

23-02RZ – Venice Theatre

Owner: Venice Theatre, Inc.

Agent: Jackson R. Boone, Esq., Boone Law Firm

GENERAL INFORMATION

<u>Address:</u>	140 W. Tampa Avenue
<u>Request:</u>	To rezone the Venice Theatre property from Venice Avenue (VA) to Downtown Edge (DE)
Owner:	Venice Theatre, Inc.
Agent:	Jackson R. Boone, Esq. Boone Law Firm
Parcel ID:	0407140030
<u>Parcel Size:</u>	1.3 ± acres
<u>Future Land Use:</u>	Mixed Use Downtown (MUD)
Zoning:	Existing: VA Proposed: DE
Comprehensive Plan Neighborhood:	Island
Application Date:	January 6, 2023
<u>Related Applications:</u>	23-25SP and 23-26HE

PROJECT BACKGROUND

Venice Theatre was heavily damaged by Hurricane Ian

The theater desires to take advantage of the Hurricane by improving and upgrading the facility

Rezoning the subject property to DE would make it consistent with the parcel to the north and bring the entire property under the same zoning district

The rezone to DE would allow City Council to consider a height exception for the fly loft.

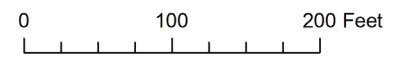
AERIAL AND SURROUNDING PROPERTIES



VENICE THEATRE



SUBJECT PROPERTY AERIAL
 PLANNING AND ZONING DEPARTMENT



Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Public Parking Lot	Downtown Edge (DE)	Mixed Use Downtown (MUD)
South	Residential over Retail (Christian Science Society)	Venice Avenue, (VA)	MUD
East	Michael Biehl Park	VA	MUD
West	Commercial (Luna)	VA	MUD

SITE PHOTOS



Northeast

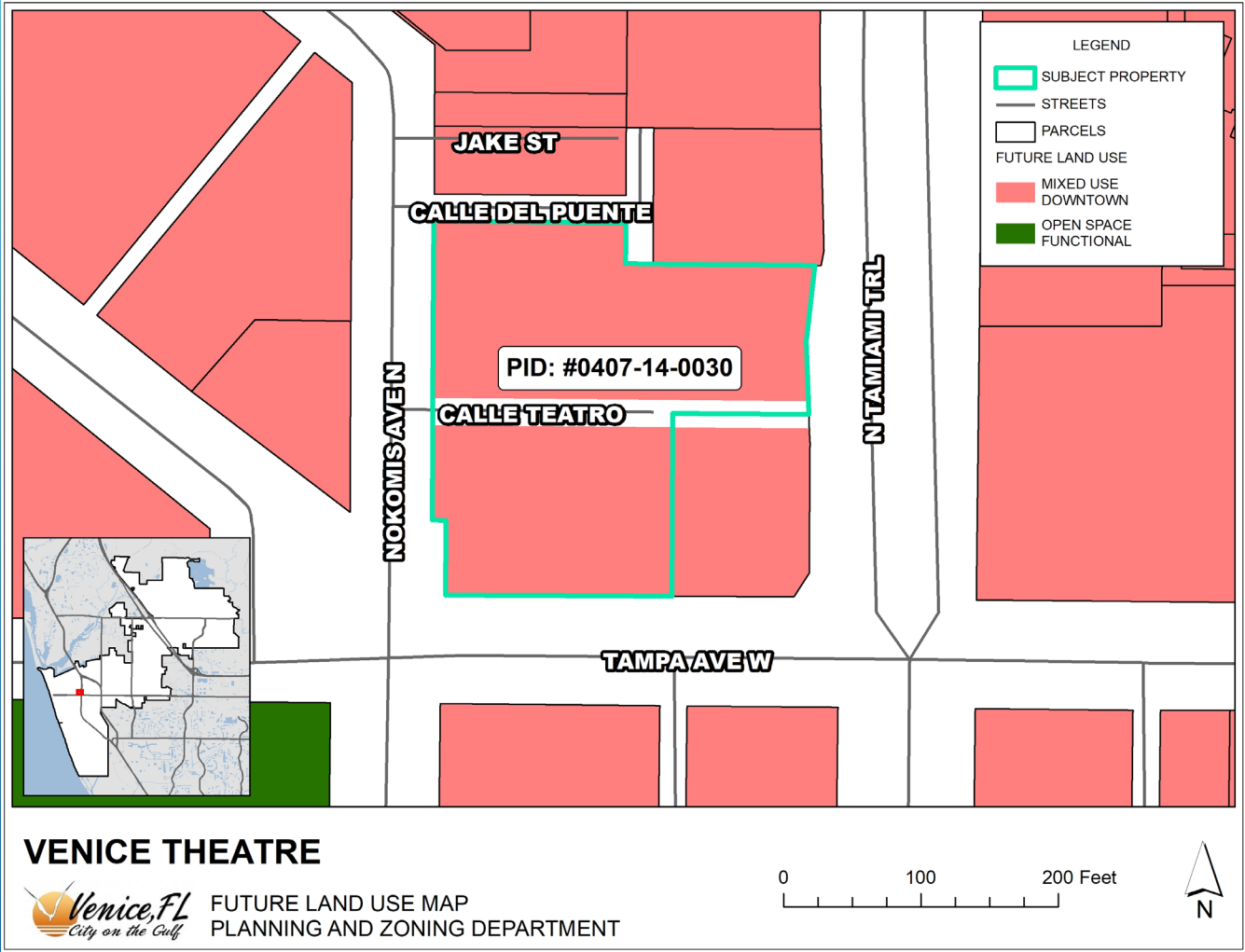


Southeast



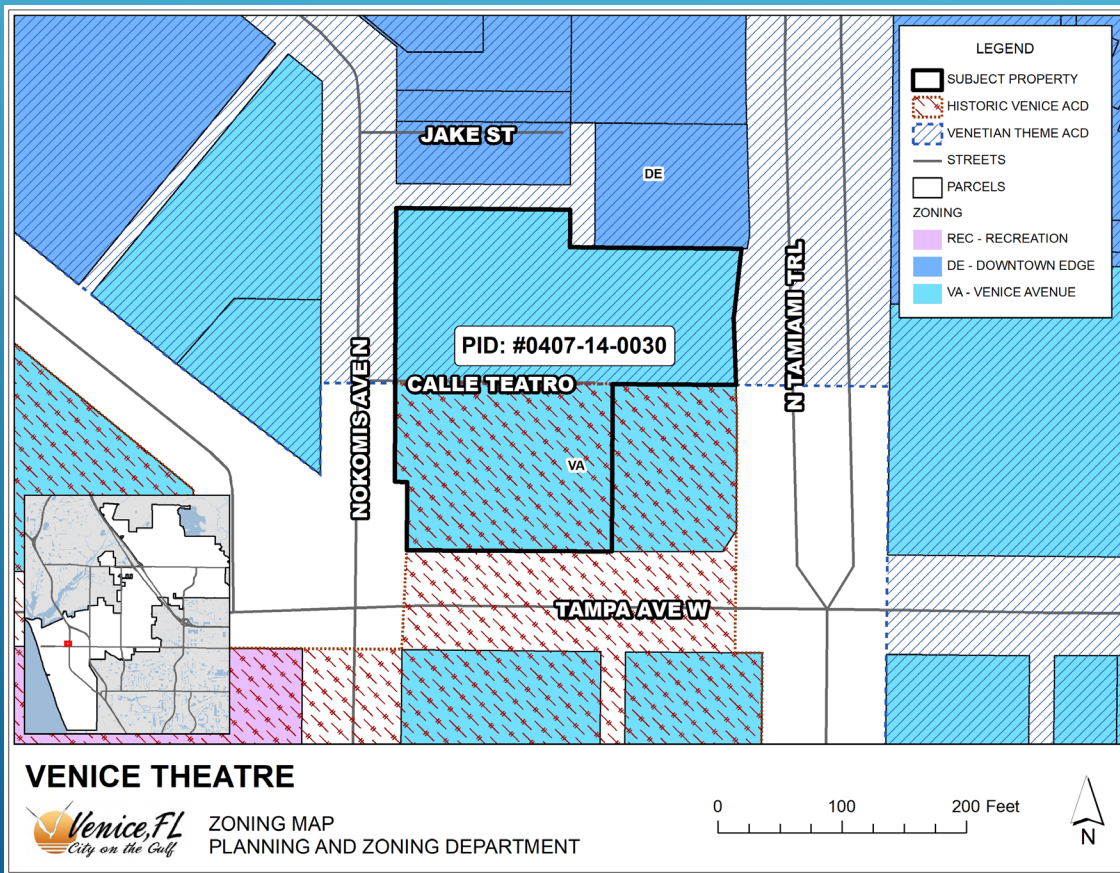
West

FUTRE LAND USE MAP

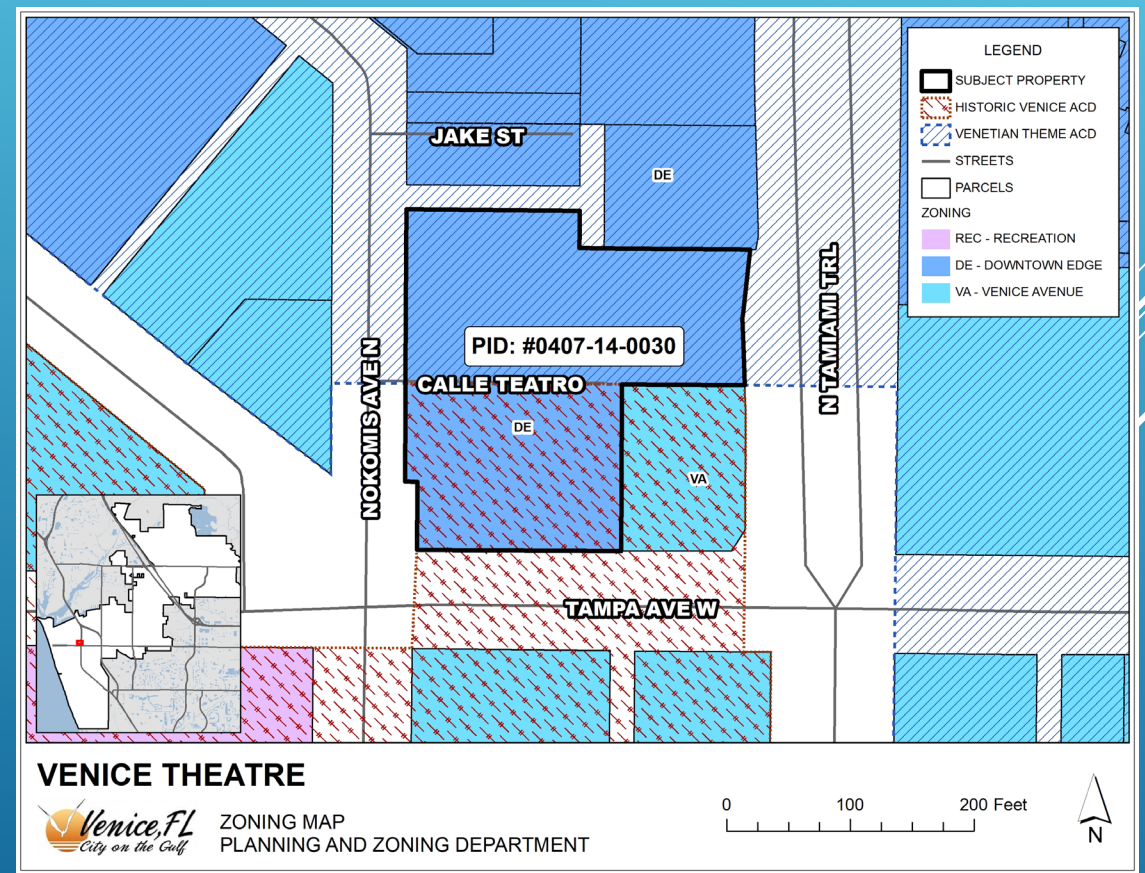


ZONING MAPS

CURRENT ZONING



PROPOSED ZONING



COMPREHENSIVE PLAN CONSISTENCY

Land Use Element

- ▶ **Strategy LU 1.2.9. Mixed Use Category.** The subject property has an existing Comprehensive Plan Future Land Use of Mixed Use Downtown (MUD). The DE zoning district is an implementing district in the Mixed Use Downtown Future Land Use.
- ▶ **Strategy LU 1.2.9.a - Downtown (MUD).** The property is consistent with the min/max percentages of the Non-Residential development within the MUD Future Land Use.

COMPREHENSIVE PLAN CONSISTENCY

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

- ▶ Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Downtown land use designation, strategies found in the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

LAND DEVELOPMENT CODE

Conclusions/Findings of Fact (Compliance with the Land Development Code):

- ▶ Analysis has been provided by staff to determine compliance with the standards of the land development code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7. of the Land Development Code.

CONCURRENCY AND MOBILITY

Public Facilities Concurrency & Findings of Fact (Public Facilities Concurrency):

- ▶ The applicant is not requesting confirmation of concurrency as part of the proposed Zoning Map Amendment. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Transportation/Mobility & Findings of Fact (Transportation/Mobility):

- ▶ No traffic analysis has been provided for this request as no development is being proposed. Thus, no transportation changes are anticipated.

CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to make a decision on Zoning Map Amendment Petition No. 23-02RZ.