

23-56HE – EPIPHANY CATHEDRAL

Owner: Frank J. Dewane, Bishop

Agent: Bruce Franklin, Land Resource Strategies LLC

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

PROJECT BACKGROUND

- ▶ The proposed Height Exception is to construct a new bell tower 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.
- ▶ Prior to the submittal of the Site and Development Plan and Height Exception, the HAPB Board approved and granted the CAC on December 8, 2022.
- ▶ The proposed Height Exception petition is running concurrently with Site and Development Petition No. 23-55SP.

AERIAL AND SURROUNDING PROPERTIES



EPIPHANY CATHEDRAL



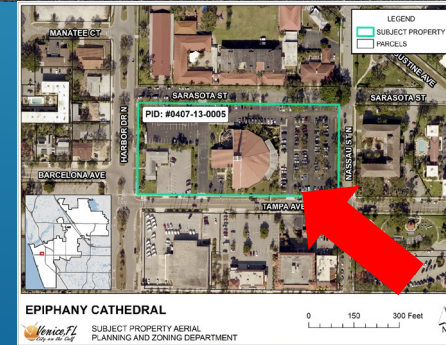
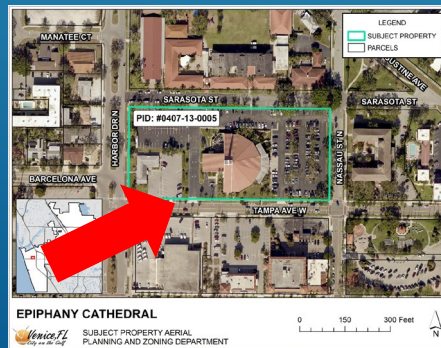
SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT

0 150 300 Feet

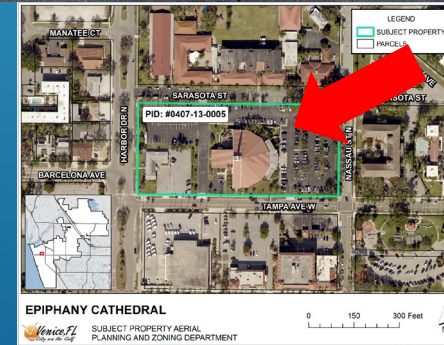
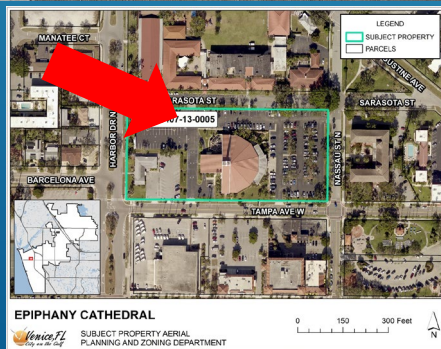


Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Place of Worship (Epiphany Cathedral School)	Downtown Edge (DE)	Mixed Use Downtown (MUD)
South	Post Office and Retail	Venice Avenue (VA)	MUD
East	Assisted Living Facility	DE	MUD
West	Office	Office, Professional,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

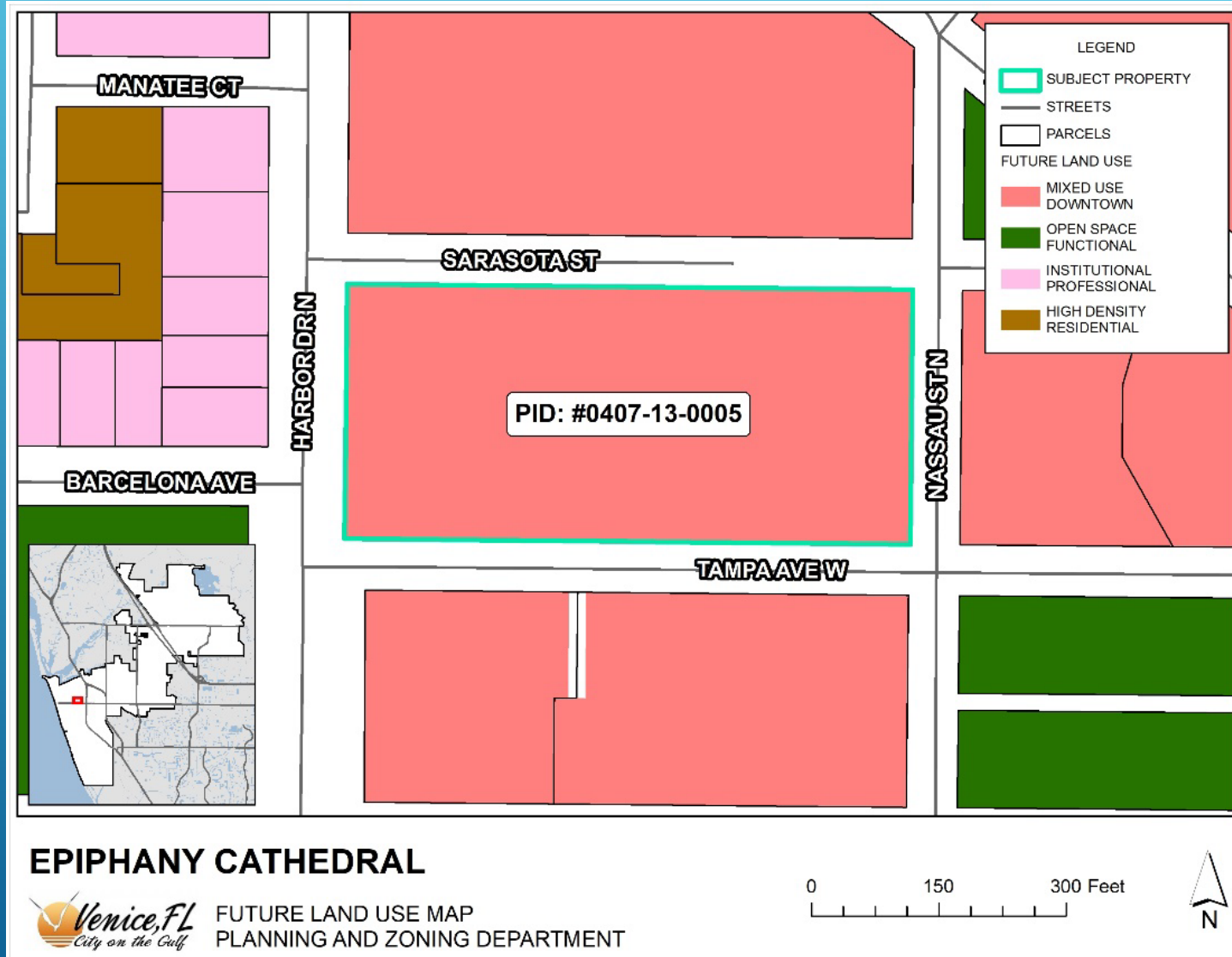
SITE PHOTOS I



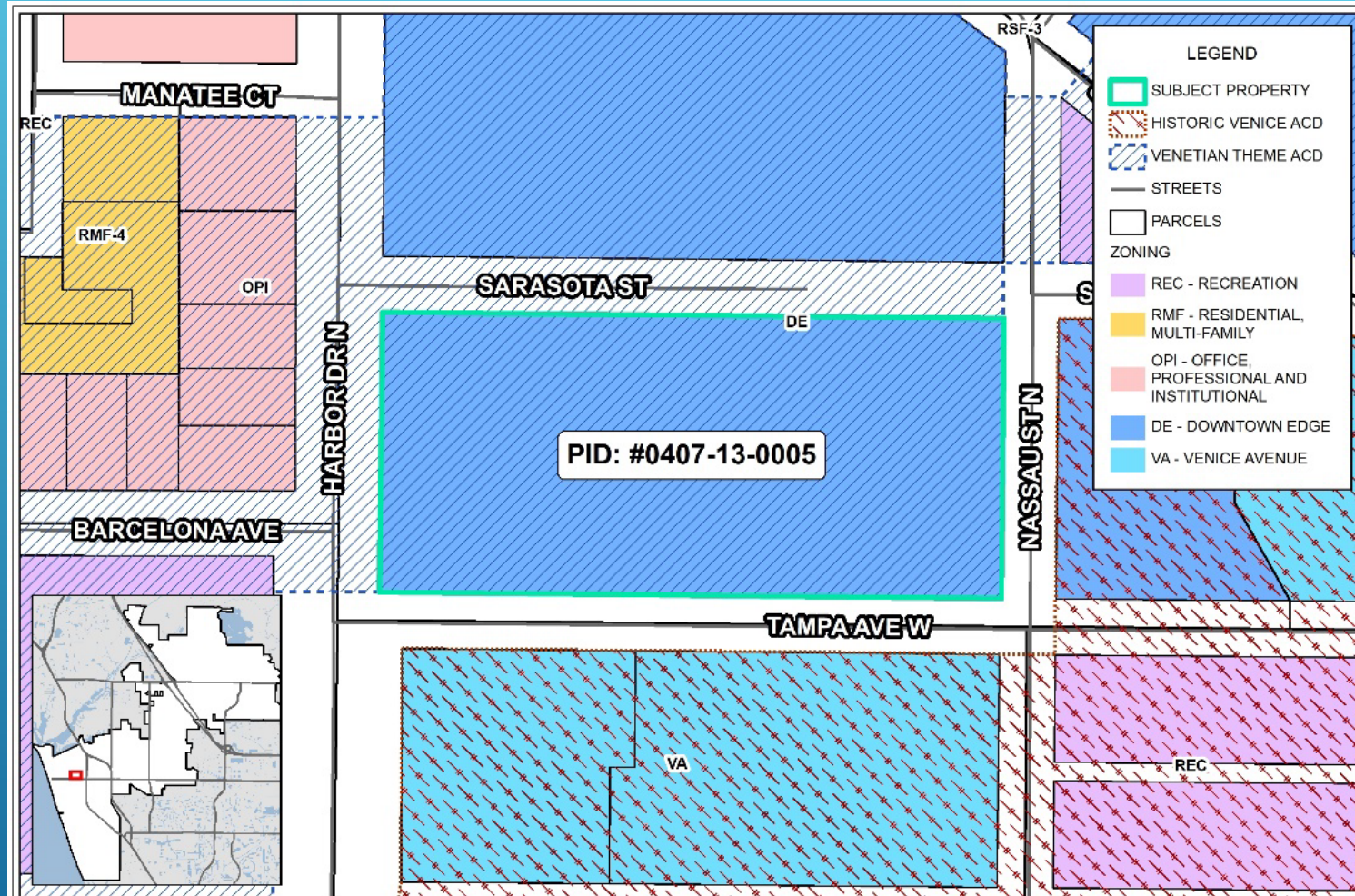
SITE PHOTOS II



FUTURE LAND USE MAP



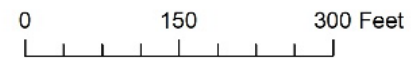
ZONING MAP



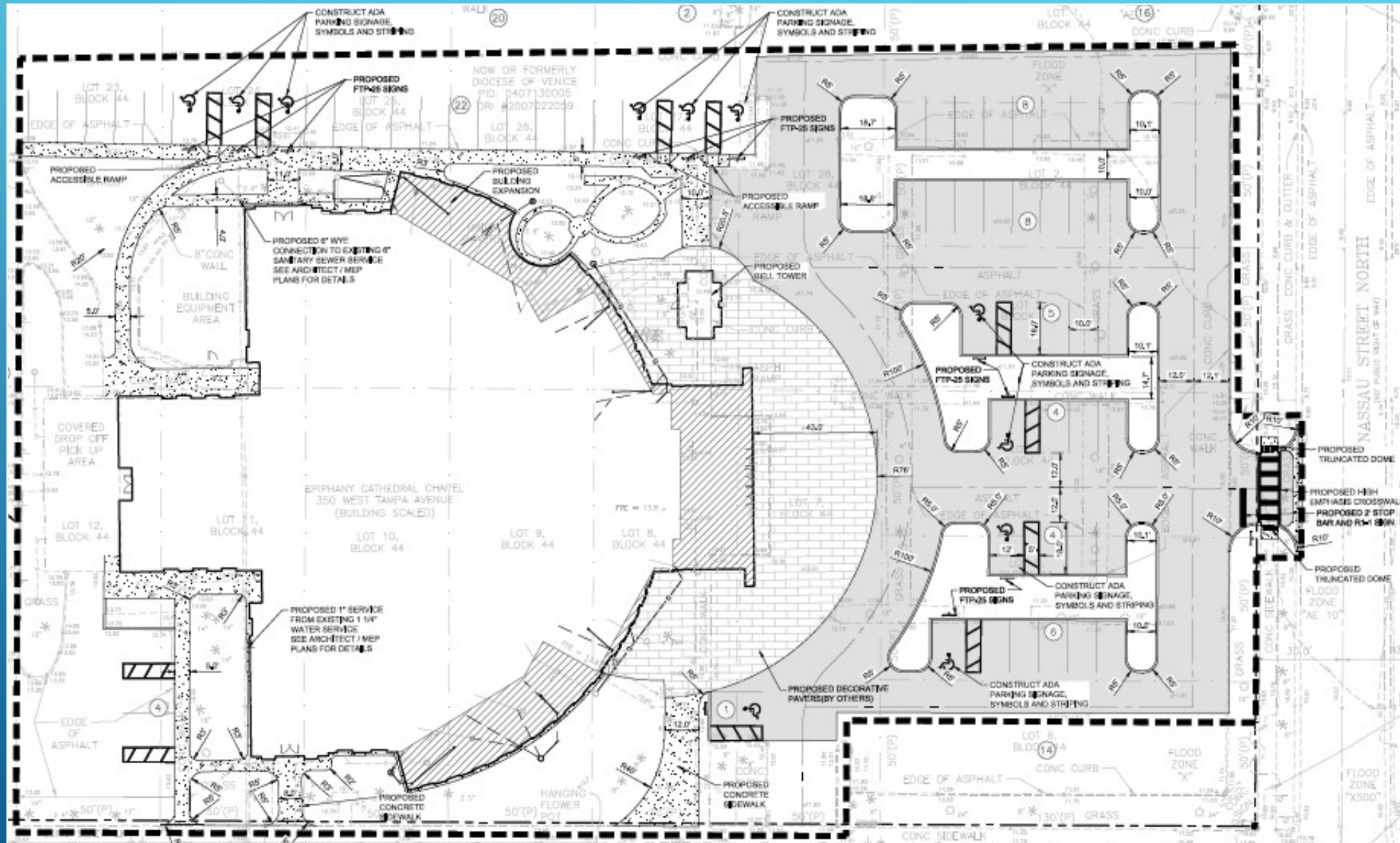
EPIPHANY CATHEDRAL



ZONING MAP
PLANNING AND ZONING DEPARTMENT



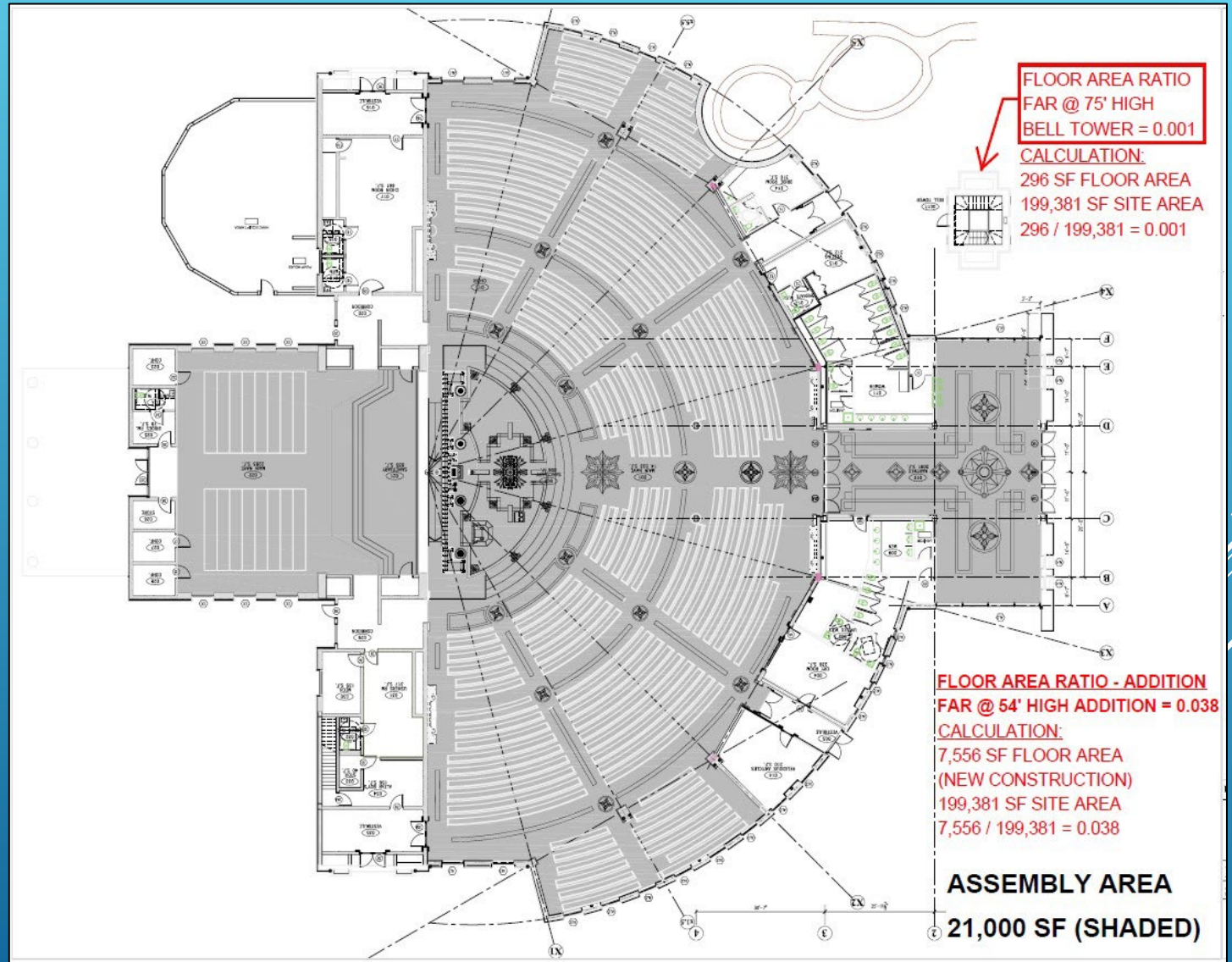
PROPOSED SITE PLAN



FAR CALCULATIONS

Epiphany Cathedral

- 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%.



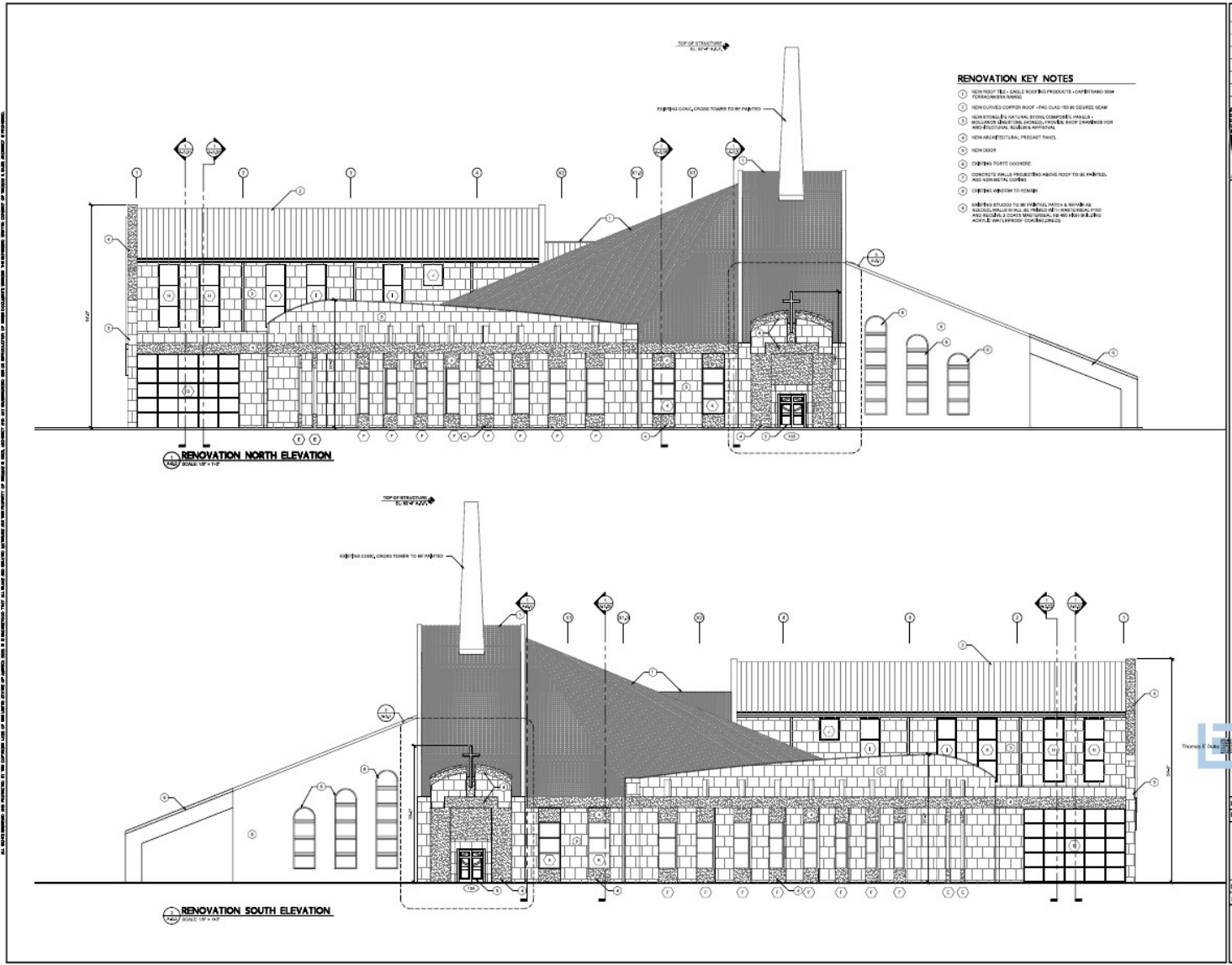
PROPOSED RENDERING I



PROPOSED RENDERING II

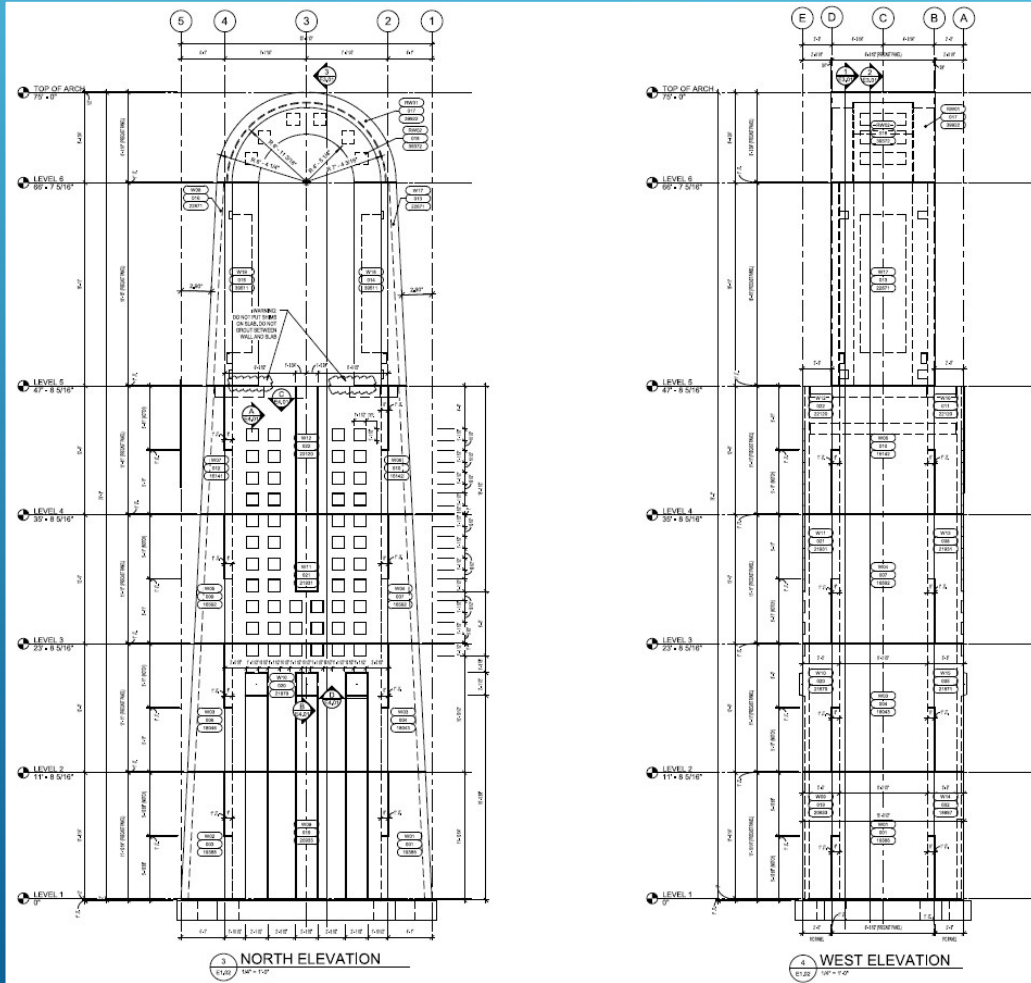


ELEVATIONS (NORTH AND SOUTH)

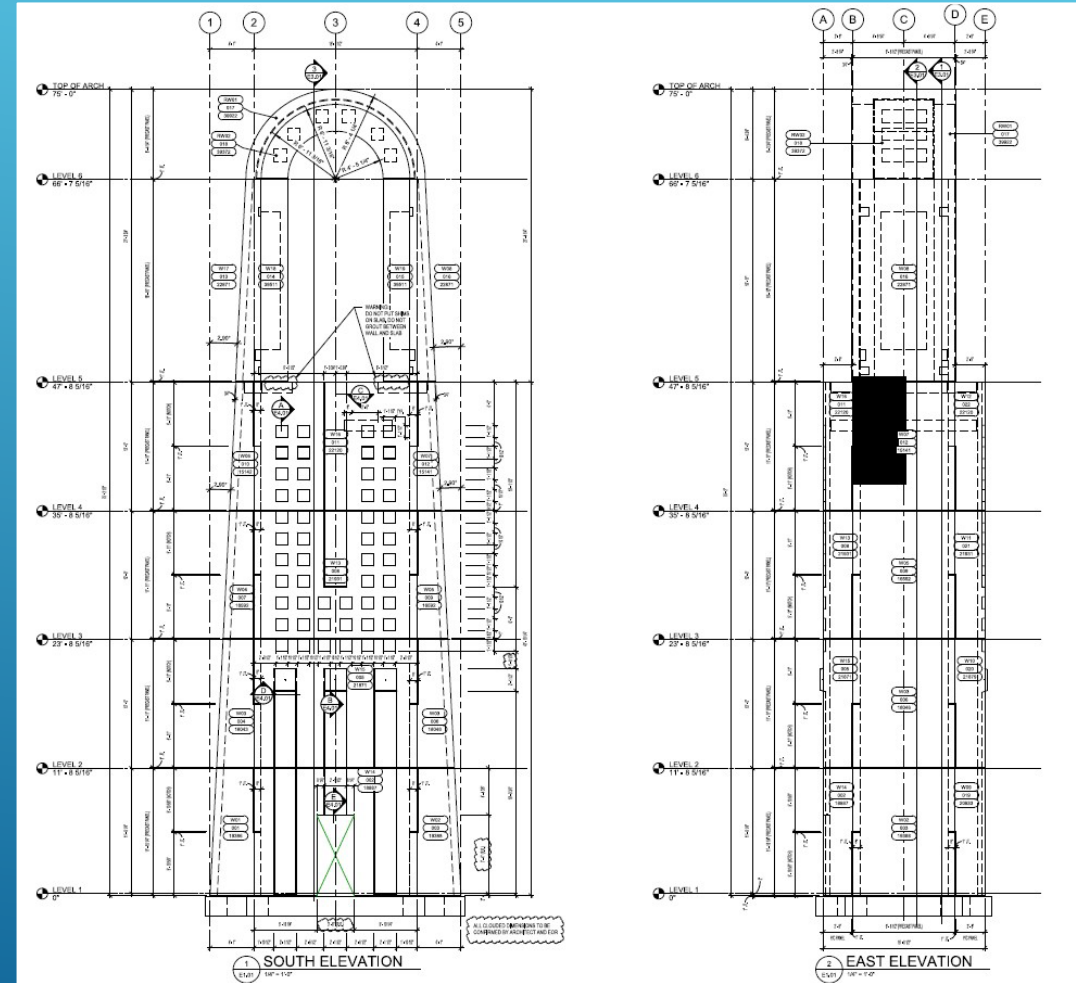


BELL TOWER ELEVATIONS

Elevations (North and West)



Elevations (South and East)



COMPREHENSIVE PLAN CONSISTENCY

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 CONSISTENCY

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.

LAND DEVELOPMENT CODE

- ▶ The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.12 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City's Technical Review Committee and no issues regarding compliance with the LDC were identified.

Comparison of the Downtown Edge/Development Standards and Proposed Height Exception

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

LAND DEVELOPMENT CODE

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE 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.

CONCLUSIONS

► 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.

