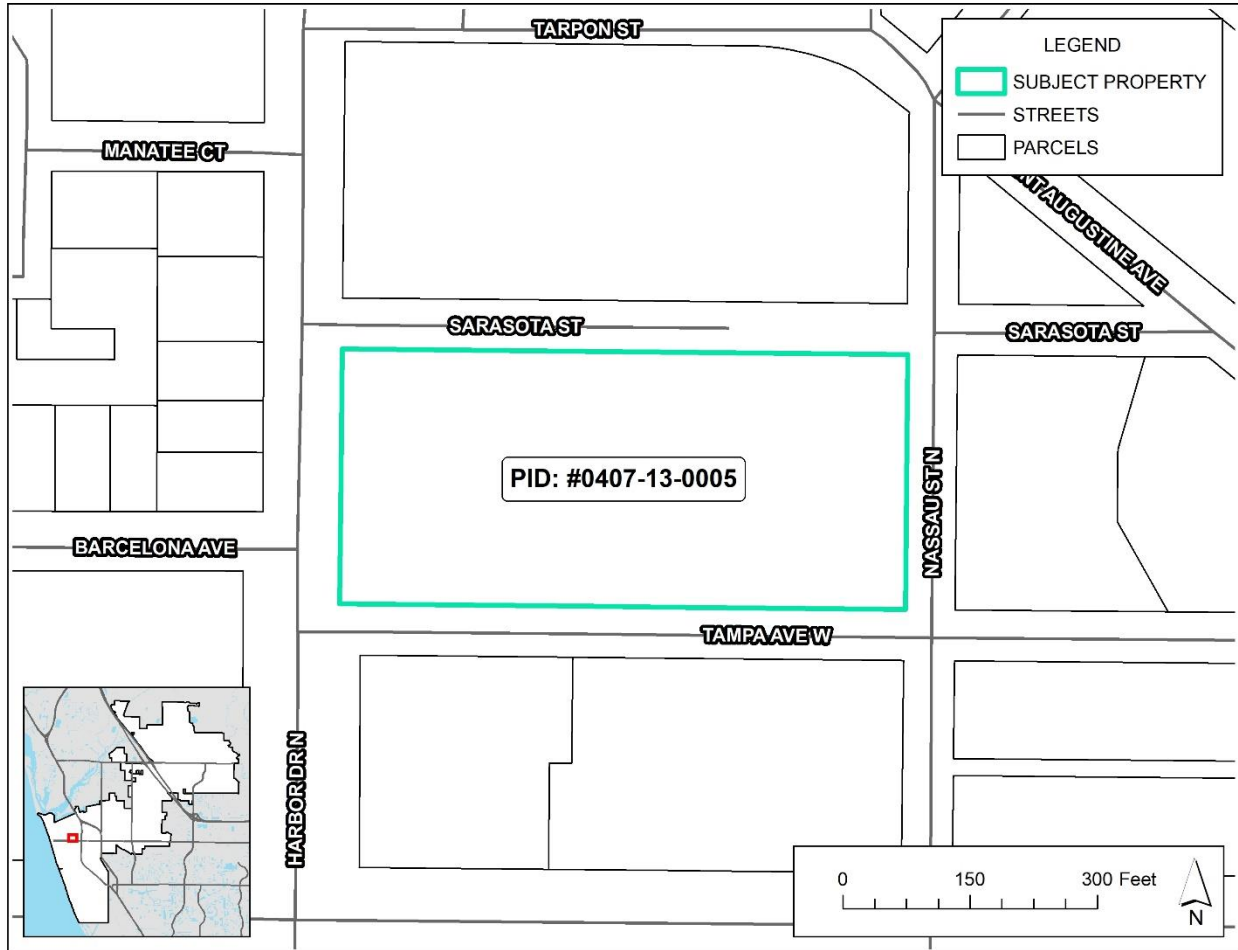


23-55SP Epiphany Cathedral Staff Report



GENERAL INFORMATION

Address:	350 Tampa Ave. West
Request:	To include partial demolition and addition to Epiphany Cathedral including a bell tower and associated improvements
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:	23-56HE

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 Site and Development petition is running concurrently with Height Exception Petition No. 23-56HE.

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

Site and Development Plan

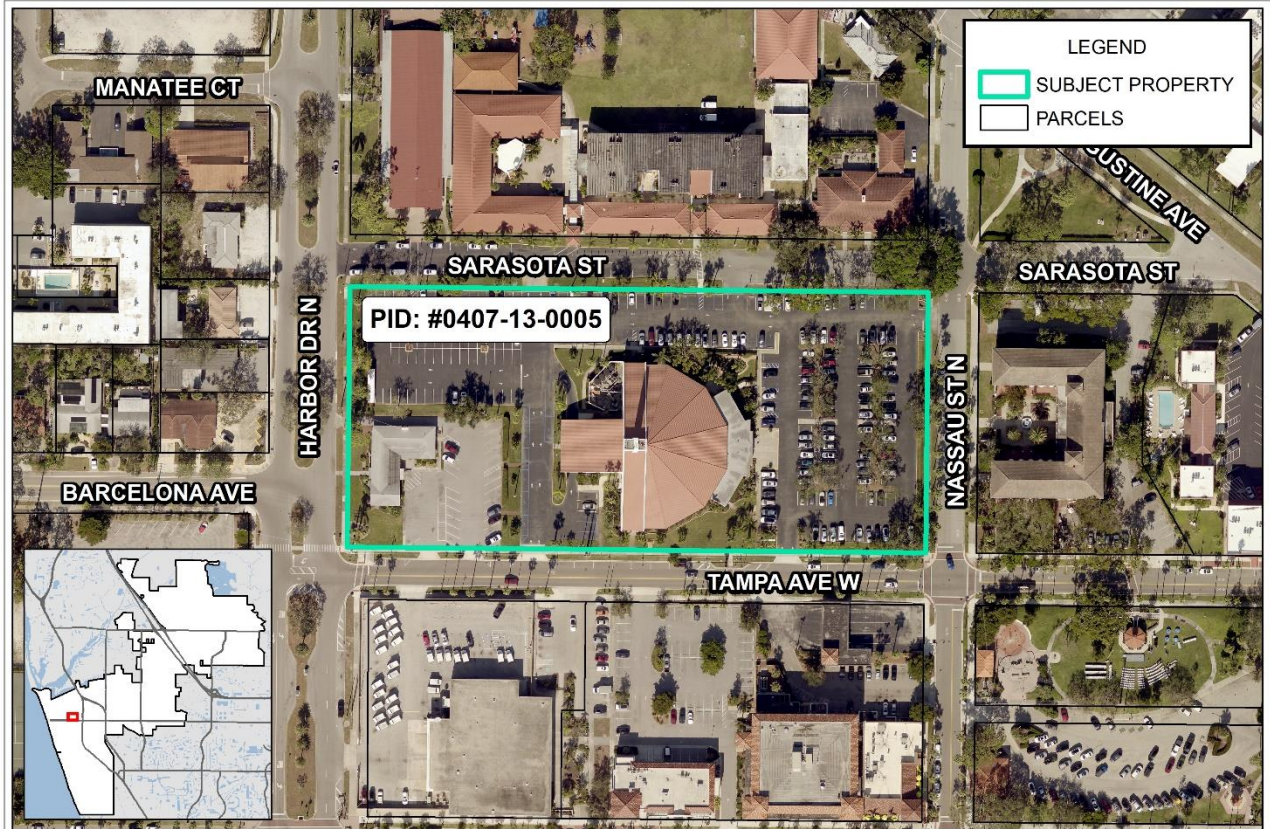
The proposed Site & Development plan is for Epiphany Cathedral. The proposed plans include partial demolition of approximately 3,804 square feet and the addition of approximately 8,000 square feet of new space which is a total net increase of approximately 4,196 square feet. The building will incorporate a new barrel roof system, new curved pews, a raised cathedral, a new drop-off area and the proposed 75-foot bell tower (23-56HE). The property is located within the Venetian Theme Architectural Control District and as mentioned above has received approvals from the Historic and Architectural Preservation Board.

Access to the Cathedral will remain from Tampa Avenue West and Sarasota Street. However, the entrance from Nassau Street North is to be updated. The proposed Site and Development plan modifies the existing Cathedral as well as the existing parking lot. The existing parking on the site shows 274 parking spaces, while the new provided parking is 220 spaces, for a total reduction of 54 parking spaces. The new total provided parking of 220 spaces is still greater than the required parking of 105 spaces (50% reduction allowed in Downtown Edge District Development Standards).

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%. 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 site will have adequate on-site stormwater and parking facilities and will meet all the required setbacks and landscape buffers.

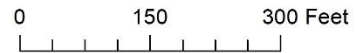
Aerial



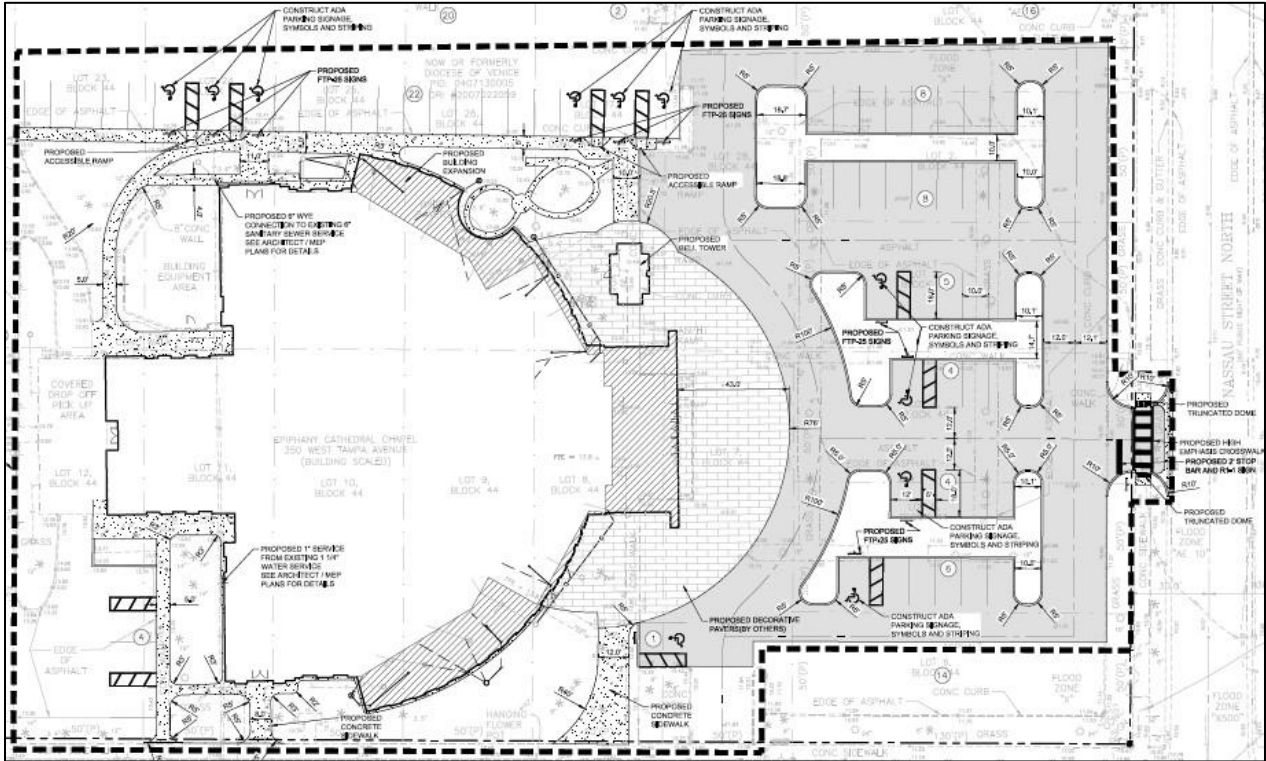
EPIPHANY CATHEDRAL



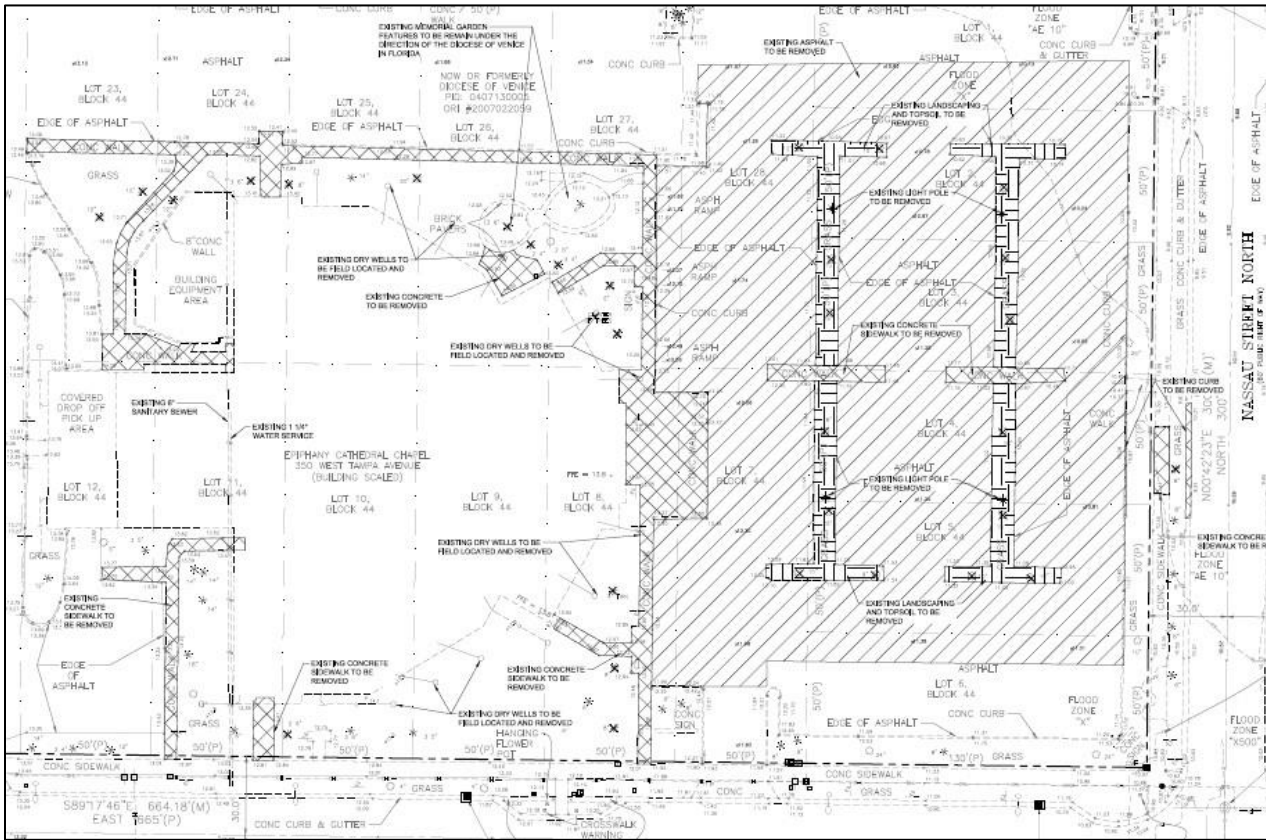
SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



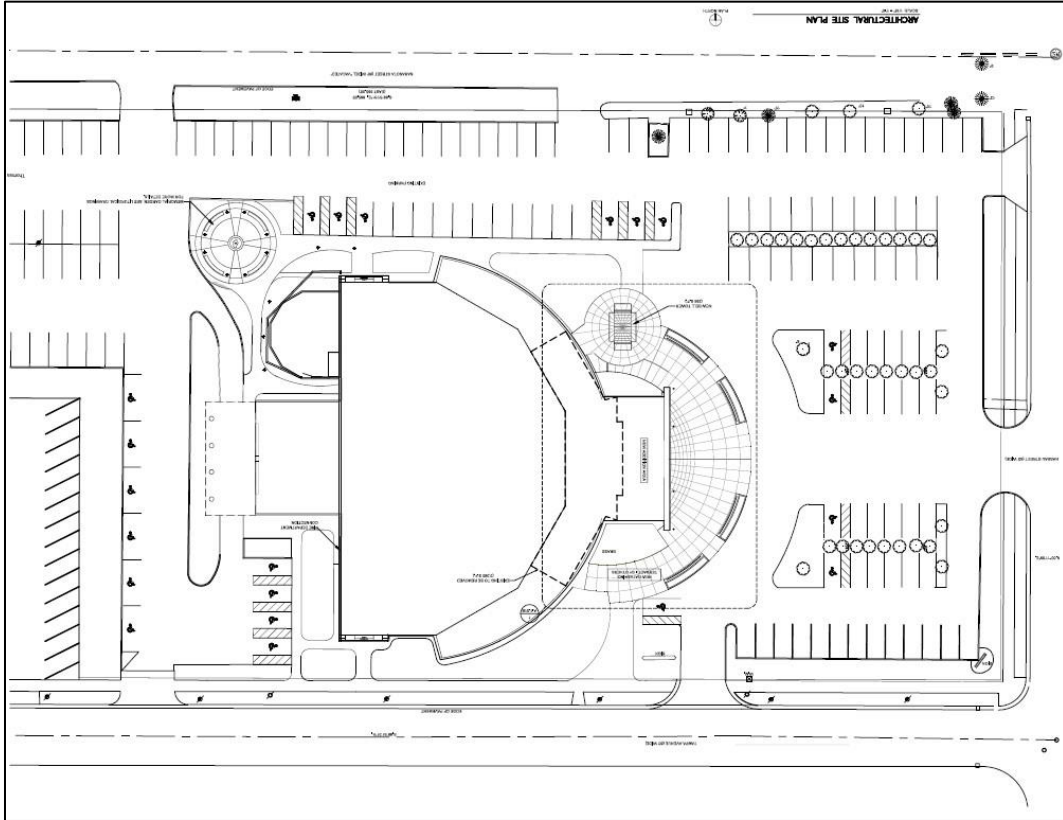
Site Plan (Proposed)



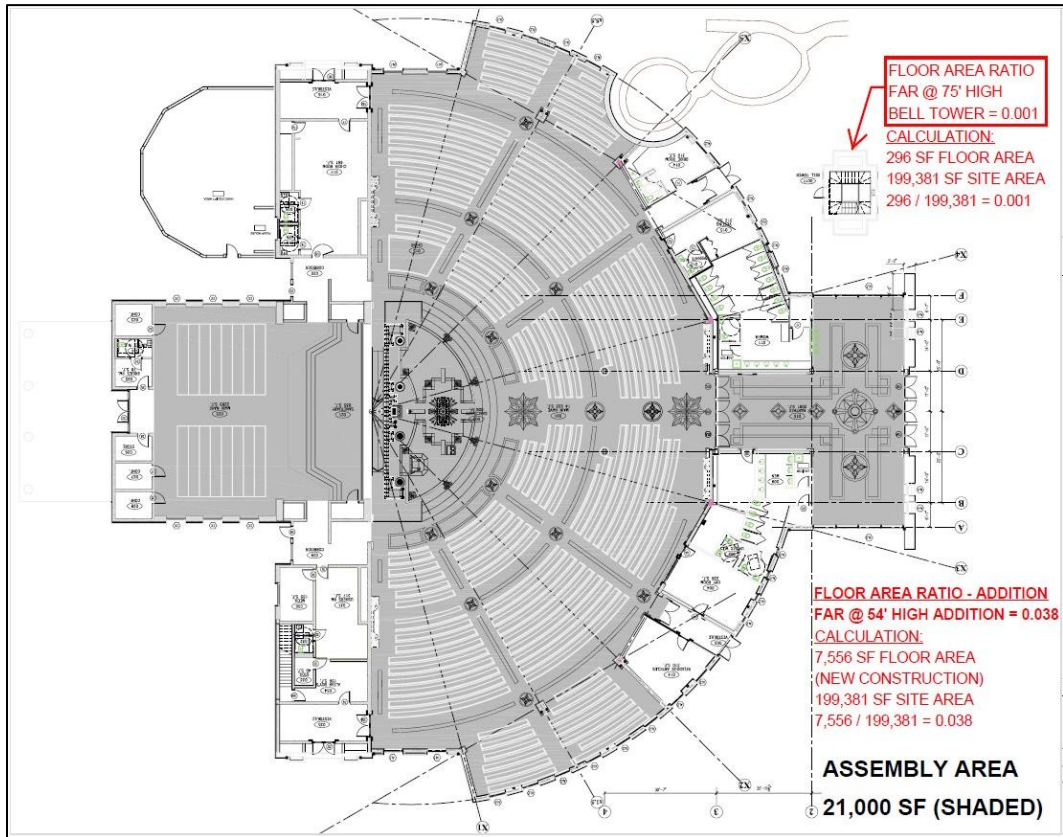
Site Plan (Existing and Demo Plan)



Architectural Site Plan



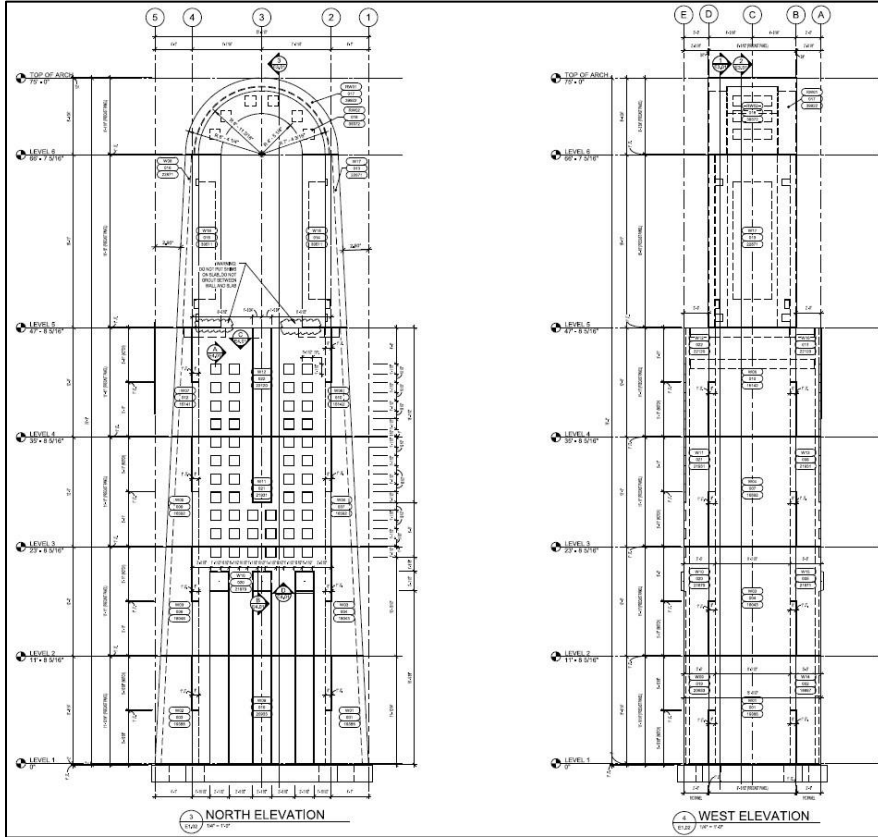
Architectural Site Plan



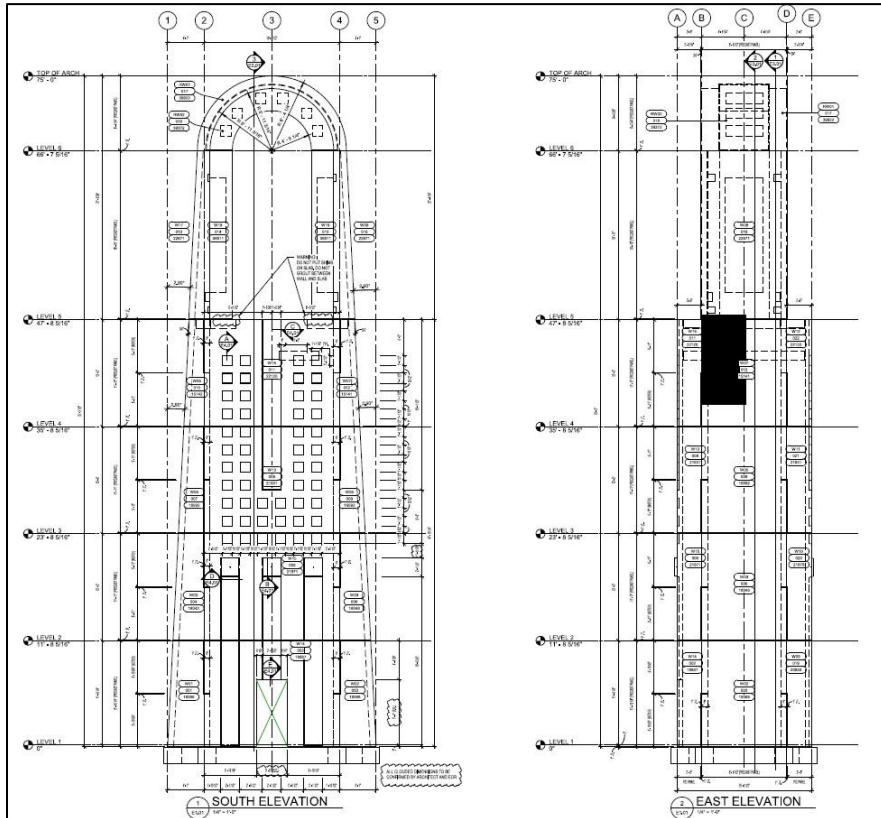
Epiphany Cathedral Proposed Renderings



Bell Tower Elevations (North and West)



Bell Tower Elevations (South and East)



Site Photos
looking Northeast



Looking Northwest



Site Photos
looking southeast



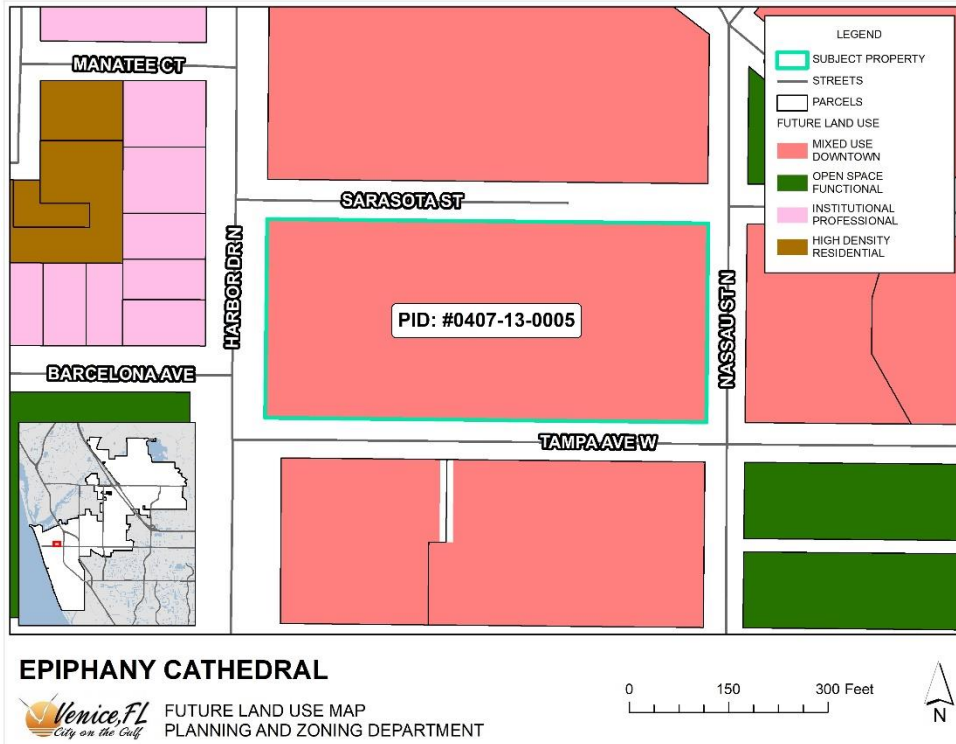
looking southwest



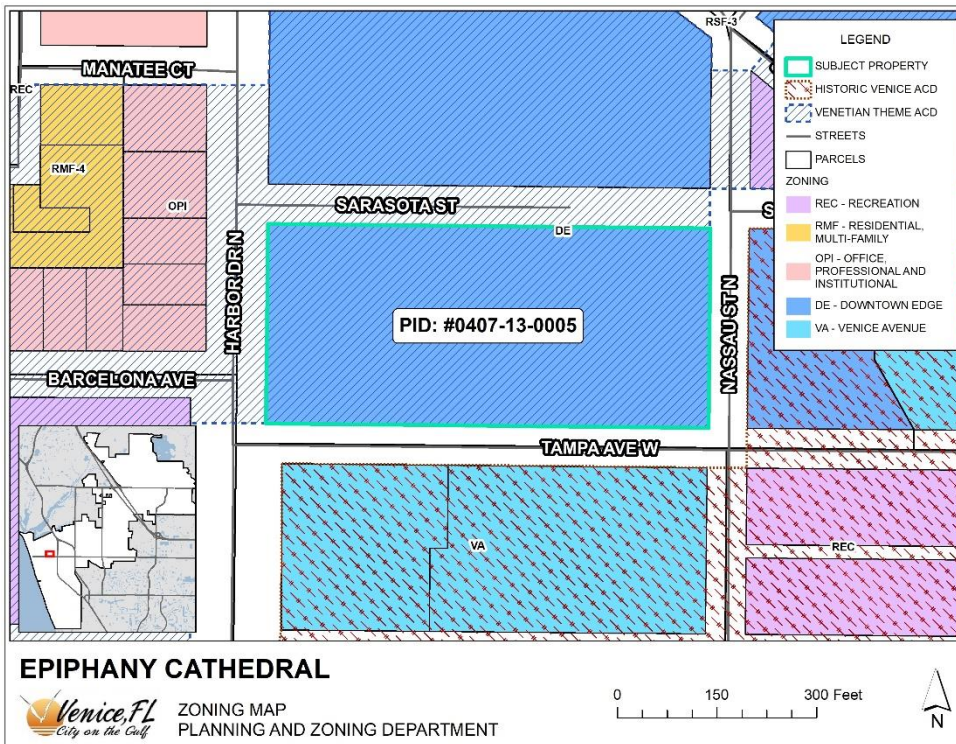
Future Land Use and Zoning

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 Site and Development Plan evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan Land Use Element

The proposed Site and Development Plan is compliant with all applicable elements of the Comprehensive Plan, including Strategy LU-IS 1.1.1 regarding redevelopment of properties within the Island neighborhood.

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 Site and Development Plan 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	Requirement/ Allowed	Proposed Site Plan
Parking (min/max)	210	220
Height (max)	35'	75' (See 23-56HE)

Decision Criteria 1.9.4

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*. 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 **(Applicant responses are provided below in bold)**:

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 to deny by the following considerations:

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

Applicant Response: Epiphany Cathedral was originally built in 1980 and the Bishop of the Diocese owns the entire block bounded by Harbor Drive South, Tampa Avenue West, Nassau Street South and Sarasota Street (Epiphany Cathedral School). The property is zoned Downtown Edge which is an implementing District of the Mixed Use Downtown land use classification. The proposed renovation/addition will only increase the Building area by 4,196 square feet. All existing driveways remain with parking modified but meeting parking requirements.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: the proposed project meets all applicable Zoning requirements including landscaping and buffering. Refer to Landscape Planting Plan Sheet L-02

3. General layout of the development including access points, and onsite mobility;

Applicant Response: The general layout, access and parking areas remain the same as exists.

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

Applicant Response: Off-street parking is provided at 20 spaces:1,000sf (Assembly). $21,000 \text{ sf} / 1,000 = 21 \times 20 \text{ spaces} = 420 \times 50\% = 210 \text{ spaces required. } 220 \text{ spaces provided.}$

5. General layout of drainage on the property;

Applicant Response: Refer to Site Civil Engineering drawing Sheet CG, Paving Grading and Drainage Plan.

6. Adequacy of recreation and open spaces;

Applicant Response: No recreational space is proposed and the existing Memorial Garden will be maintained.

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

Applicant Response: he site will be improved/upgraded with improved landscaping and an iconic ne Bell Tower

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

Applicant Response: In addition to the new Bell Tower the proposed building will feature a new dramatic Barrel roof design and extensive improvements as described above. In addition, the project has received approval from the City Historic and Architectural Preservation Board

Summary Staff Comment:

The Applicant is proposing a partial demolition and addition to the Epiphany Cathedral within the Downtown Edge district that meets all the requirements of the Site and Development process.

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

The Technical Review Committee has reviewed all relevant materials submitted for the site and

development plan and no inconsistencies were identified.

Conclusions/ Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 of the Land Development Regulations.

Mobility

A traffic study was submitted and reviewed by the City’s transportation consultant and was found to be consistent. A copy of the transportation study can be found in the agenda attachments.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	23 net, new daily trips. 2 net, new AM peak hour trips per Place of Worship Use	Traffic has been deemed compliant by traffic consultant

Conclusions/Findings of Fact (Mobility)

The traffic study submitted has been reviewed by the City’s transportation consultant, and no outstanding issues remain.

Recommended Stipulation

Approval of this Site and Development Plan (23-55SP) is contingent upon approval of Height Exception Petition No. 23-56HE by City Council.

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 take action on Site and Development Petition No. 23-55SP.