



August 4, 2023

Mr. Roger Clark, Director  
Planning & Zoning Department  
City of Venice  
401 West Venice Avenue  
Venice, FL 34285

Re: Epiphany Cathedral – Height Exception

Dear Roger;

I am writing as agent for Frank J. DeWane, Bishop of the Diocese of Venice in Florida, Owner of the property located at 350 Tampa Avenue West (PID No. 0407-13-0005), to file an Application for Height Exception in the Downtown Edge (DE) Zone District as follows: 1.) 75 feet for a new Bell Tower/Carillon; and 2.) 54 feet to the top of the new Barrel roof over the new Narthex and Baptismal area. Both exceptions are as provided for in the Downtown Edge Development Standards Table 2.3.4 for height above the 35 feet permitted. This Application is being filed as a companion to an Application for Site & Development Plan Approval for the Renovation and Addition of Epiphany Cathedral to be reviewed concurrently. The overall project is located within the Venetian-Themed Architectural Control District and has received design approvals from the City Historic and Architectural Preservation Board.

In accordance with the Decision Criteria of Section 1.12.3 of the Land Development regulations the following applies:

- A. In reaching a decision regarding the height exception as submitted, the Council shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:
  1. Compliance with all applicable elements of the Comprehensive Plan; **The project is zoned Downtown Edge (DE) and is an implementing District in the Mixed-Use Downtown land use classification of the Future Land Use Map of the Comprehensive Plan. The project is a renovation/addition to the existing Epiphany Cathedral.**
  2. General compatibility with adjacent properties and other properties in the district; **The Cathedral was originally built in 1980 and is adjacent to Epiphany Cathedral School and has been and has been a significant part of the downtown Venice environs since then.**
  3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings; **Epiphany Cathedral and School**

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**properties comprise two full blocks of Downtown Venice. The proposed new Barrel Roof and Bell Tower/Carillon are essentially in the center of the Epiphany Cathedral parcel and will not negatively impact surrounding properties but, rather, will provide a new iconic landmark to the City downtown environs.**

**4. Required yards and other open space; Both Height elements are in the center of the Cathedral property and do not impact any required yards or open space.**

**5. Screening and buffering, with reference to type, dimensions and character; No specific screening or buffering is proposed but new and additional landscaping at the pedestrian level is proposed. Refer to Landscape Planting Plan – Sheet L-02.**

**6. Any special requirements set out in Section 2 of this chapter for the particular use involved. N/A**

Attached are the required Application documents, Civil Site Plans, Architectural Plans rendered perspectives and Landscape Plan along with a check in the amount of \$5923.07 for the required filing fee. I believe the Application to be complete, however if upon receipt you have any questions, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,



Bruce E. Franklin, President  
Land Resource Strategies, LLC