

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

July 13, 2021

City of Venice
401 W. Venice Ave.
Venice, FL 34285

RE: 219 W. Venice Ave

- NARRATIVE -

The Subject building at 219 W. Venice Ave, is located in the Heart of the Venice Traditional Retail District, in an area which has kept alive the Vibrant Charm and Landmark Character of the Venice Community. This property has remained a strong and identifiable statement of an Architectural and Cultural Lifestyle which has been lost to many Cities in recent years.

The Cultural and Aesthetic appeal of Venice is a theme worthy of preservation in its Architecture, with proper updated functions, which will continue to provide an active and relevant appeal to Residents and Visitors alike.

The proposed Mediterranean Revival Façade with a two (2) Level Balcony over the existing Sidewalk providing a protected Covered Gallery, which compliments, and is in keeping with, the character and Architectural Style which has long been the flavor of the Downtown Environment.

The Rooftop Restaurant/Bar will feature enclosed Dining and Open-Air Seating behind the decorative Parapet, located on the Rooftop Area. This Outdoor Seating Area will be open to the sky and inviting.

There has been significant interest by Operating Entities in the Construction and Operation of the Rooftop Restaurant/Bar. It would be an active and attractive addition, not to mention, extending the Venice Avenue appeal into the evening hours. This would provide a unique and updated atmosphere, which has been widely successful in recent years. In addition, to providing a wide range of updated activities in this well established and unique environment, it will contribute to the continued success, appeal, and economic viability within the Venice Avenue Community. Also, the proposed Renovation provides the opportunity of introduction of Uses relevant to the changing Market Conditions and Service Demands.

The building has been vacant for a number of years and gone through a number of unsuccessful attempts by the Owners to successfully remodel this Prime Real Estate.

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These multi-use functions are, as proposed:

- **Ground Level** –which is existing and is proposed for a complete Level III Alteration of the existing 5275 sq. ft. and the modification of the Space into three (3) potential Retail/Commercial Tenant Spaces.
- **Second Level** – presently consists of four (4) Living Units which are also in need of a Level III Renovation and will divide the Space into four (4) one-bedroom Apartments with four (4) Offices and a Conference Room.
- **Third Level/Rooftop** – The Rooftop Area is proposed to be constructed as an Indoor/Outdoor Restaurant/Bar, which will be entirely new Construction.

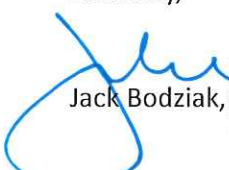
This proposed Renovation will afford this Prime building, much needed life, and value, which has been underutilized in recent history.

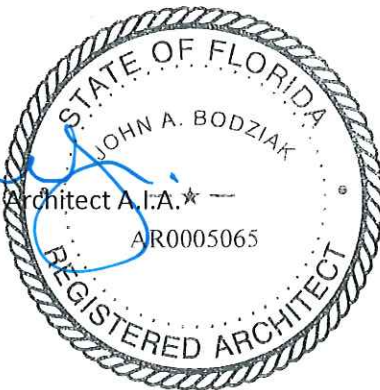
The primary goal in undertaking the extensive re-purposing and re-construction of this building is to preserve a Style, Charm and Character. We have attempted to create an up-to-date Commercial Appeal while still maintaining Character, Use and Function of the building.

The Owners have secured additional Parking in close proximity, which will also keep the balance of Parking to Use, in consideration.

We feel that the proposed Design and proposed Uses for this exceptional Site, deserves In-depth and progressive Forward-Thinking, while still preserving the Character and Charm of Classic Environment which is rapidly disappearing throughout our Cities, State and Region.

Sincerely,


Jack Bodziak, Architect A.I.A. ★ —
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