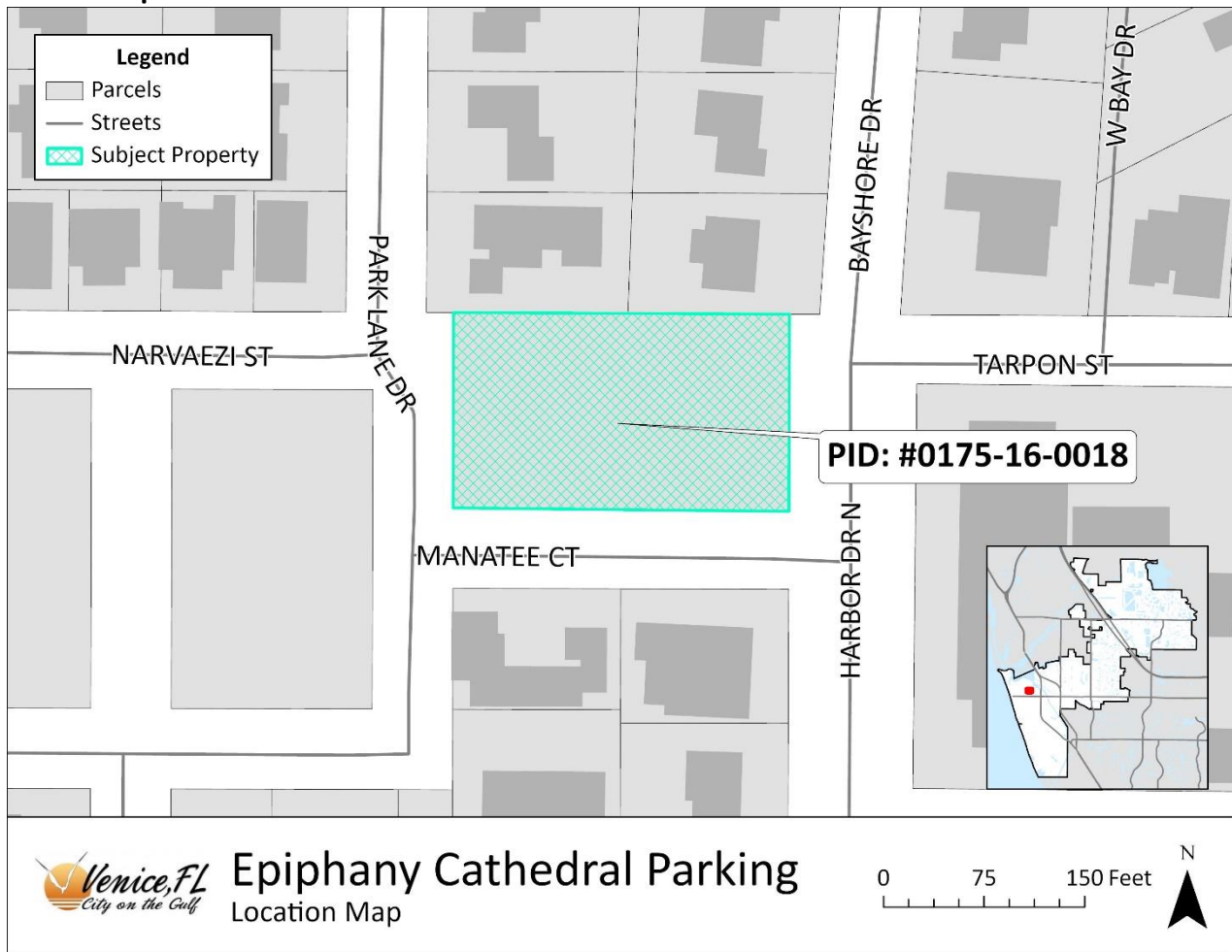


24-47SP Epiphany Cathedral Parking Staff Report



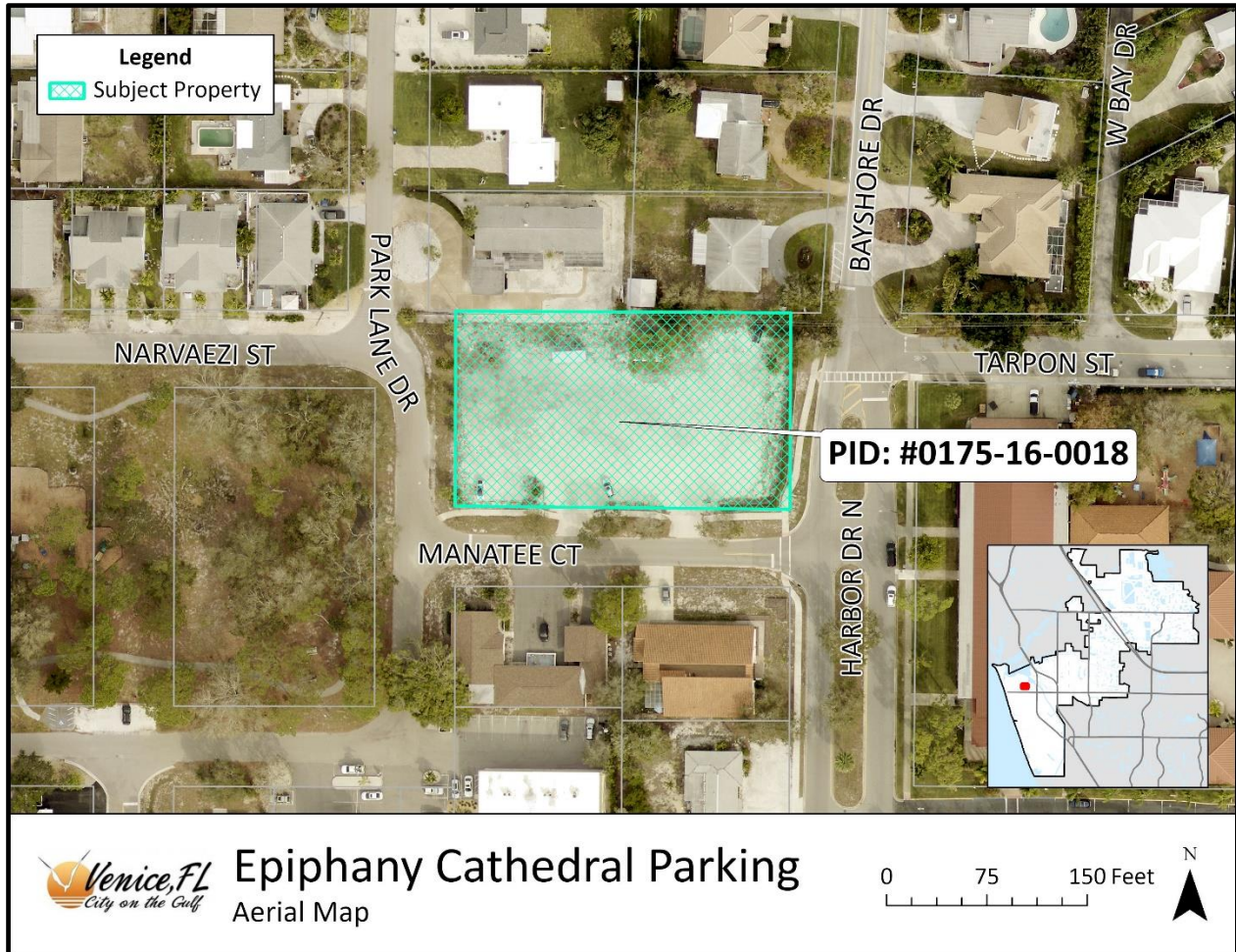
GENERAL INFORMATION

Address:	225 N. Harbor Drive
Requests:	Redevelopment of an existing shell parking lot to a new paved parking lot for Epiphany Cathedral
Owner:	Frank J. Dewane, Bishop of Diocese of Venice
Agent:	Kreg E. Maheu, DMK Associates, Inc.
Parcel IDs:	0175-16-0018
Parcel Size:	±0.85 acres
Future Land Use:	Institutional Professional
Zoning:	Office, Professional and Institutional (OPI)
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	September 20, 2025

I. BACKGROUND AND EXISTING CONDITIONS

The subject property, located at 225 N. Harbor Drive and totaling approximately 0.85 acres, is proposed for the redevelopment of a shell parking lot into a paved parking lot with landscaping and sidewalk connectivity. Access to the parking lot will be from one access point off of Park Lane Drive, diverting traffic away from the pedestrian crosswalk on Harbor Drive North between the parking area and Epiphany Cathedral.

Aerial Photo



Site Photographs

Photo facing northwest from the corner of Manatee Court and Harbor Drive North



Photo facing southeast from the corner of Park Lane Drive and Narvaezi Street



Photo facing east from corner of Narvaezi Street and Manatee Court



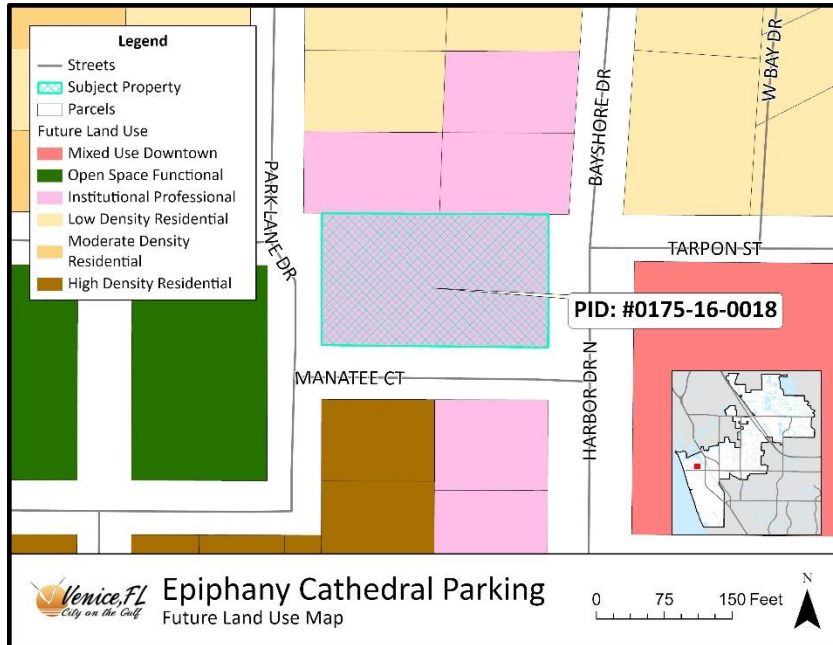
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Church-owned properties	Office, Professional and Institutional (OPI)	Institutional Professional
South	Catholic Charities Buildings	OPI and Residential Multi-Family 4 (RMF-4)	Institutional Professional and High Density Residential
West	Prentiss French Park	Recreation	Open Space Functional
East	Epiphany Cathedral School	Downtown Edge	Mixed Use Downtown

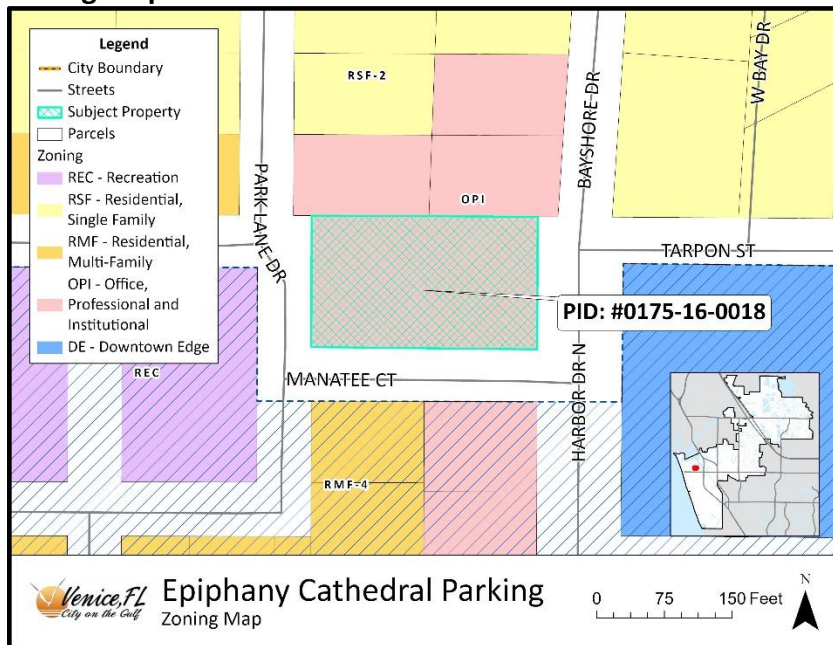
Future Land Use and Zoning

The Future Land Use designation for the subject property is Institutional Professional and the zoning is Office, Professional and Institutional, as depicted on the maps below.

Future Land Use Map



Zoning Map



II. PROJECT DESCRIPTION

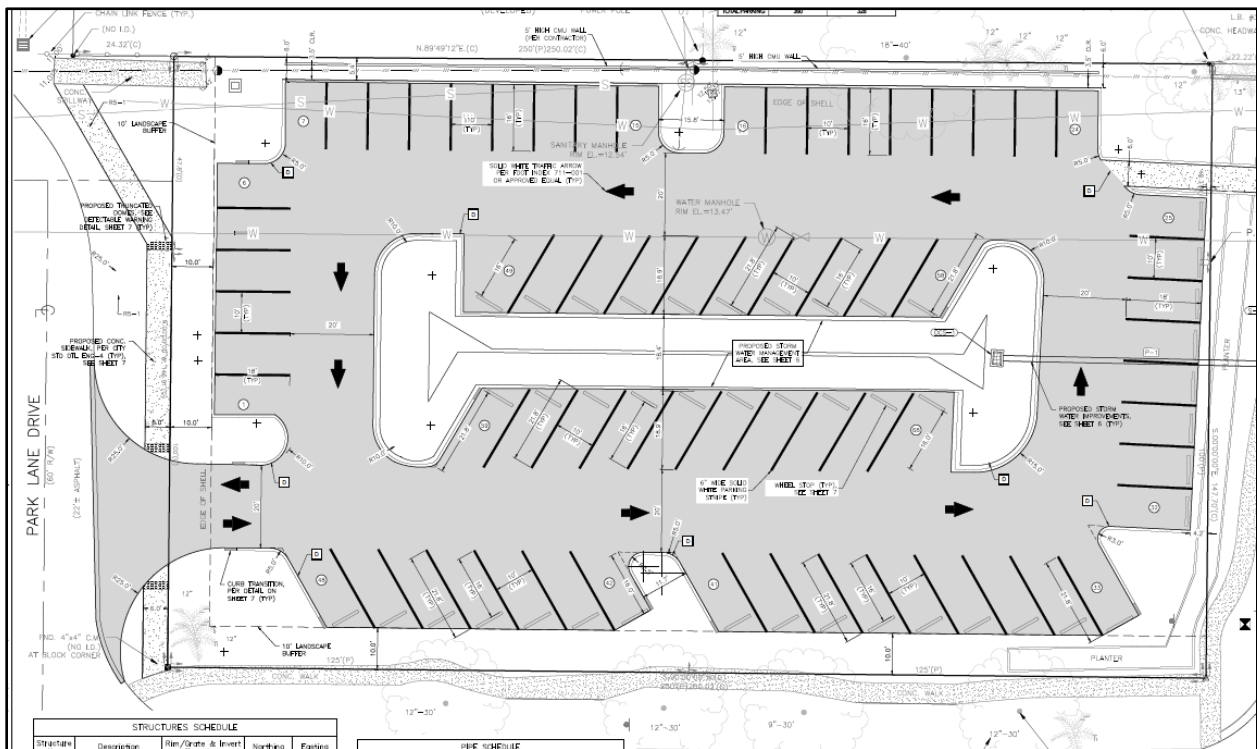
The proposed Site and Development Plan is for the redevelopment of Epiphany Cathedral's off-site shell parking lot to a paved parking lot with landscaping. The project provides ingress and egress from the west side, along Park Lane Drive. This location diverts vehicle traffic away from Harbor Drive North, where a pedestrian crosswalk connects the parking and Epiphany Cathedral.

The Epiphany campus (cathedral, school, and offices) currently has 360 parking spaces available, onsite and remotely. This proposal would reduce the available parking to 328 spaces;

restructuring the subject lot and adding landscaping and other improvements reduces this lot by 32 spaces, from 80 to 48. However, the required number of parking spaces for the campus ranges from 252 minimum to 380 maximum, so the reduction does not change the property's compliance with parking space standards.

An alternative parking plan has been included, but it is not needed because the parking is within the range allowable for Downtown Edge, which allows a 50% reduction in required parking.

Site and Development Plan



III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition includes 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Code (LDC), and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan

The subject property has the Future Land Use designation of Commercial, which is in alignment with the proposal for a garden center. The strategies identified below are relevant to the proposed project:

Strategy LU 1.2.4.b provides areas within the city for professional offices, educational, healthcare, religious or similar uses. The proposed project is for an off-site parking site that would provide parking for professional offices, cathedral, and associated school buildings for Epiphany Cathedral.

Conclusions/Findings of Fact (Review of Comprehensive Plan)

A review of the Comprehensive Plan has been provided. This review should be taken into

consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes redeveloping an existing shell parking lot into a paved parking lot with landscaping and sidewalks. The parking lot is considered to be a remote parking lot, as it is within 1,000 feet of the principal use structures (Epiphany Cathedral and School) as required by Table 3.6.7 in the Code. The proposed project has been reviewed for consistency with the LDC. The proposed plan complies with the LDC and has been reviewed for compliance with regulations on use, parking, lot coverage, lighting, and landscaping requirements, as applicable.

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from this policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response: Current zoning remains the same. The site has been used as an off-site parking for the Epiphany Cathedral. The project will improve the current site by landscaping and paving.

ii. Building heights and setbacks.

Applicant Response: Not applicable.

Staff Comment: *Building height and setbacks are not applicable to this project. The project is consistent with the landscaping requirements, which provide buffering to the neighboring properties.*

iii. Character or type of use proposed.

Applicant Response: Off-site parking lot for Epiphany Cathedral.

iv. Site and architectural mitigation design techniques.

Applicant Response: Not applicable.

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: Complies with the comprehensive plan, next to residential.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: Not applicable.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: Zoning and density remain the same.

Summary Staff Comment: *This is an improvement project, and the use is already existing.*

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The project has been done with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: As it was coordinated with the Planning / Zoning Department, the project will provide a 10' buffer along the site's west and south boundary. The north side has the same zoning (OPI) as the adjacent properties to the north, which doesn't require a buffer and is compatible with Section 4 of the LDR.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: The project provides an ingress and an egress to the property from the west side, along Park Lane Drive. The reason for this location was based on diverting future traffic away from Harbor Drive North, where the pedestrian crosswalk is located between the parking and Epiphany Cathedral.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Not applicable.

5. General layout of drainage on the property;

Applicant Response: The on-site drainage will be collected in the proposed on-site pond and drained to the existing storm drain in Harbor Drive North.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: A landscape plan has been provided for this project to add adequate trees, shrubs and landscaping.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: *No applicant response.*

Staff Response: *This property is not subject to architectural requirements.*

Staff Comment: *The proposed site and development plan proposes to improve the existing shell parking lot to a paved parking lot with sidewalk and landscaping. The project meets all the*

requirements of remote parking in Sec. 87-3.6 of the Code. The project was reviewed by TRC and found to be consistent with the Comprehensive Plan and the Land Development Code.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

A concurrency application was not submitted by the applicant, as only one of the relevant facilities is applicable to a project of the proposed scope. Through the TRC review, the Engineering Department did confirm and mark complaint that the project will not exceed a 25-year, 24-hour storm event. Additionally, the project is compliant with all other TRC reviewers.

Mobility

A traffic analysis has been provided by the applicant and reviewed by the City's transportation consultant. The proposed project is for an existing parking lot utilized by the church and will be used in the same manner. The City's transportation consultant has agreed with the applicant's analysis that no additional traffic study is needed.

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement with evidence that this Site and Development Plan does not generate additional trips from the existing parking lot use. This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Site and Development Plan Petition No. 24-47SP.