

## Height Exception Narrative

The applicant, Venice Theatre, Inc., is proposing a Height Exception in connection with a Site & Development Plan proposal for the main theatre building parcel, PID # 0407140030, located at 140 W Tampa Avenue, Venice, FL 34285 (the “Property”), for work to rebuild the theatre building in response to the damage incurred from Hurricane Ian.

The Property is approximately 1.3 acres, has a Comprehensive Plan Future Land Use designation of Mixed Use Downtown, and is located in the Island Neighborhood. A Zoning Map Amendment application has been filed to rezone the Property to Downtown Edge.

The Height Exception application is being filed to request additional building height for the rebuilt theatre fly loft structure. The former fly loft, prior to being destroyed by Hurricane Ian, was 46'. Due to the changes in industry standards since the former fly loft's construction and the need for increased safety for those operating within the fly loft space, the applicant is requesting a Height Exception to permit a height of 70' to the top of roof for a new fly loft structure. This request is 5' less than the maximum available for request within the Downtown Edge zoning district, which is 75', and will allow the applicant to modernize their main theatre building while staying within the scale of the surrounding area.

This Height Exception is compliant with all applicable sections of the LDR, including the Sec. 1.12.3(A)(1-6) criteria, and is consistent with the Comprehensive Plan, specifically Strategy LU 1.2.9(A) and Strategy LU-IS 1.1.2.