district. I feel a strict commercial designation is not a true representation of the friendly neighborhood vibe.

3. The petitioner's substantial change in position or incurrence of such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights that have been acquired is described as follows:

While The Sarah Ziebro Hair Studio was a great success, a debilitating health condition has rendered me incapable of continuing as the sole owner/operator. My search for a suitable replacement has been unsuccessful and therefore the salon was forced to close. I began renovations on the property to convert it to a vacation rental in reliance on the prior Comprehensive Plan and OPI zoning designation. The downpayment on the new bath has already been made and the project will be completed and ready for renters by May of 2018. Now I find myself struggling

to maintain my health as well as scrambling to keep my home, as the salon was my sole source of income and I am depending on the viability of this rental plan. I seek your approval of this petition for vested rights so I may use this facility for residential use as a vacation rental which will support me as well as the nearby commercial district by providing potential consumers a convenient place to stay.

4. Petitioner hereby swears or affirms that the statements contained herein are true and correct.

By: *Sarah Ziebro*

Sarah Ziebro
Printed Name

State of FLORIDA
County of SARASOTA

The foregoing instrument was before me, the undersigned notary public, this 29th
day of March
20 18 by Sarah Ziebro
(Name of person acknowledging)

Rebecca Horvath

Notary Public

☐ Personally known to me,
or

☒ Produced identification: driver's license
(Type of identification)

Application fee: \$300



Oper: CASHIERNC Type: OC Drawer: 1
Date: 3/30/18 00 Receipt no: 58152
2018 74
PZ PLANNING & ZONING \$300.00
OK CHECK 232 \$300.00
Trans date: 3/30/18 Time: 11:21:34