



Planning and Zoning Department
 401 W. Venice Avenue
 Venice, FL 34285
 941-486-2626 ext. 7434
www.venicegov.com

Zoning Map Amendment Application

Section 1.7 Zoning Map Amendment Application (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Venice Theatre

Brief Project Description: Zoning Map Amendment from Venice Avenue to Downtown Edge

Property Information

Address/Location(s): 140 W. Tampa Avenue, Venice, FL 34285
 Parcel Identification No.(s): 0407140030
 Parcel Size: 1.3 +/- acres
 Current Zoning Designation: Venice Avenue
 Proposed Zoning Designation: Downtown Edge
 FLUM Designation: MUD

Application Fees:

Total Fees: \$4313.71 (Application Fee: \$3209.89 / Review Fee: \$1103.82)

A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees.

Applicant/Owner Name (for billing purposes): Venice Theatre, Inc.

Address: 140 W. Tampa Avenue, Venice, FL 34285
 Email: murraychase@venicestage.com
 Phone Number:

Signature:

Date:

Authorized Agent (project point of contact): Jackson R. Boone, Esq.

Address: 1001 Avenida Del Circo, Venice, FL 34285
 Email: jackson.boone@boone-law.com
 Phone Number: 941-488-6716

Signature:

Date: 1/6/23

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

ZONING MAP AMENDMENT APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- NARRATIVE** – a document describing the project in detail (see *Specific Application Requirements below*).
- LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.E including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- AGENT AUTHORIZATION** (if applicable)
- STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- CONCURRENCY APPLICATION** (if applicable; see Section 5) N/A
 - School (when required)
 - Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- TRAFFIC STUDY** - if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility). N/A

Specific Application Requirements (Section 1.7.2):

- Narrative explaining justification for the zoning map amendment.
- All data and maps required to support conclusions made in responses to specific findings in Sec. 1.7.4.
- Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the LDR.

Decision Criteria (Section 1.7.4):

In a separate document, please restate and address each item below:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
2. Changes in land use or conditions upon which the original zoning designation was based.
3. Consistency with all applicable elements of the Comprehensive Plan.
4. Conflicts with existing or planned public improvements.
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
6. Effect on health, safety and welfare of the neighborhood and City.
7. Conformance with all applicable requirements of this LDR.
8. Potential expansion of adjacent zoning districts.
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

ZONING MAP AMENDMENT NARRATIVE

The applicant, Venice Theatre, Inc., is proposing to rezone the main theatre building parcel, PID # 0407140030, located at 140 W Tampa Avenue, Venice, FL 34285 (the “Property”), from Venice Avenue Mixed Use to Downtown Edge Mixed Use.

The Property has a Comprehensive Plan Future Land Use designation of Mixed Use Downtown and is located in the Island Neighborhood.

The applicant owns property adjacent to the Property to the north where its arts education operations are based, which has a zoning designation of Downtown Edge Mixed Use. It is the applicant’s desire to bring all of the Venice Theatre property under the same zoning district of Downtown Edge in connection with its rebuilding efforts of the main theatre building on the Property due to damage incurred from Hurricane Ian.

The proposed rezoning to Downtown Edge is compliant with all applicable sections of the LDR, including the Sec. 1.7.4(A)(1-10) criteria, and is consistent with the Comprehensive Plan, specifically Strategy LU 1.2.9(A) and Strategy LU-IS 1.1.2.