

23-26HE – 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 reconstruct the Venice Theatre fly loft to a height of approximately 70 feet.
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)
<u>Current Zoning:</u>	Venice Avenue (VA)
<u>Proposed Zoning:</u>	Downtown Edge (DE), awaiting 2 nd reading for approval
Comprehensive Plan Neighborhood:	Island
Application Date:	January 6, 2023
<u>Related Applications:</u>	23-25SP and 23-02RZ

PROJECT BACKGROUND

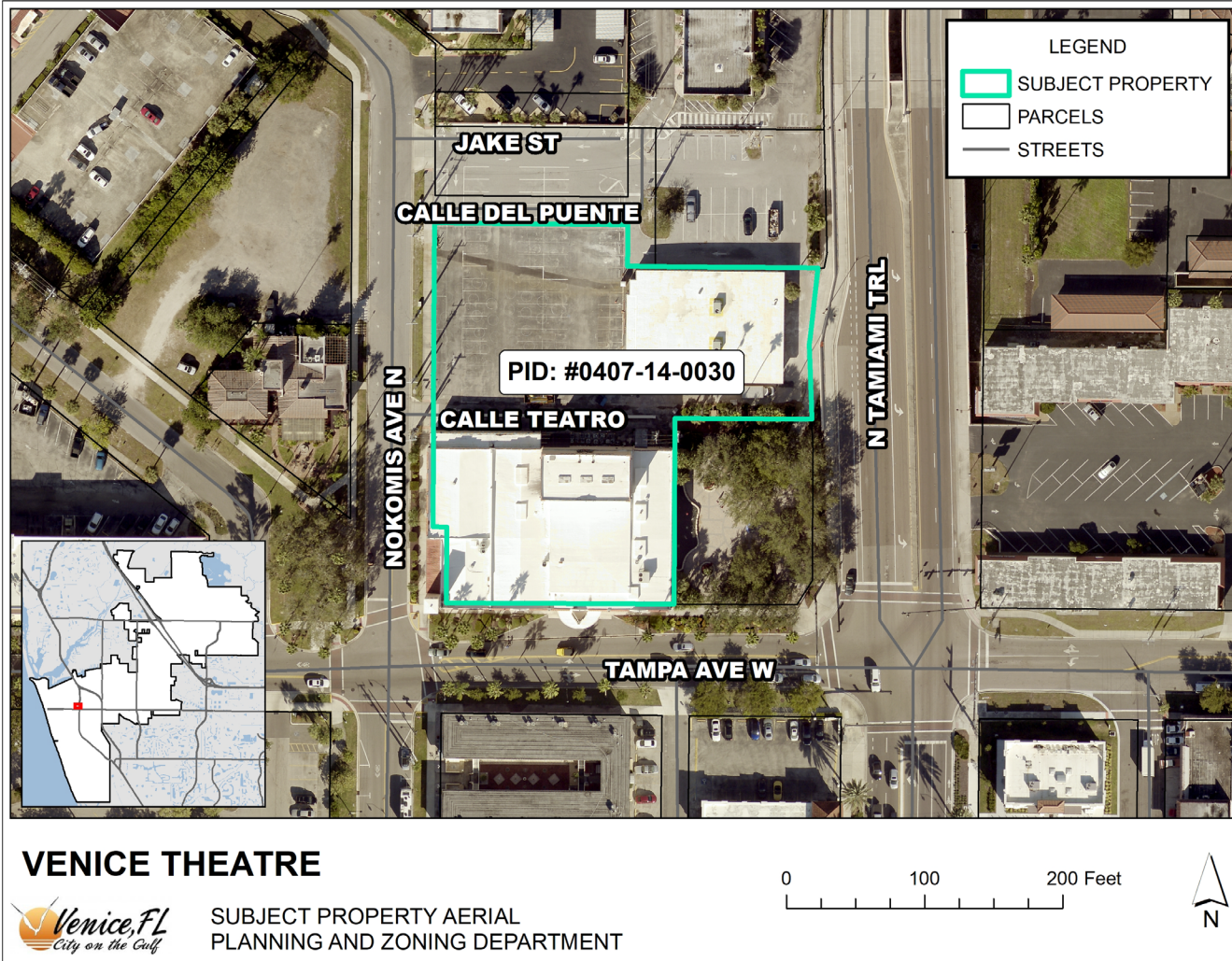
The theater desires to take advantage of the Hurricane by improving and upgrading the facility

The Theatre is requesting a Height Exception to reconstruct the fly loft to a height of approximately 70 feet.

The Height Exception is contingent upon approval of Zoning Map Amendment Petition (23-02RZ), scheduled for a second reading on 6/13/23.

The DE district allows for a Height Exception request up to 75 feet, while the existing zoning of VA only allows a Height Exception request up to 45 feet.

AERIAL AND SURROUNDING PROPERTIES



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

SURROUNDING HEIGHTS



Costa Brava
+/- 85'

Venice Theatre

The Waterfront
+/- 93'



North

SITE PHOTOS (BEFORE IAN)



Northeast



Southwest

SITE PHOTOS (CURRENT)



Northeast

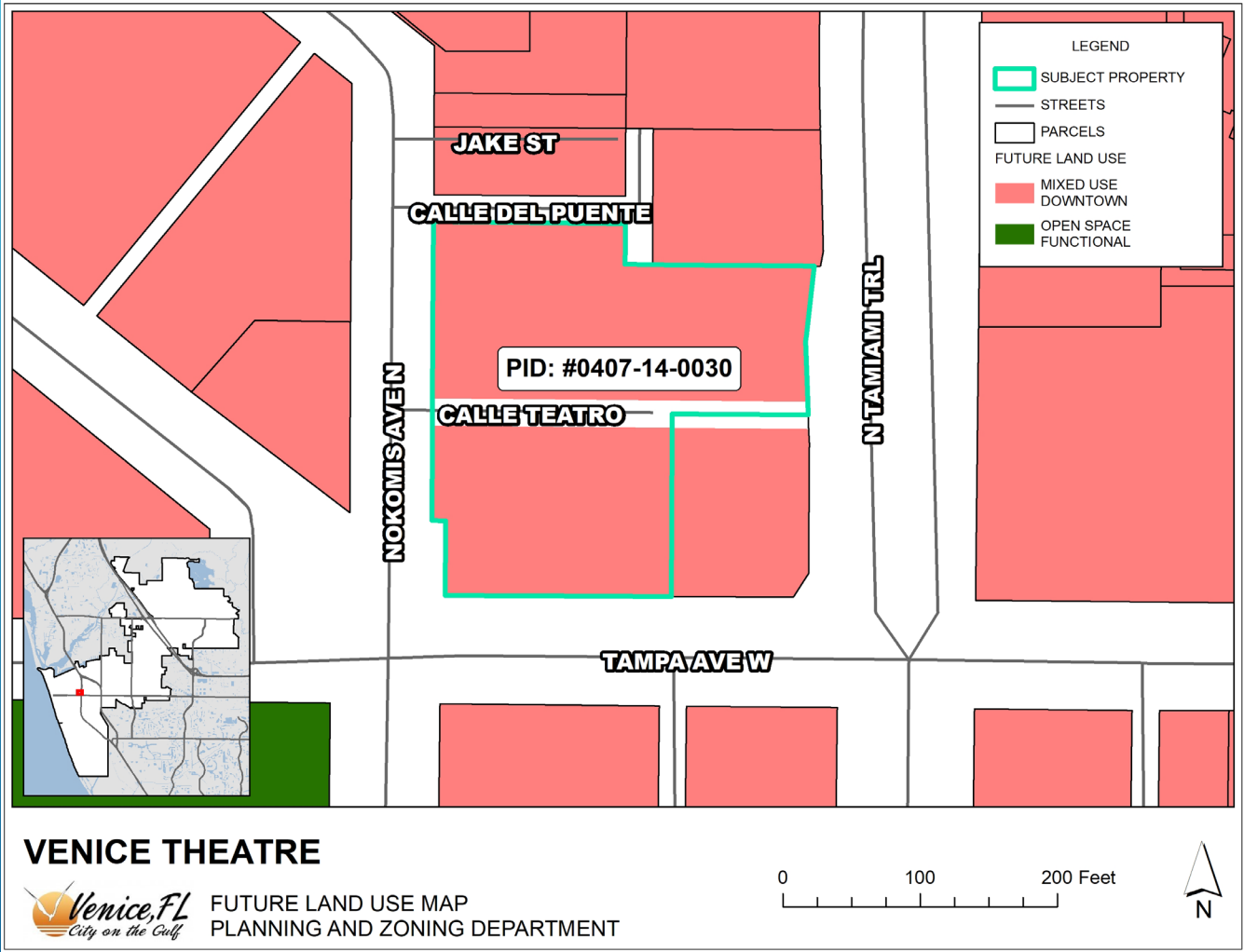


Southeast



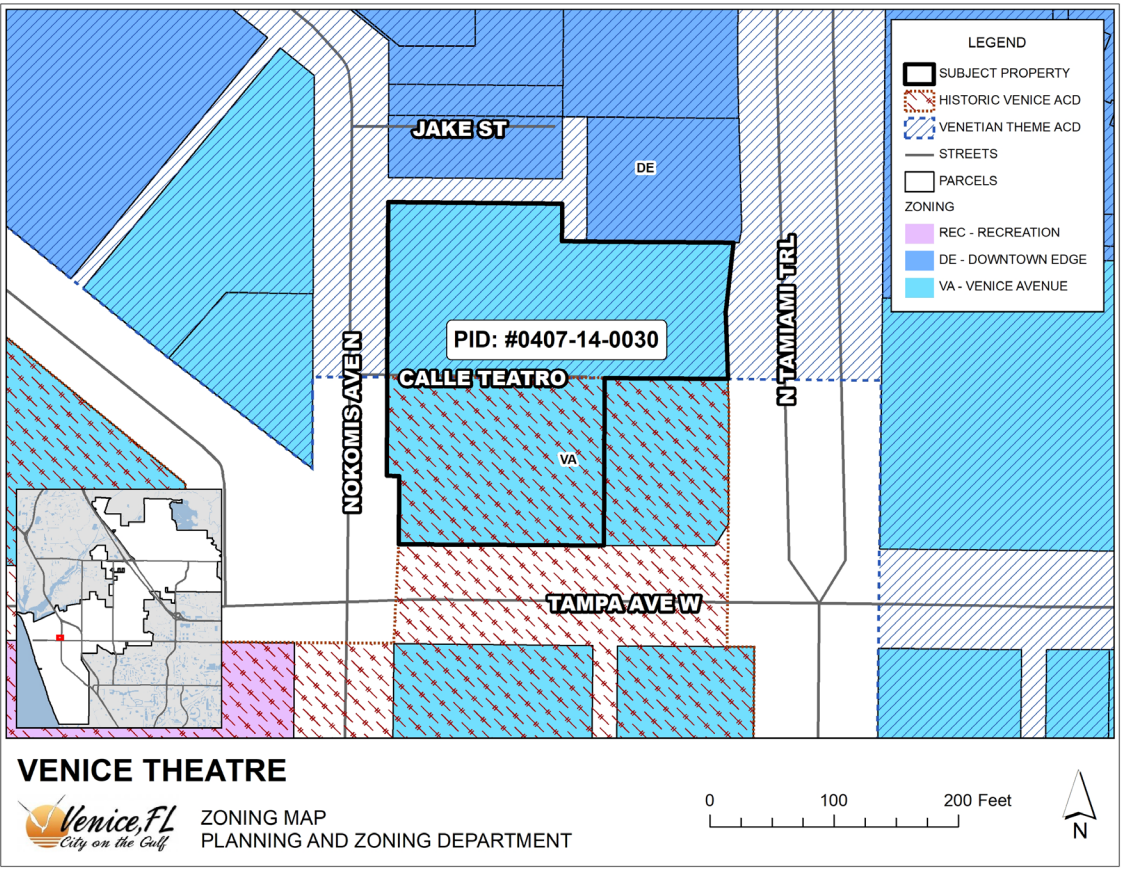
West

FUTURE LAND USE MAP

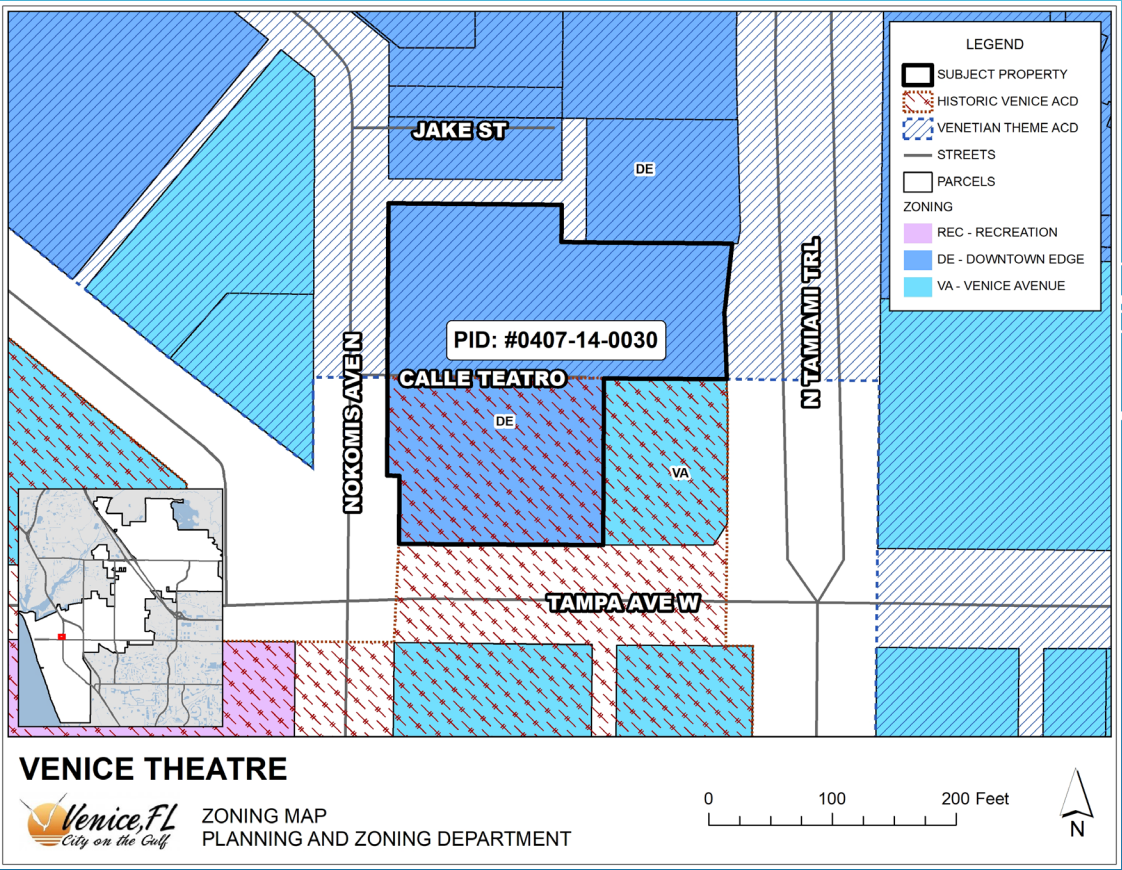


ZONING MAPS

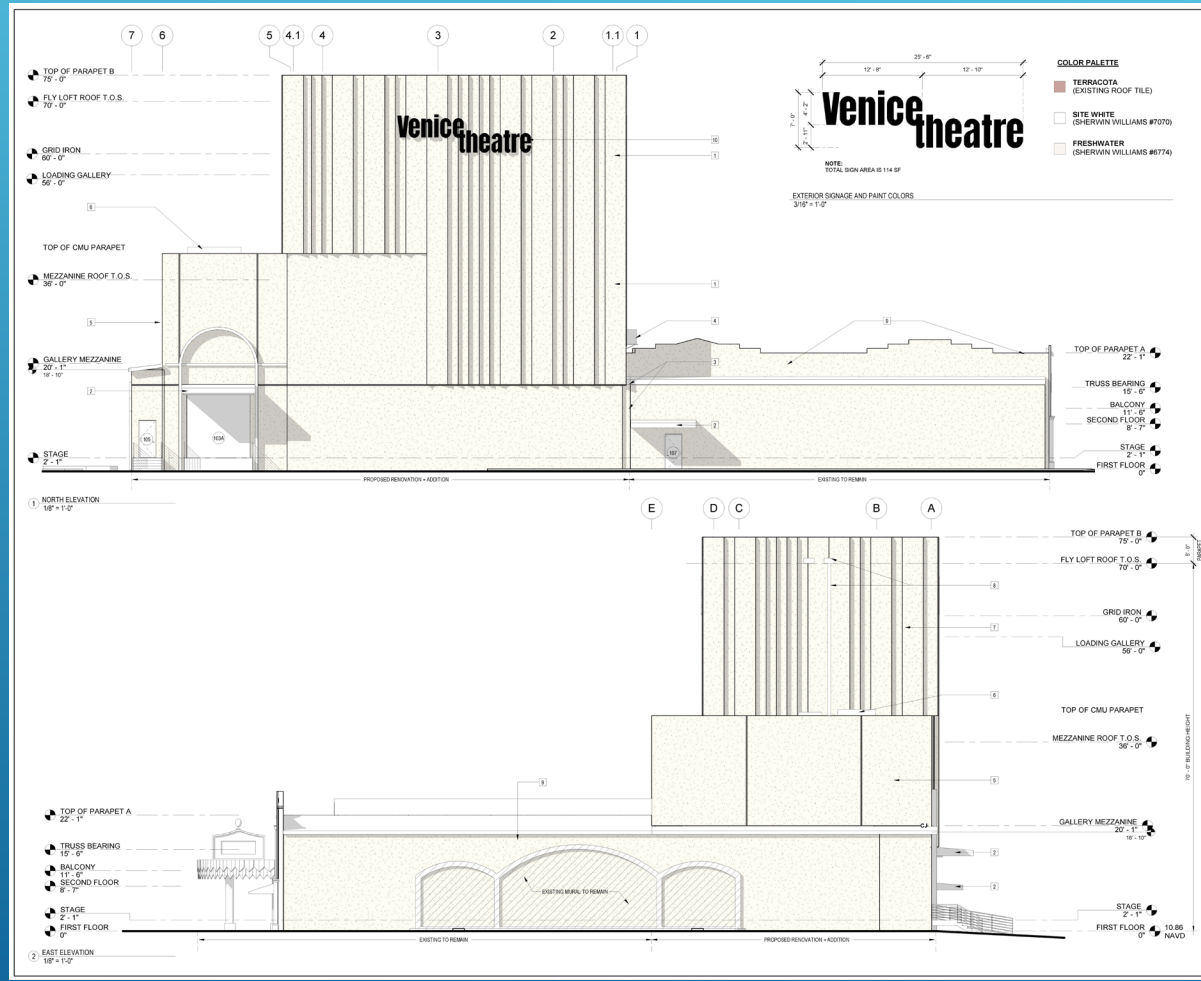
CURRENT ZONING



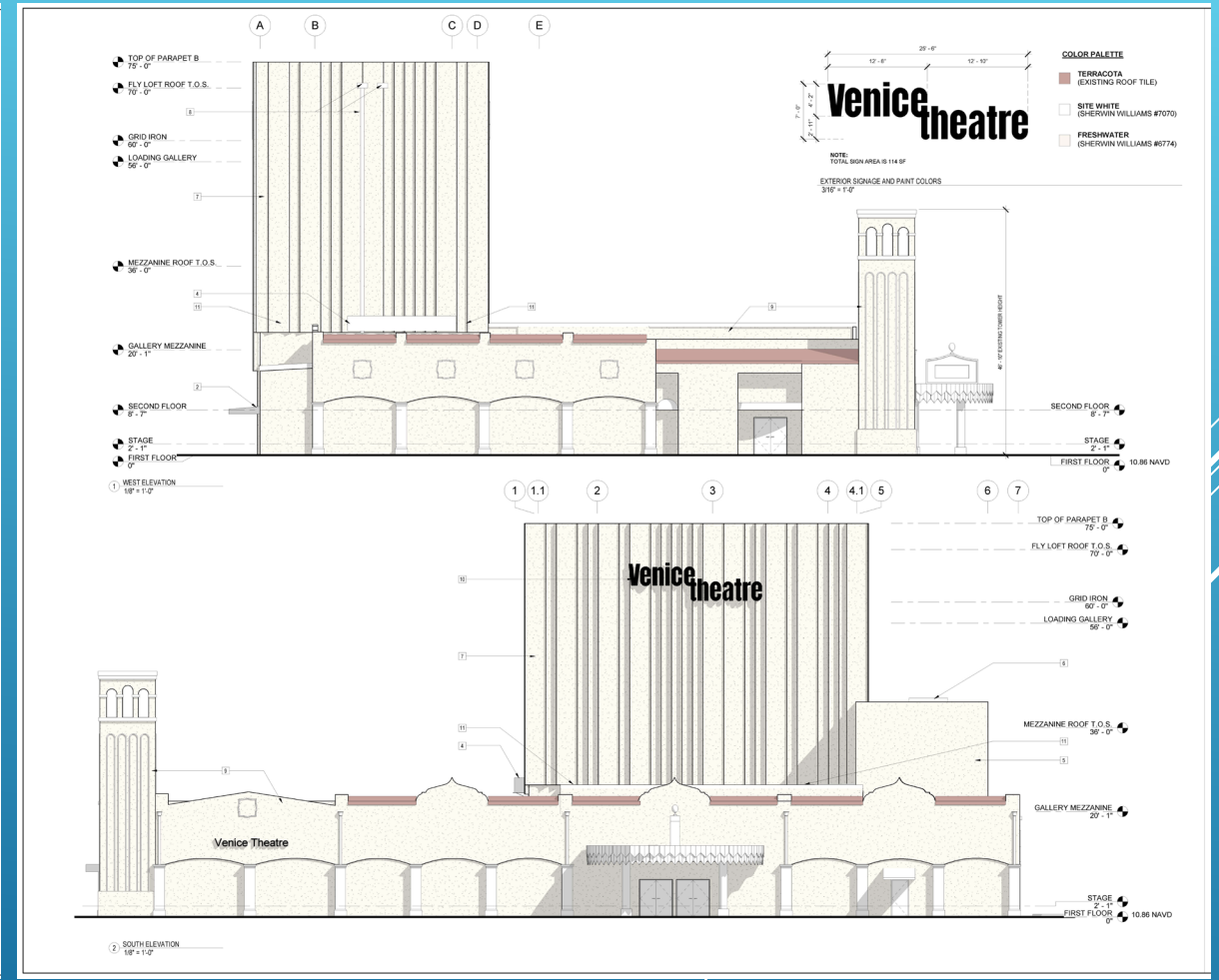
PROPOSED ZONING



ELEVATIONS

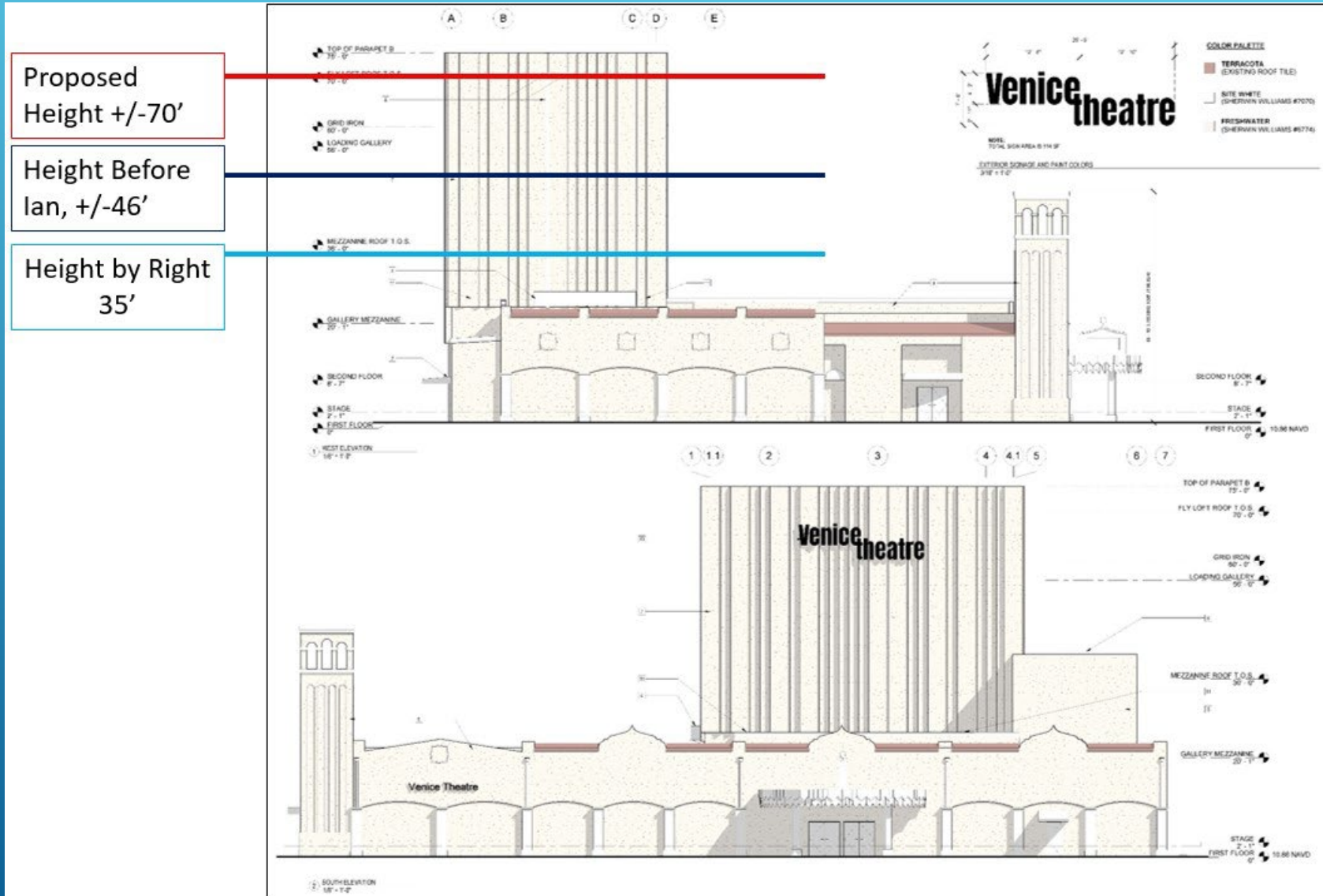


North and East



South and West

ELEVATIONS WITH HEIGHTS



COMPREHENSIVE PLAN CONSISTENCY

A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for 35 feet of additional building height, either in the Mixed Use downtown future Land Use Element or in the Island Neighborhood element.

A review of other elements and strategies did not produce any other relevant considerations for the project, and no inconsistencies have been identified with this proposal.

COMPREHENSIVE PLAN CONSISTENCY CONT.

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.

As indicated above, no inconsistencies have been identified. 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 to consider a Height Exception. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCURRENCY AND MOBILITY

Public Facilities Concurrency/Mobility

Regarding public facilities Concurrency and Mobility, no issues were identified by the Technical Review Committee regarding the Site and Development Plan request.

Findings of Fact (Public Facilities Concurrency/Mobility):

- ▶ No issues were identified by the Technical Review Committee regarding the Site and Development request.

RECOMMENDED STIPULATION

Approval of this Height Exception (23-26HE) is contingent upon approval of proposed Zoning Map Amendment Petition No. 23-02RZ by City Council.

CONCLUSION

Upon review of the petitions 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 for the Planning Commission to take action on Height Exception Petition No. 23-26HE.