


Parking Lot #24

5151 UNIVERSITY DRIVE
(DOCTOR'S HOSPITAL)

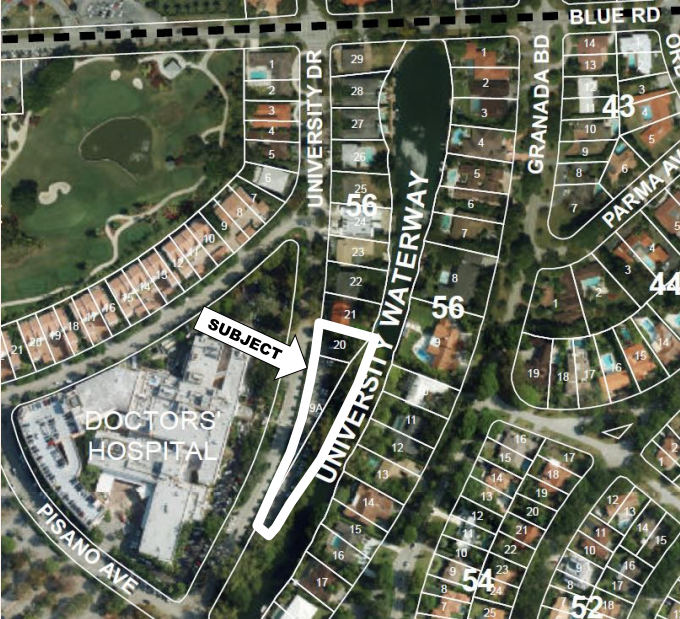
CHANGE OF LAND USE
CHANGE OF ZONING
FINAL PLAT
CONDITIONAL USE

CITY COMMISSION
APRIL 26, 2022



1

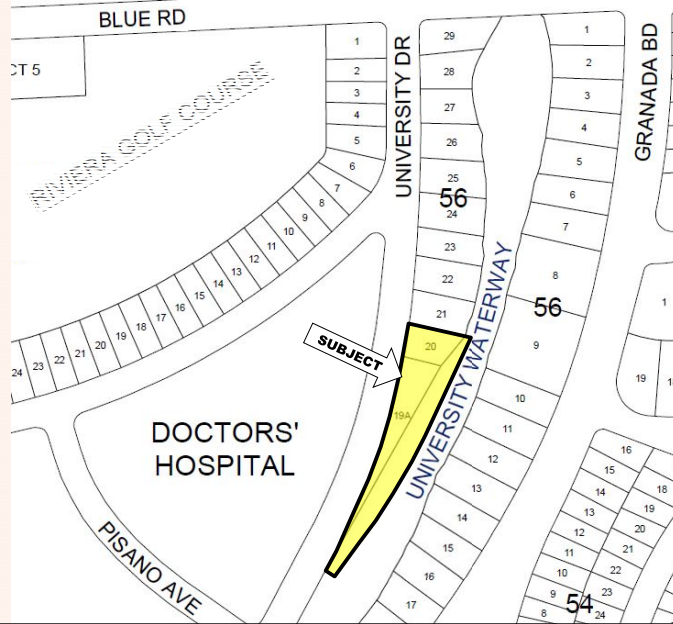
LOCATION



85
PARKING
SPACES

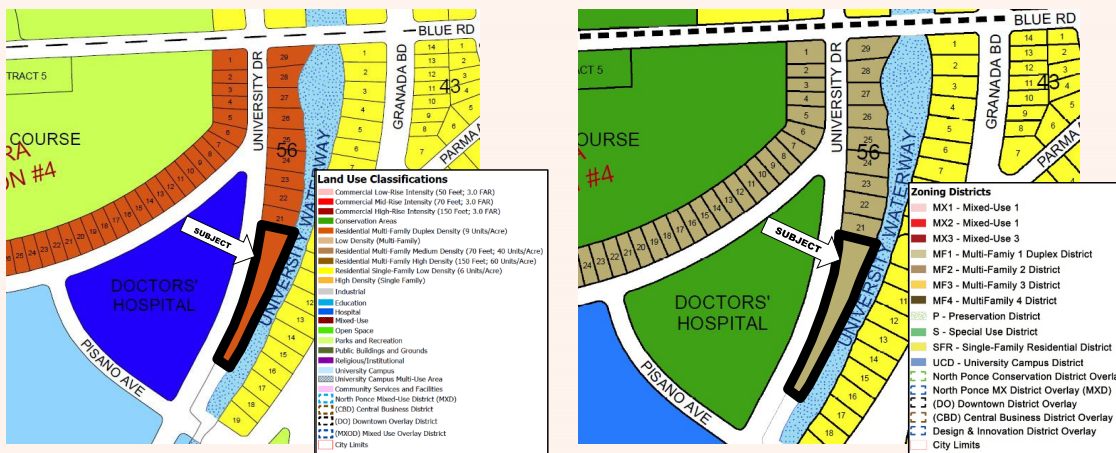
2

LOCATION



3

CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

4

4

**THE INTENT OF THE BELOW REQUESTS
IS TO FORMALIZE CURRENT CONDITIONS.**

REQUESTS:

1. CHANGE OF LAND USE
2. CHANGE OF ZONING
3. TENTATIVE PLAT
4. CONDITIONAL USE

5

5

**REQUEST 1:
CHANGE OF LAND USE**

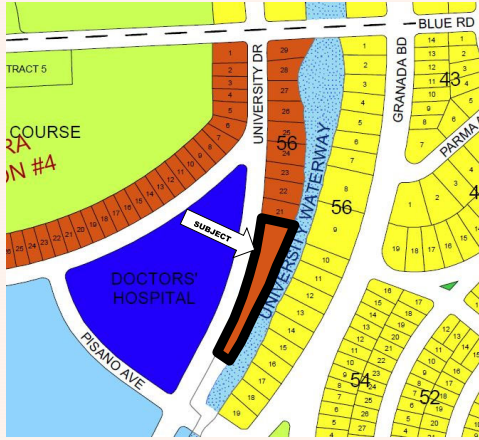
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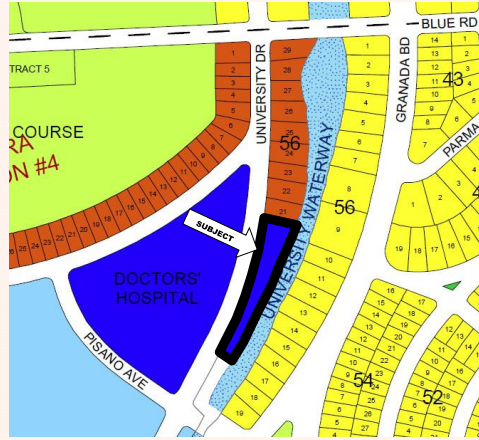
CHANGE OF LAND USE

2

2



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY



HOSPITAL

Future Land Use Map

Land Use Classifications		Mixed-Use Overlay District
Residential Single-Family Low Density (5 Units/Acre)	Residential Multi-Family High Density (50 Feet, 60 Units/Acre)	Conservation Areas
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Density Intensity (70 Feet, 3.0 F.A.R.)	Public Buildings and Grounds
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Medium-Density Intensity (70 Feet, 3.0 F.A.R.)	Hospital
Residential Multi-Family Low Density (50 Feet, 20 Units/Acre)	Commercial High-Density Intensity (150 Feet, 3.0 F.A.R.)	Religious/Institutional and Facilities
Residential Multi-Family Medium Density (70 Feet, 40 Units/Acre)	Industrial	Community Services
		Open Space
		Mixed-Use
		University Campus
		University Campus Multi-Use Area
		Education
		Parks and Recreation

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7

REQUEST 2: CHANGE OF ZONING

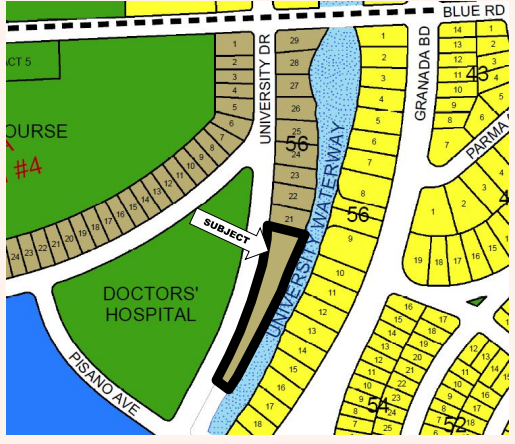
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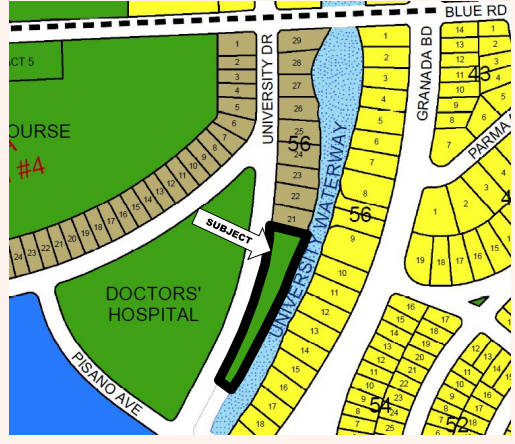
CHANGE OF ZONING

2

2



MF-1 - DUPLEX



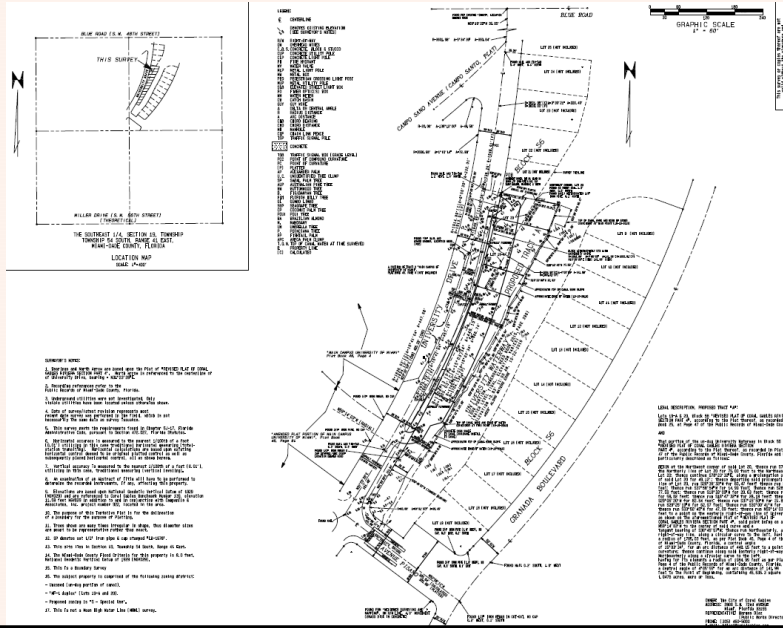
SPECIAL USE

REQUEST 3: FINAL PLAT

“DOCTORS HOSPITAL ANNEX”

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11

11

REQUEST 4: CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

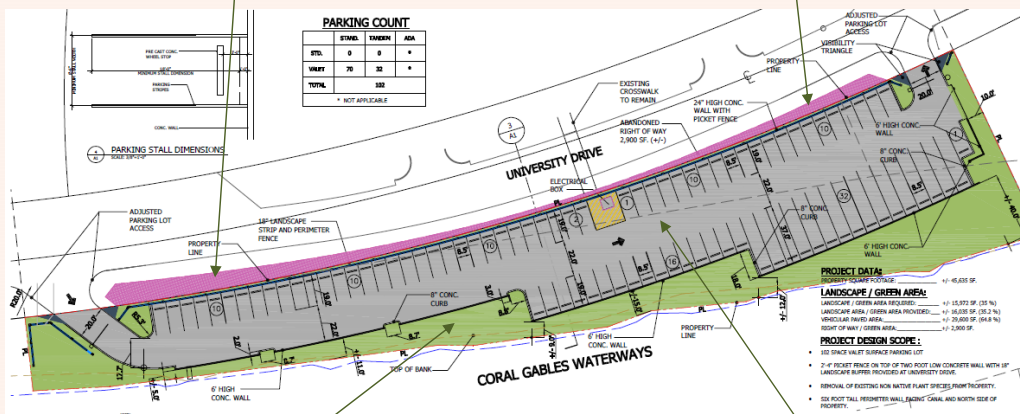
12

12

HOSPITAL ACCESSORY PARKING

2,900SF
ROW ADDITIONAL LANDSCAPE

2'-4" PICKET FENCE ON 2FT WALL
WITH 18" LANDSCAPE



16,035SF (35%)
LANDSCAPED OPEN SPACE

102 PARKING SPACES
(70 STANDARD, 32 TANDEM)

SITE PLAN

13

13

HOSPITAL ACCESSORY PARKING



14

HOSPITAL ACCESSORY PARKING



15

HOSPITAL ACCESSORY PARKING

	ALLOWED/REQUIRED	PROPOSED
LOT AREA		45,635 SQ. FT.
OPEN SPACE	35%	35%
PARKING SPACES		102 (70 STANDARD, 32 TANDEM)
FAR	0.35	0
HEIGHT	45 FEET	0 FEET

16

16

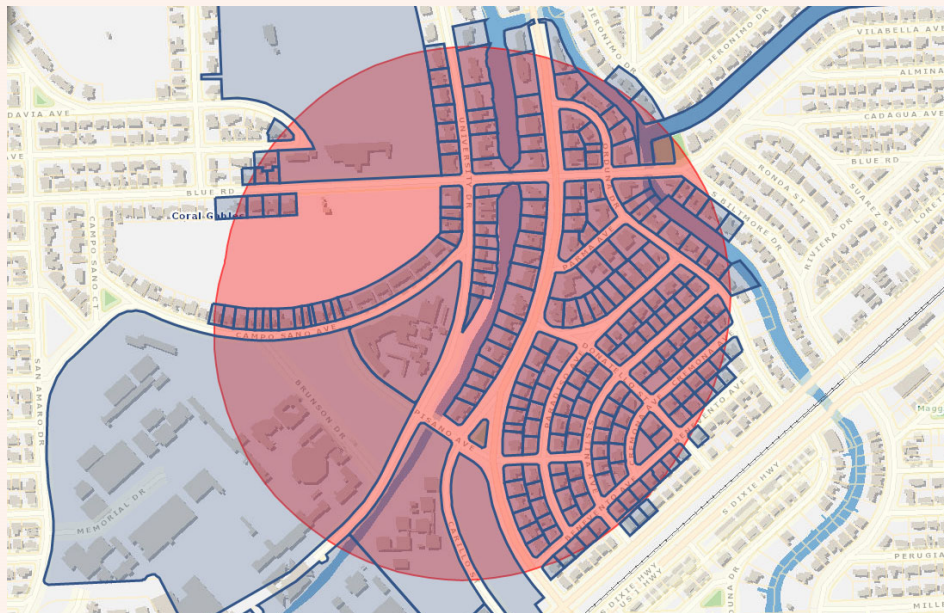
REVIEW TIMELINE

1	NEIGHBORHOOD MEETING: 06.29.21
2	BOARD OF ARCHITECTS: 08.05.21
3	PLANNING AND ZONING BOARD: 08.11.21
4	CITY COMMISSION (1ST READING): 09.28.21
5	CITY COMMISSION (2ND READING): 04.26.22

17

17

LETTERS TO PROPERTY OWNERS (1,500 FT)



18

18

PUBLIC NOTIFICATION	
4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, 1 ST READING, 2 ND READING
1 TIME	PROPERTY POSTING PZB
4 TIMES	WEBSITE POSTING PZB, BOA, FIRST READING, SECOND READING
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, SECOND READING

19

19

COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

20

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

21

CONDITIONS OF APPROVAL

1. PROPERTY SHALL REMAIN AS A SURFACE PARKING LOT. NO STRUCTURE SHALL BE BUILT ON THE SITE.
2. CONSTRUCTION OF THE PROPOSED PROJECT SHALL BE IN CONFORMANCE WITH THE SITE PLAN AND LANDSCAPE PLANS PREPARED BY NELSON WORLDWIDE. ANY CHANGES TO THE APPROVED PLANS AND DRAWINGS SHALL REQUIRE PLANNING AND ZONING BOARD REVIEW AND CITY COMMISSION REVIEW AND FINAL APPROVAL.

22



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