


# Parking Lot #24

5151 UNIVERSITY DRIVE  
(DOCTOR'S HOSPITAL)

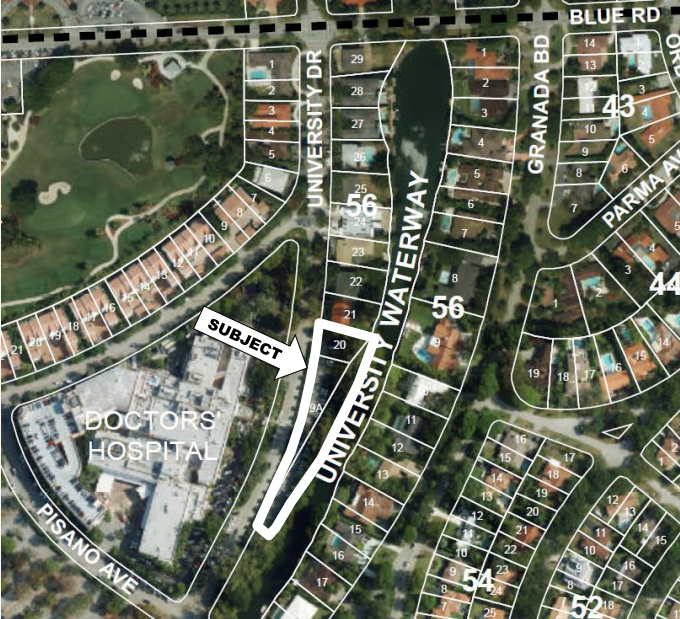
CHANGE OF LAND USE  
CHANGE OF ZONING  
FINAL PLAT  
CONDITIONAL USE

CITY COMMISSION  
APRIL 26, 2022



1

## LOCATION



UNIVERSITY DR

GRANADA BD

BLUE RD

PISANO AVE

PARMA AVE

UNIVERSITY WATERWAY

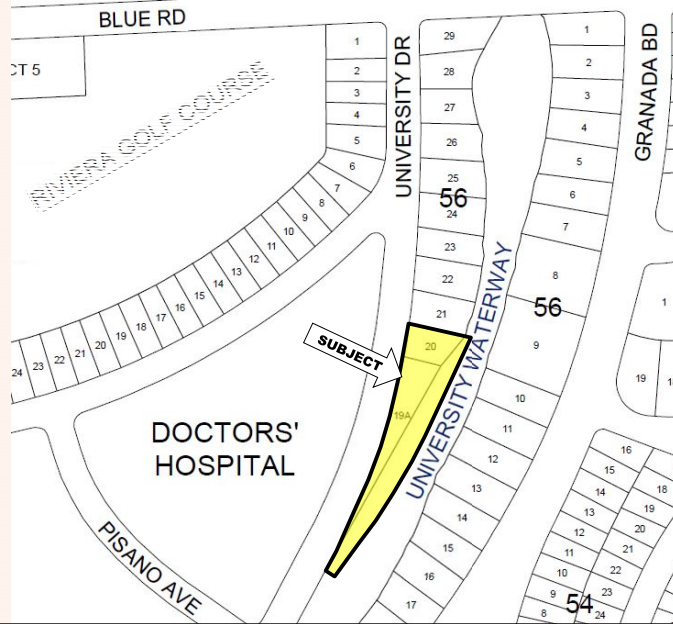
DOCTORS HOSPITAL

**SUBJECT**

**85  
PARKING  
SPACES**

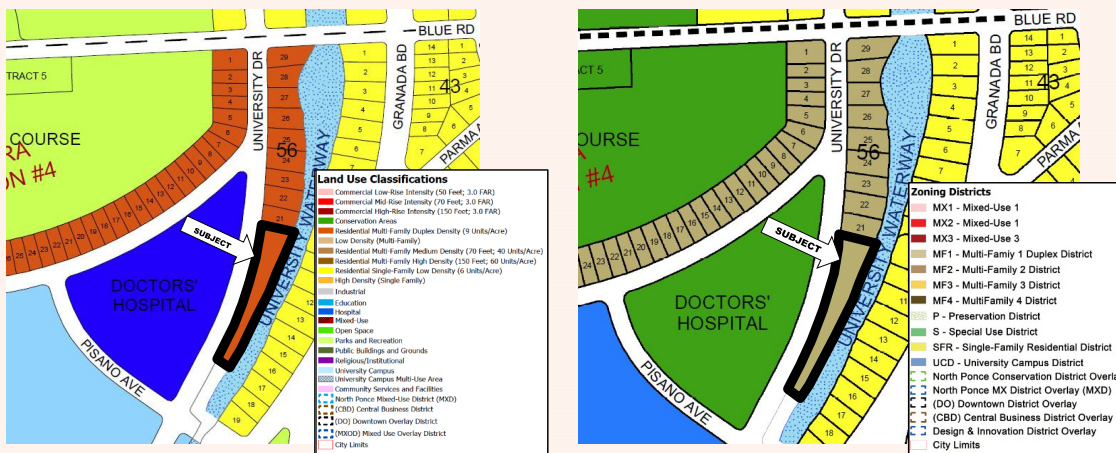
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# LOCATION



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**

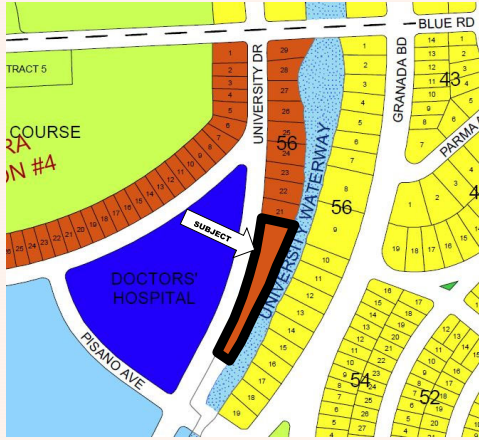
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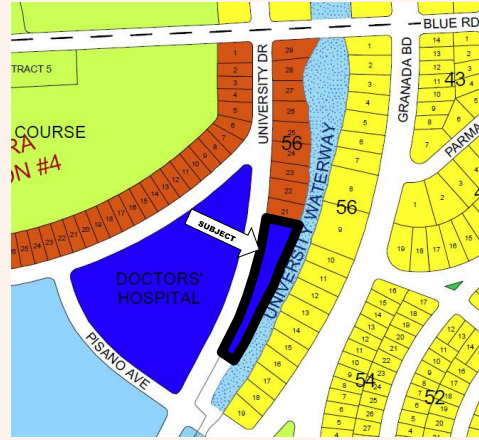
# CHANGE OF LAND USE

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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

7

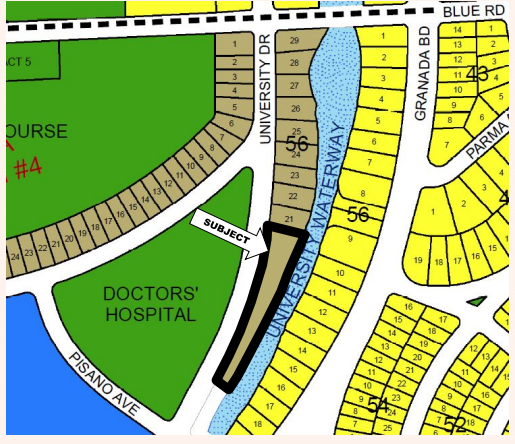
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## REQUEST 2: CHANGE OF ZONING

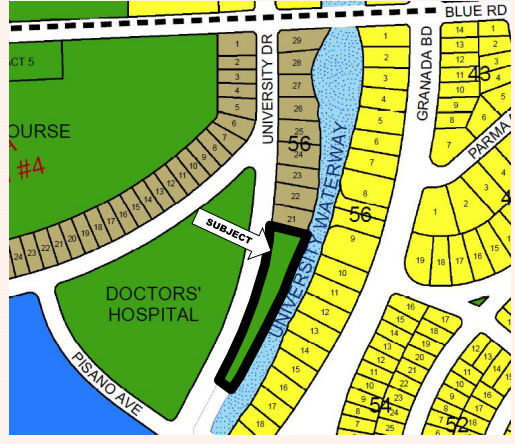
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# CHANGE OF ZONING



MF-1 - DUPLEX



SPECIAL USE

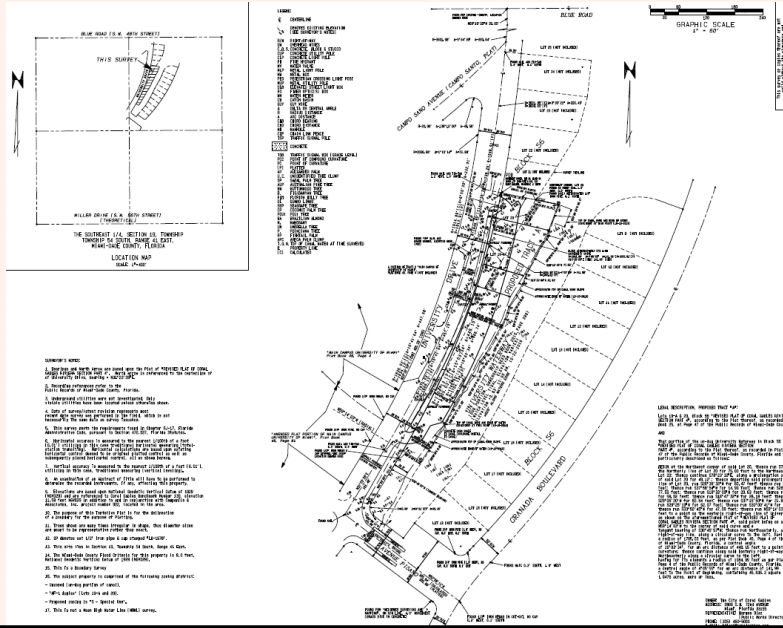
## REQUEST 3: FINAL PLAT



# “DOCTORS HOSPITAL ANNEX”

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11

11

## REQUEST 4: CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

12

12



## HOSPITAL ACCESSORY PARKING



15

## HOSPITAL ACCESSORY PARKING

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

16

16



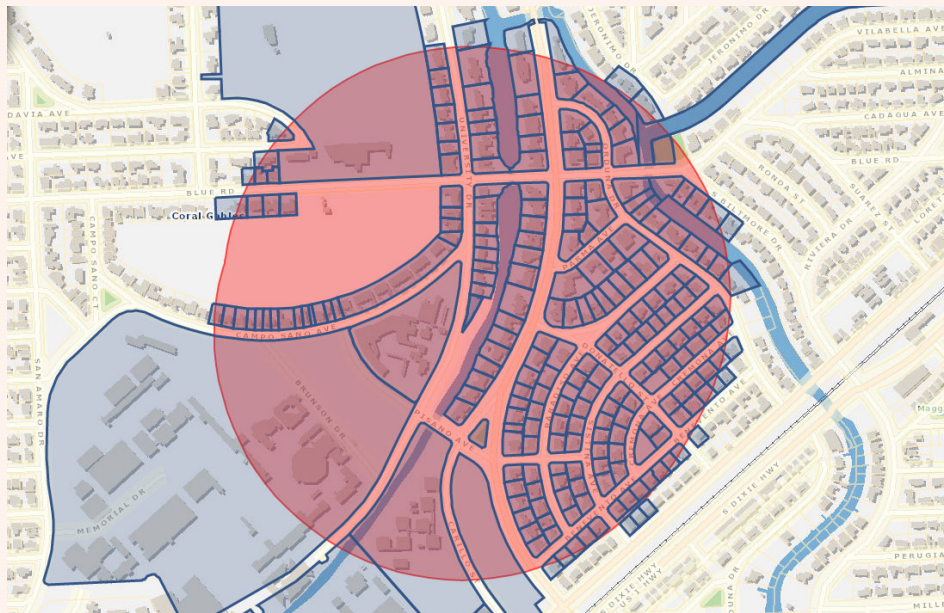
## REVIEW TIMELINE

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

17

17

## LETTERS TO PROPERTY OWNERS (1,500 FT)



18

18

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

19

19

**COMPREHENSIVE PLAN CONSISTENCY**

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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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