



August 4, 2023

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

Re: Epiphany Cathedral – Site & Development Plan

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 Site & Development Plan approval to provide for the renovation and expansion of Epiphany Cathedral. The property is approximately 4.6 acres in size, is located in the Mixed-Use Downtown Land Use Classification and is zoned Downtown Edge.

Proposed plans include partial demolition and the addition of 8,000 square feet of new space which will yield a net increase in the existing footprint of 4,196 square feet including the Narthex and Baptismal area. The building design will incorporate a new barrel roof system, new curved pews, a new raised cathedra, new lighting, additional new stained-glass windows, a new covered drop-off area and a new iconic 75 foot Bell Tower. The property is located within the Venetian-Themed Architectural Control District and the project has received design approvals from the City Historic and Architectural Preservation Board. A companion Application for Height Exception is also being filed to be processed concurrently.

1. Compliance with all applicable elements of the Comprehensive Plan; **Epiphany Cathedral was originally built in 1980 and the Bishop of the Diocese owns the entire block bounded by Harbor Drive South, Tampa Avenue West, Nassau Street South and Sarasota Street (Epiphany Cathedral School). The property is zoned Downtown Edge which is an implementing District of the Mixed Use Downtown land use classification. The proposed renovation/addition will only increase the Building area by 4,196 square feet. All existing driveways remain with parking modified but meeting parking requirements.**
2. Compatibility consistent with Section 4 of this LDR; **the proposed project meets all applicable Zoning requirements including landscaping and buffering. Refer to Landscape Planting Plan Sheet L-02**
3. General layout of the development including access points, and onsite mobility; **The general layout, access and parking areas remain the same as exists.**

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4. General layout of off-street parking and off-street loading facilities; **Off-street parking is provided at 20 spaces:1,000sf (Assembly). $21,000 \text{ sf} / 1,000 = 21 \times 20 \text{ spaces} = 420 \times 50\% = 210 \text{ spaces required. 220 spaces provided.}$**
5. General layout of drainage on the property; **Refer to Site Civil Engineering drawing Sheet C6, Paving Grading and Drainage Plan.**
6. Adequacy of recreation and open spaces; **No recreational space is proposed and the existing Memorial Garden will be maintained.**
7. General site arrangement, amenities, convenience, and appearance; **The site will be improved/upgraded with improved landscaping and an iconic ne Bell Tower; and**
8. Other standards, including but not limited to, architectural requirements as may be required. **In addition to the new Bell Tower the proposed building will feature a new dramatic Barrel roof design and extensive improvements as described above. In addition, the project has received approval from the City Historic and Architectural Preservation Board**

Also attached are the completed Application documents, Civil Engineering, Architectural and Landscape Plans in addition to the \$7,395.54 Application Fee. If upon review you require any additional information please do not hesitate to contact me. Thank you very much for your assistance.

Sincerely,



Bruce E. Franklin, President
Land Resource Strategies, LLC