

SITE AND DEVELOPMENT PLAN PETITION NO. 25-32SP EPIPHANY CATHEDRAL PARKING

Agent: Kreg E. Maheu, DMK Associates, Inc.

Owner/Applicant: Frank J. Dewane, Bishop of Diocese of Venice

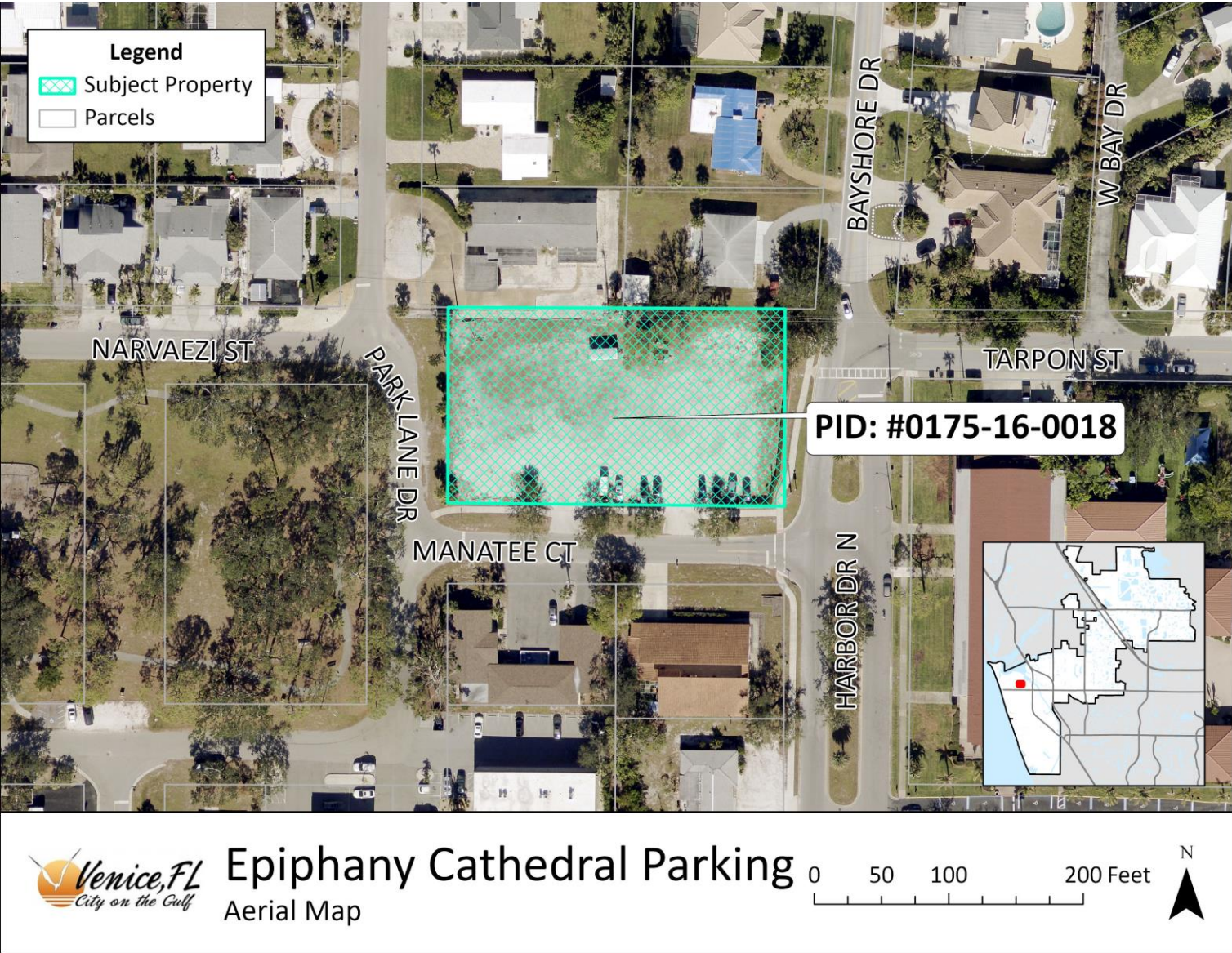
GENERAL INFORMATION

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:	July 23, 2025

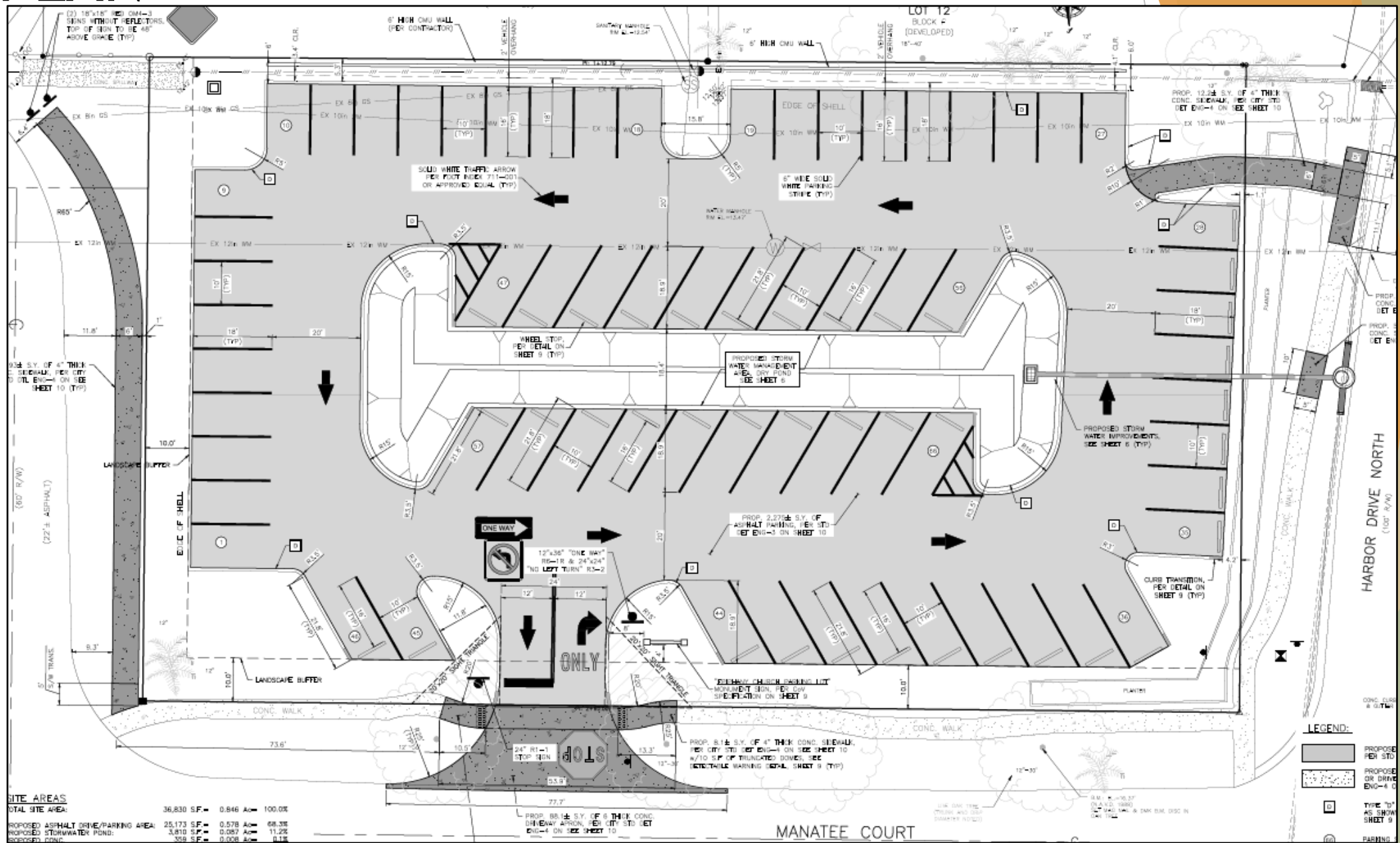
PROJECT DESCRIPTION

- ▶ Redevelopment of shell parking lot into paved lot with landscaping and sidewalk
- ▶ Access from Manatee Court
- ▶ Pedestrian crosswalk on Harbor Dr N links parking area and cathedral
- ▶ Previously denied by Planning Commission (May 6, 2025) with different access point on Park Lane Drive, Petition 24-47SP

AERIAL MAP



SITE PLAN

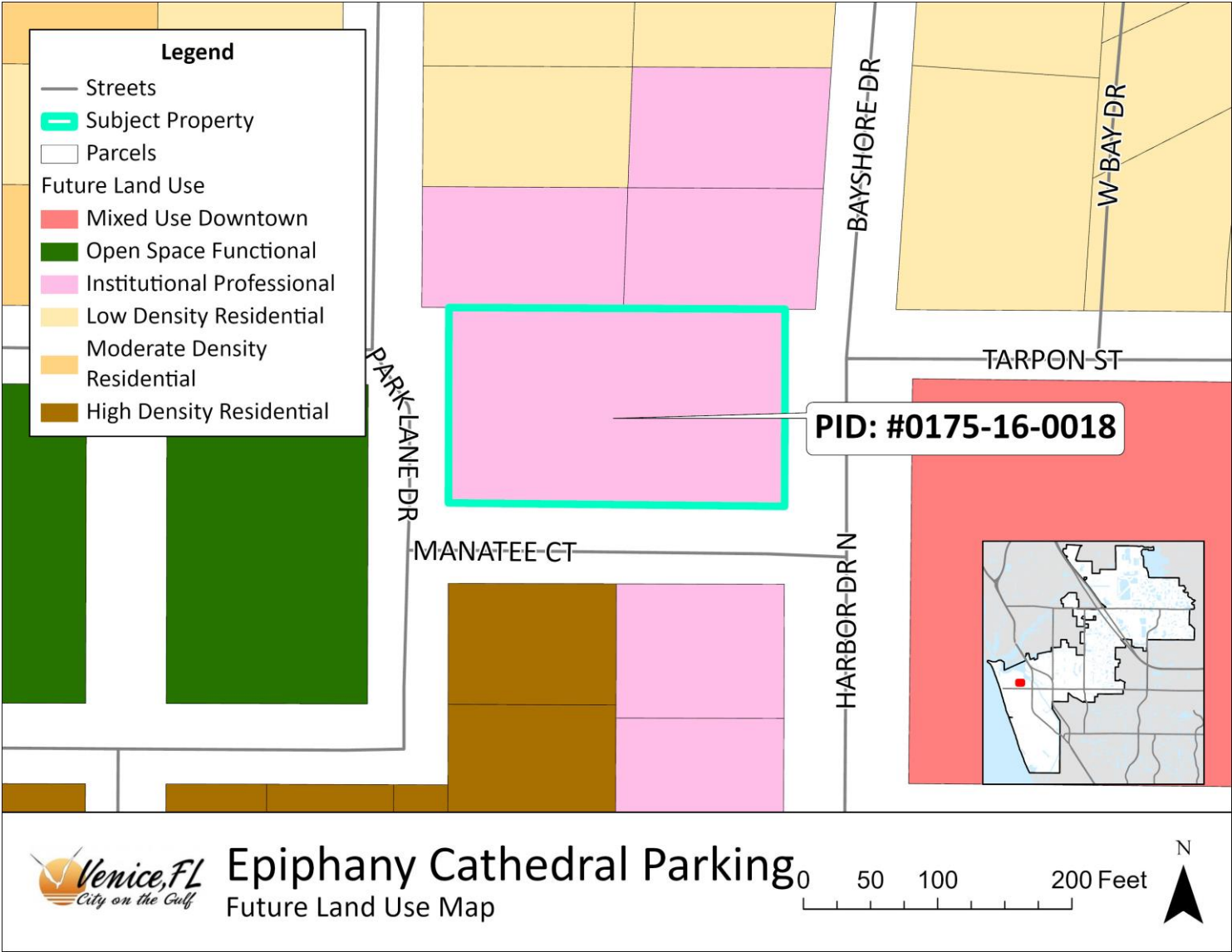




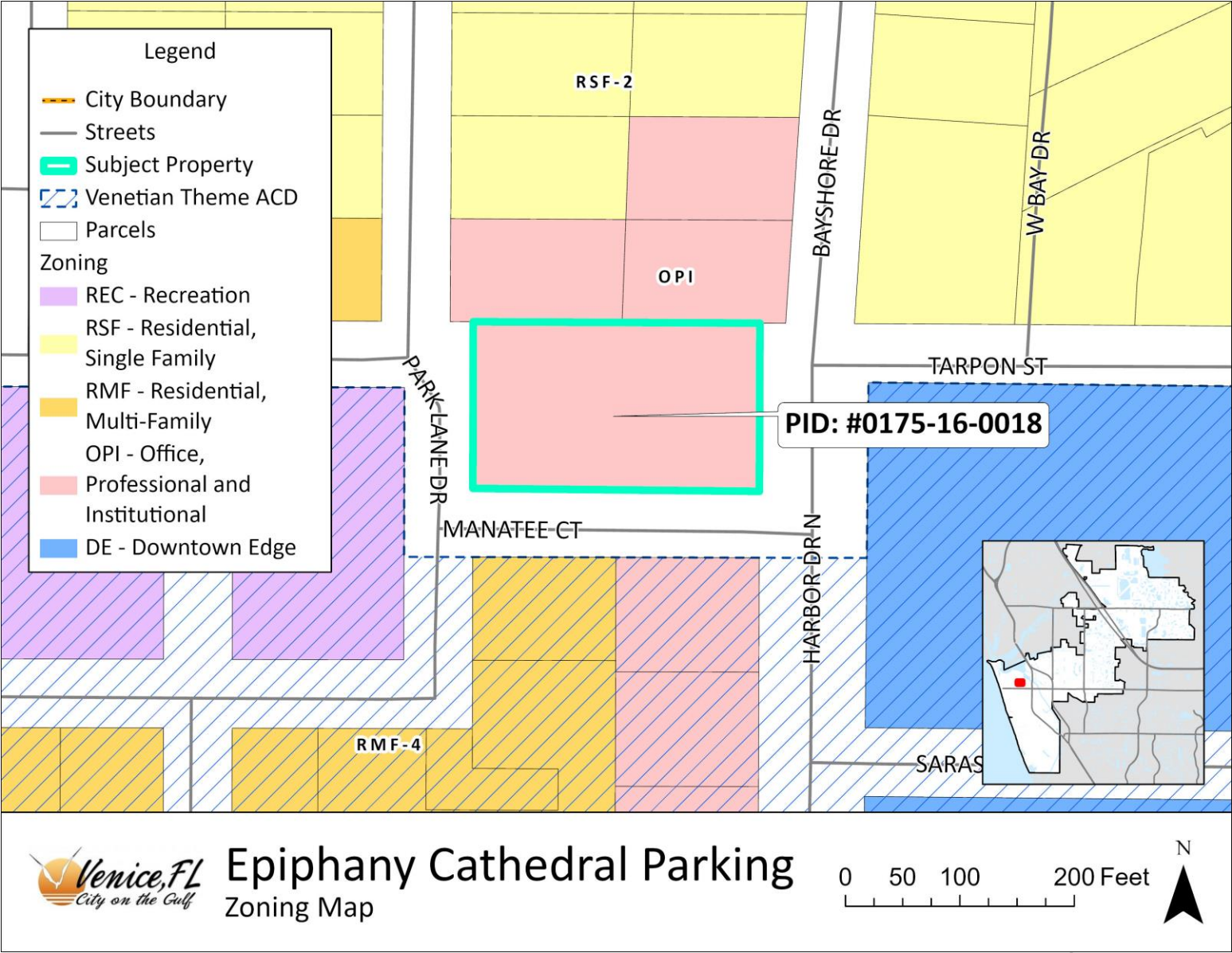
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SITE PHOTOS



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 Institutional Professional and High Density Residential
South	Catholic Charities Buildings	OPI and Residential Multi-Family 4 (RMF-4)	
West	Prentiss French Park	Recreation	Open Space Functional
East	Epiphany Cathedral School	Downtown Edge	Mixed Use Downtown

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.4.b – Institutional Professional

- ▶ Describes permitted uses; office, religious, and school uses are included
- ▶ Proposed project is off-site parking for professional offices, cathedral, and associated school buildings for Epiphany Cathedral

Conclusion/Findings of Fact (Consistency with the Comprehensive Plan): Analysis of the Land Use Element strategies applicable to the Institutional Professional future land use designation, strategies found in the Island Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ The petition has been processed with the procedural requirements contained in Chapter 87 Section 1.9 of the Land Development Code (LDC) and reviewed by the Technical Review Committee
- ▶ The proposed plan complies with the LDC
 - Reviewed for uses, parking, lighting, and landscaping requirements, as applicable
 - Remote parking is within 1,000 feet of the principal use structures (Epiphany Cathedral and School), as required by Table 3.6.7
 - Total number of spaces for Epiphany Campus remains compliant
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report for Planning Commission review

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH 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 addressed through the review process.

CONCURRENCY AND MOBILITY

- ▶ No concurrency application submitted, only Engineering is relevant
- ▶ Through TRC review, Engineering Department did confirm the project will not exceed a 25-year, 24-hour storm event
- ▶ Traffic analysis has been provided and deemed compliant by the City's transportation consultant
- ▶ Existing use of parking lot will not change; total spaces will be reduced by 33

CONCLUSION

► 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. 25-32SP.