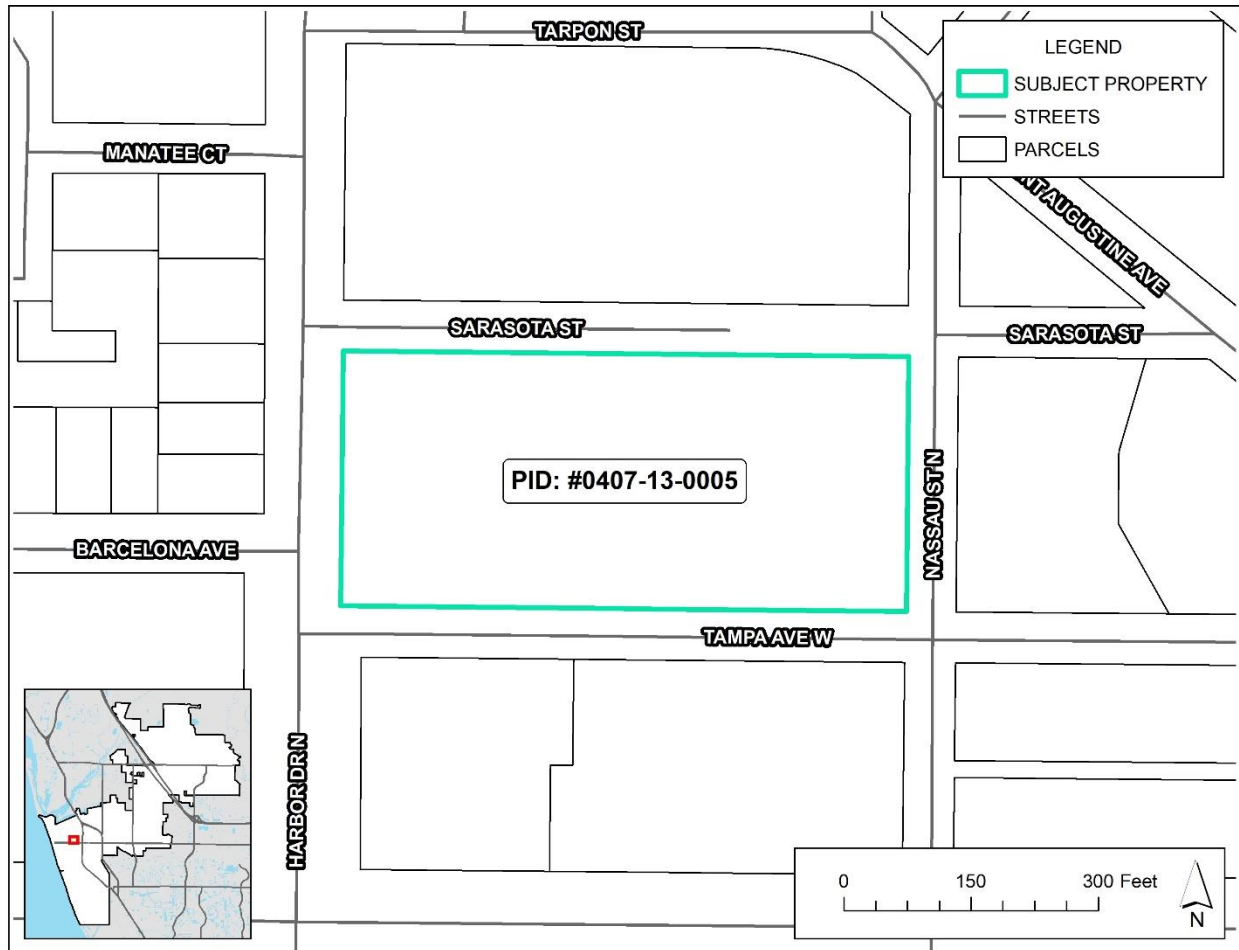


23-56HE Epiphany Cathedral Staff Report



GENERAL INFORMATION

Address:	350 Tampa Ave. West
Request:	To construct a bell tower/carillon for Epiphany Cathedral up to 75 feet.
Owner:	Frank J. Dewane, Bishop
Agent:	Bruce Franklin, Land Resource Strategies LLC
Parcel ID:	0407130005
Parcel Size:	4.6 ± acres
Future Land Use:	Mixed Use Downtown
Current Zoning:	Downtown Edge
Comprehensive Plan Neighborhood:	Island
Application Date:	August 24, 2023
Related Applications:	23-55SP

I. BACKGROUND

The Epiphany Cathedral property is north of Tampa Avenue West, east of Harbor Drive North, south of Sarasota Street, and west of Nassau Street North. The subject property is approximately 4.6 acres and has the address of 350 Tampa Avenue West. The proposed Height Exception petition is running concurrently with Site and Development Plan Petition No. 23-55SP.

Prior to the submittal of the Site and Development Plan and Height Exception, the property went in front of the Historic and Architectural Preservation Board (HAPB) for a Certificate of Architectural Compliance (CAC) relating to renovations and additions to a cathedral in the Venetian Theme District. The proposal was for a 7,970 square foot addition to the cathedral, including a bell tower, and a new porte cochère. The HAPB Board approved and granted the CAC on December 8, 2022.

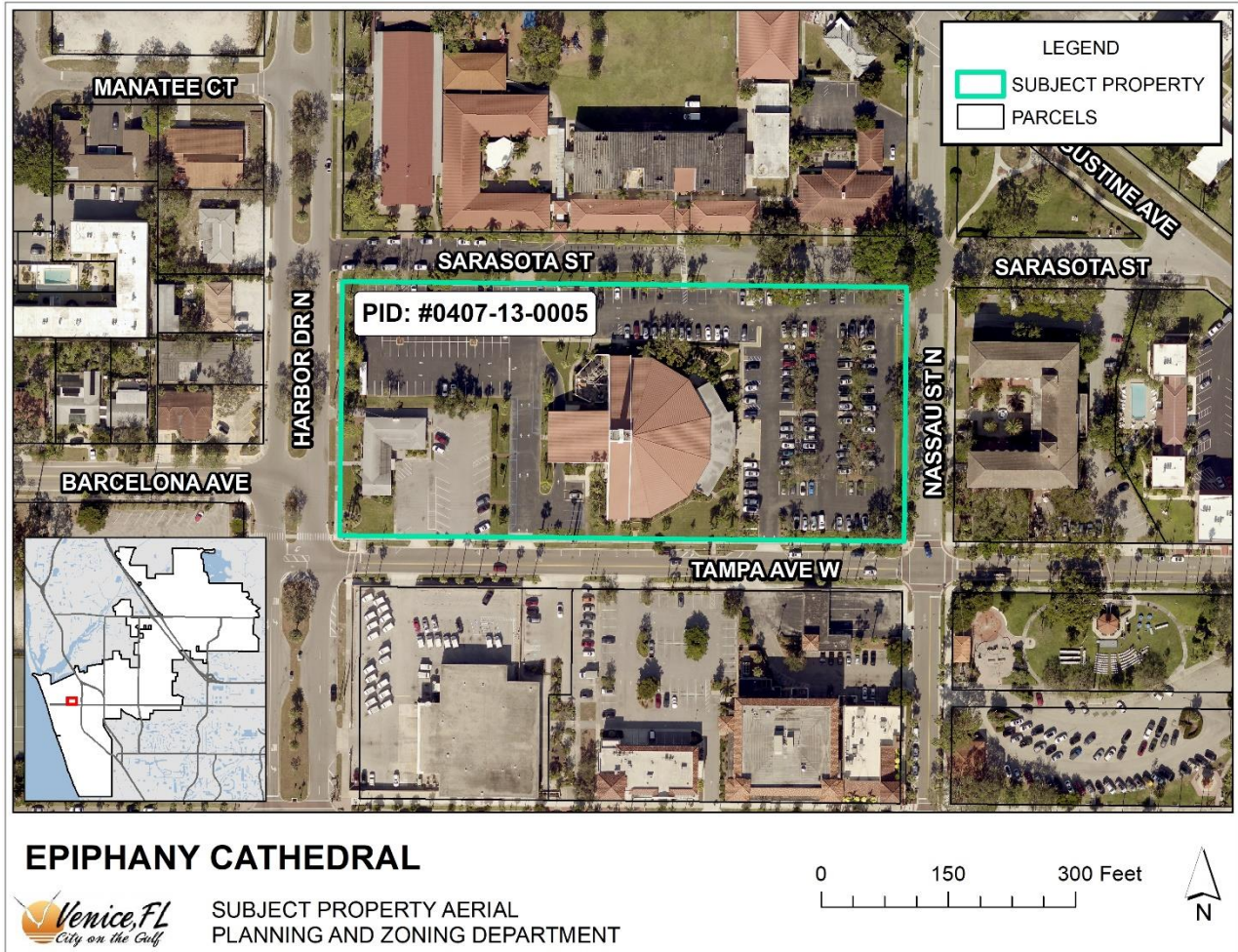
II. PROJECT DESCRIPTION

Height Exception

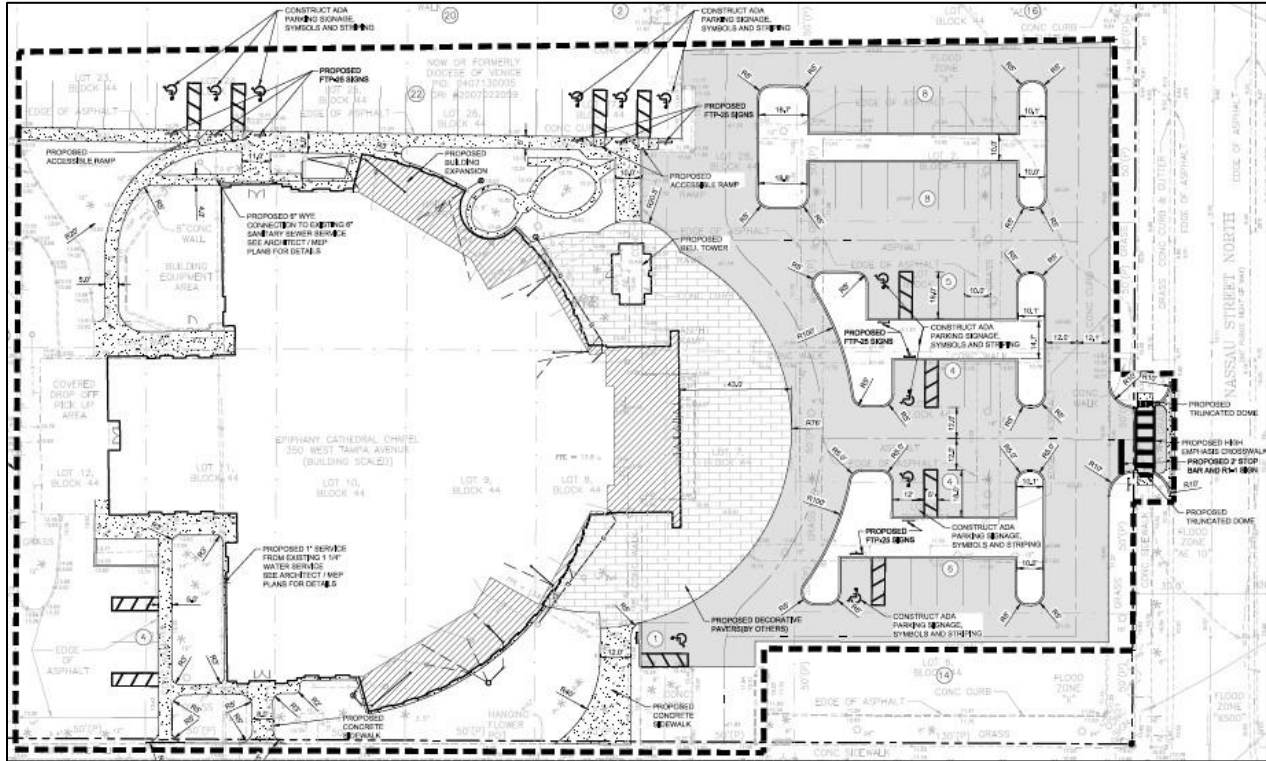
The proposed Height Exception is to construct a new bell tower/ carillon and new barrel roof over the baptismal area up to 75 feet within the Downtown Edge district. The proposed bell tower would be 75 feet, while the proposed new roof would be 54 feet in height. It is noted that the roof height of the existing structure is approximately 60 feet. The existing cross, which is to remain, is shown at approximately 92 feet.

The applicant is requesting the maximum height available in the DE District which is 75 feet. Per chapter 87. Sec.2.3.4, “any Height Exception for properties eligible to request 75’ shall require, at a minimum, a vertical mix of uses (residential, office, retail/commercial) with a maximum 85% of Gross Floor Area dedicated to any single use, except for additions to existing structures that do not result in an increase in residential density or increase in FAR greater than 15%.” The proposed site and development plan shows the addition of the 296 square foot bell tower and 7,556 square foot of new construction. The addition of these two proposals does not increase the FAR beyond 15%.

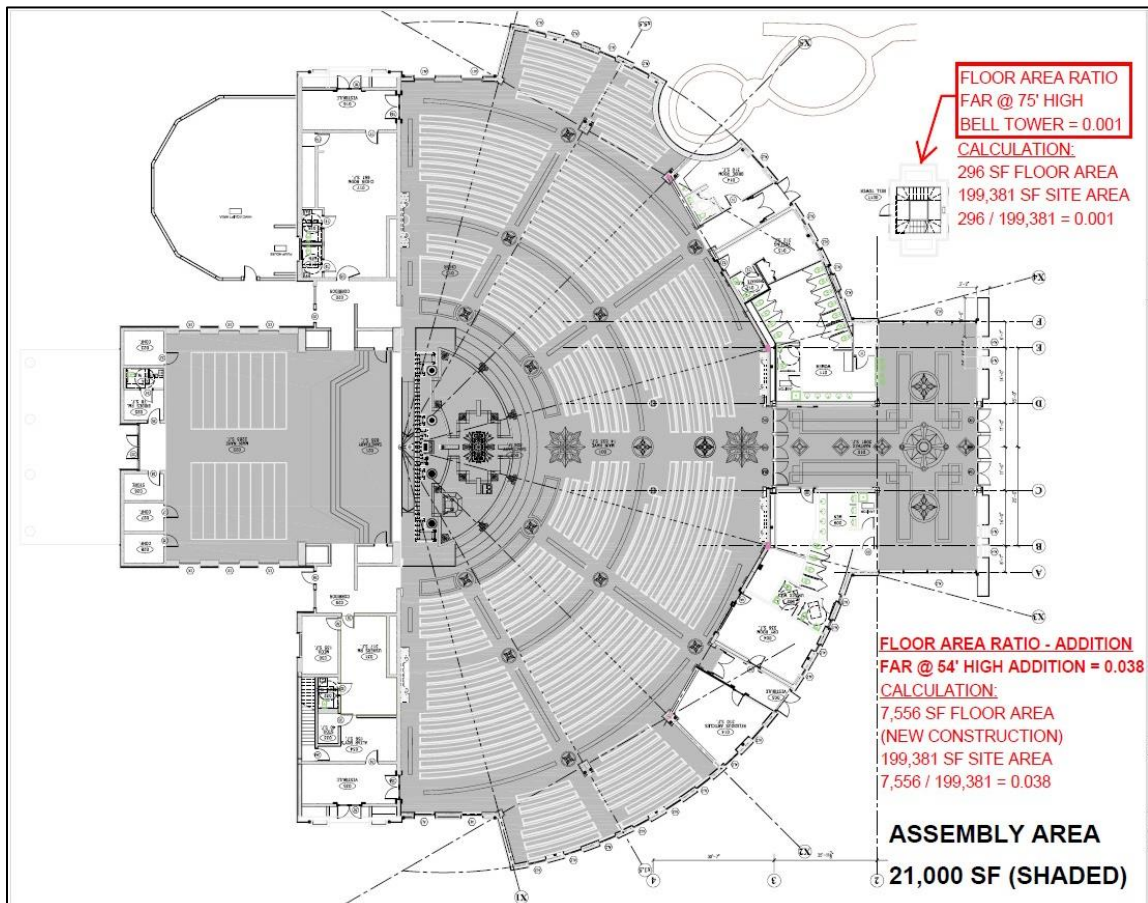
Aerial



Site Plan (Proposed)



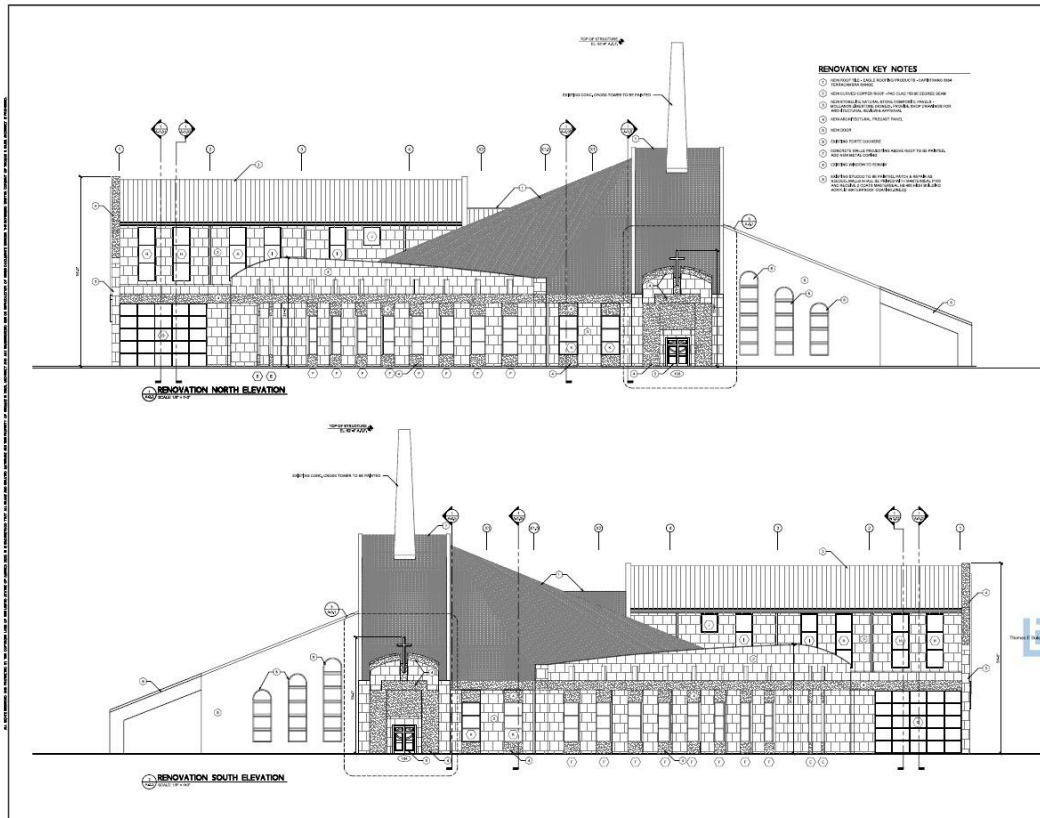
Architectural Site Plan



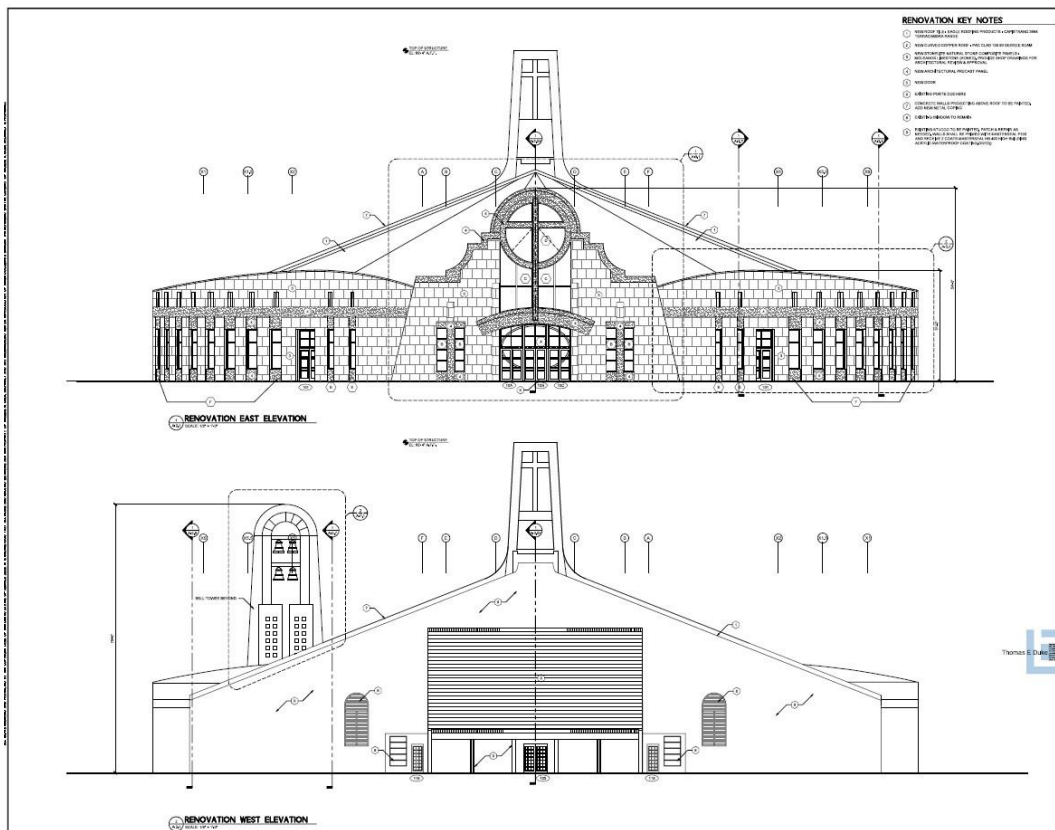
Epiphany Cathedral Proposed Renderings



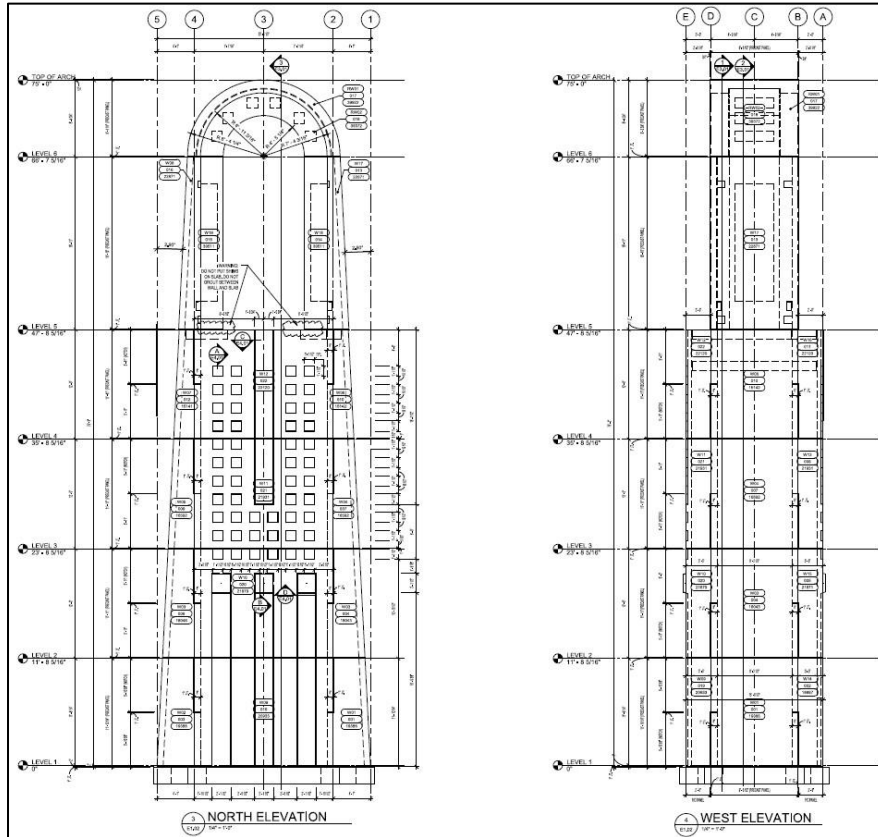
Elevations (North and South)



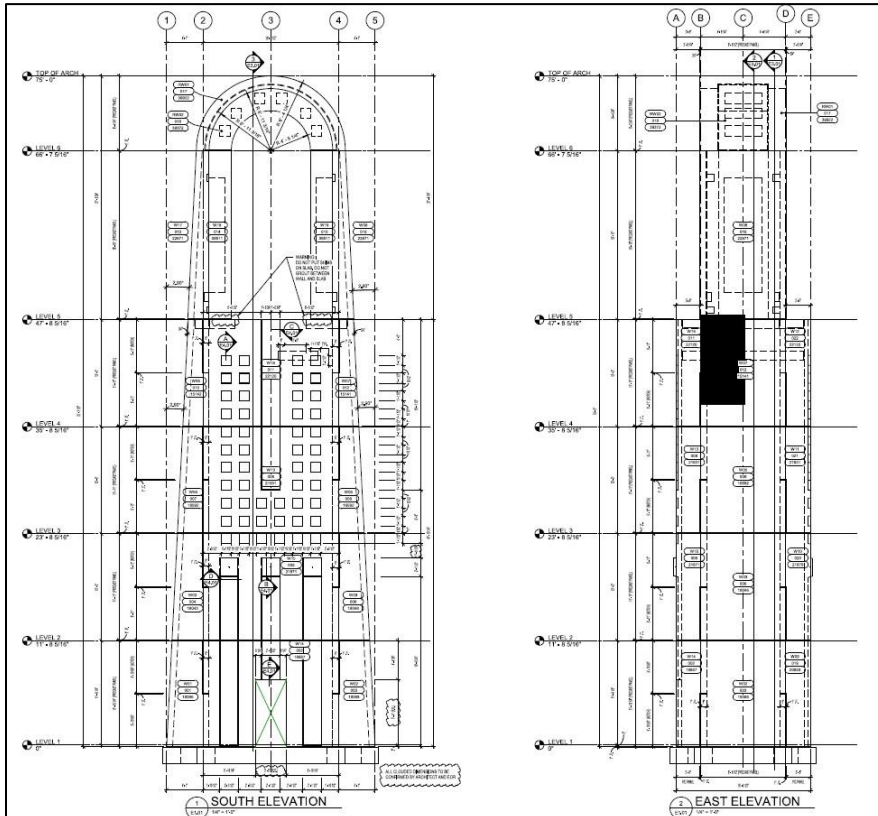
Elevations (East and West)



Bell Tower Elevations (North and West)



Bell Tower Elevations (South and East)



Site Photos
looking Northeast



Looking Northwest



Site Photos
looking southeast



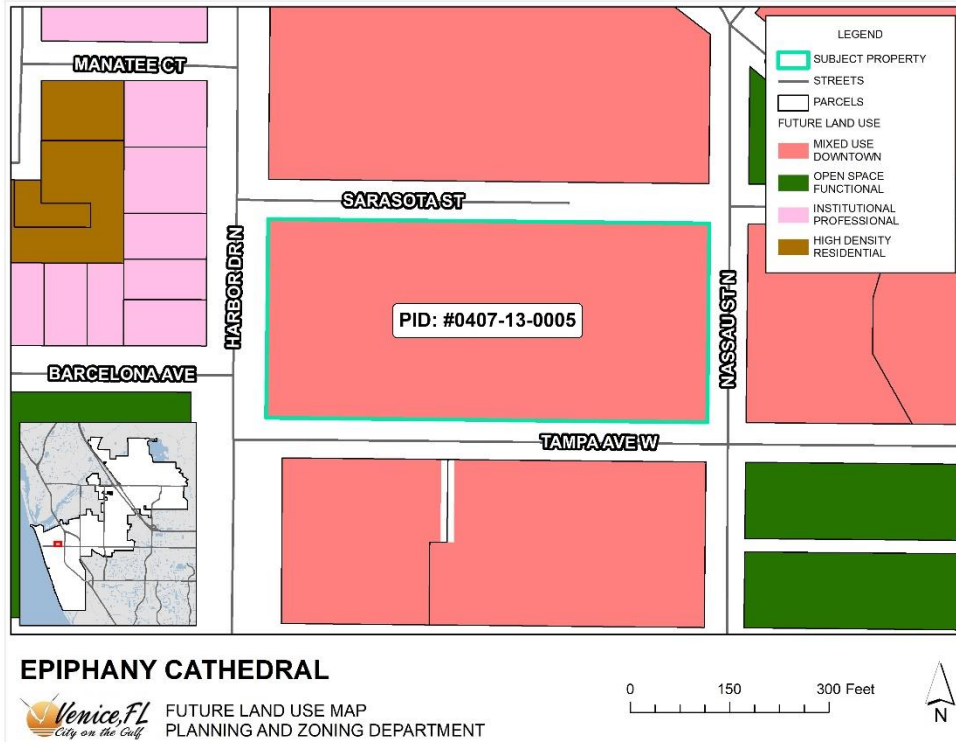
looking southwest



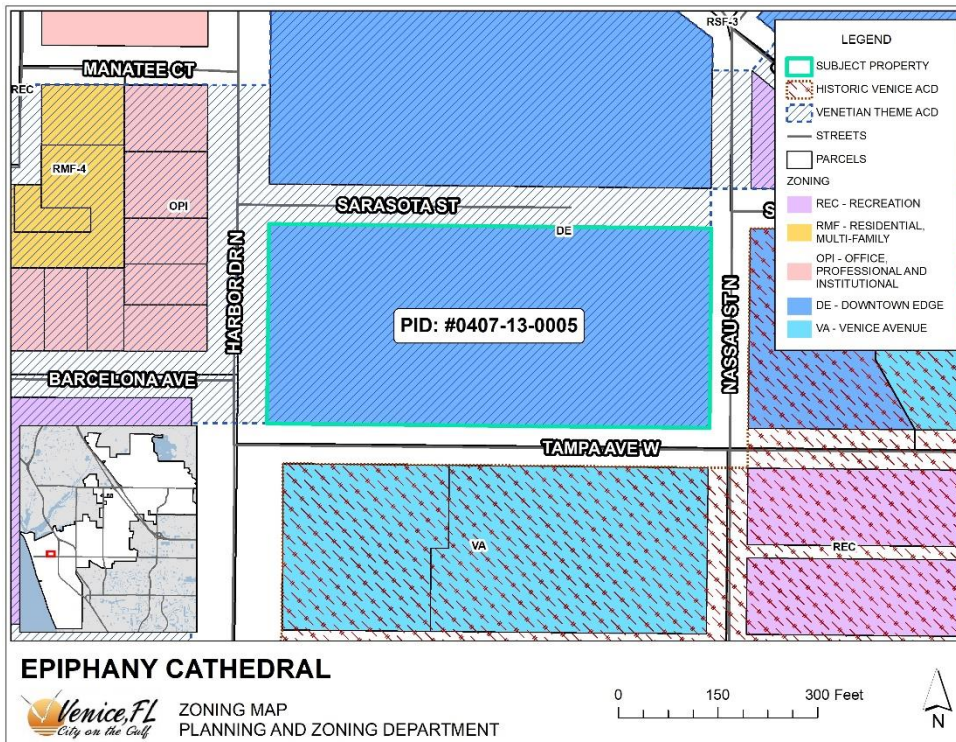
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Downtown and the current zoning is Downtown Edge as depicted on the maps below.

Future Land Use



Current Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Place of Worship (Epiphany Cathedral School)	Downtown Edge (DE)	Mixed Use Downtown (MUD)
South	Post Office and Retail	Venice Avenue (VA)	MUD
East	Assisted Living Facility	DE	MUD
West	Office	Office, Professional, Institutional (OPI)	Institutional Professional

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject Height Exception evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC).

Consistency with the Comprehensive Plan

Land Use Element

A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for 40 feet of additional building height, either in the 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 Inconsistencies

No inconsistencies have been identified with this proposal.

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 future land use designation, strategies found in the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

Downtown Edge

The proposed Height Exception Petition is consistent with the Downtown Edge development standards relevant to this proposal, which are found in Chapter 87, Sec. 2.3.10.

Compliance with the Land Development Code

Comparison of the Downtown Edge/Development Standards and Proposed Site and Development Plan

Standard	Allowed/ Allowed by HE	Proposed Site Plan
Height (max)	35'/75'	75'

Decision Criteria 1.12.3

Height Exception applications require a review of 1.12.3 *Decision Criteria*. Decision Criteria states that in reaching a decision regarding the Height Exception plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations (**Applicant responses are provided below in bold**):

In reaching a decision regarding the Height Exception plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

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

Applicant Response: The project is zoned Downtown Edge {DE} and is an implementing District in the Mixed-Use Downtown land use classification of the Future Land Use Map of the Comprehensive Plan. The project is a renovation/addition to the existing Epiphany Cathedral.

2. General compatibility with adjacent properties and other properties in the district;

Applicant Response: The Cathedral was originally built in 1980 and is adjacent to Epiphany Cathedral School and has been and has been a significant part of the downtown Venice environs since then.

3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

Applicant Response: Epiphany Cathedral and School properties comprise two full blocks of Downtown Venice. The proposed new Barrel Roof and Bell Tower/Carillon are essentially in the center of the Epiphany Cathedral parcel and will not negatively impact surrounding properties but, rather, will provide a new iconic landmark to the City downtown environs.

4. Required yards and other open space;

Applicant Response: Both Height elements are in the center of the Cathedral property and do not impact any required yards or open space.

5. Screening and buffering, with reference to type, dimensions and character;

Applicant Response: No specific screening or buffering is proposed but new and additional landscaping at the pedestrian level is proposed. Refer to Landscape Planting Plan - Sheet L-02.

6. Any special requirements set out in Section 2 of this chapter for the particular use involved;

Applicant Response: N/A

Summary Staff Comment:

The Applicant is proposing a Height Exception for a new bell tower and new roof within the Downtown Edge district that meets all the requirements of the Height Exception process.

Conclusions / Findings of Fact (Consistency with the Land Development Code): The subject petition has been processed with the procedural requirements to consider the 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.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition 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 make a recommendation to City Council on Height Exception Petition No. 23-56HE.