


Parking Lot #24

5151 UNIVERSITY DRIVE
(DOCTOR'S HOSPITAL)


CHANGE OF LAND USE
CHANGE OF ZONING
TENTATIVE PLAT
CONDITIONAL USE

CITY COMMISSION
SEPTEMBER 28, 2021



1

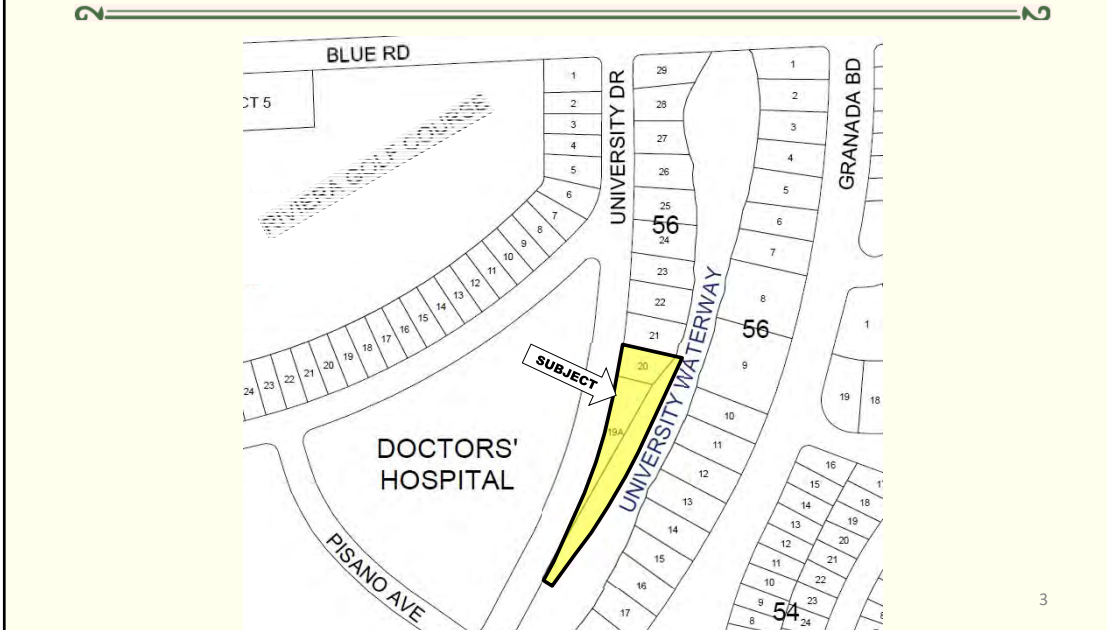
LOCATION



85
PARKING
SPACES

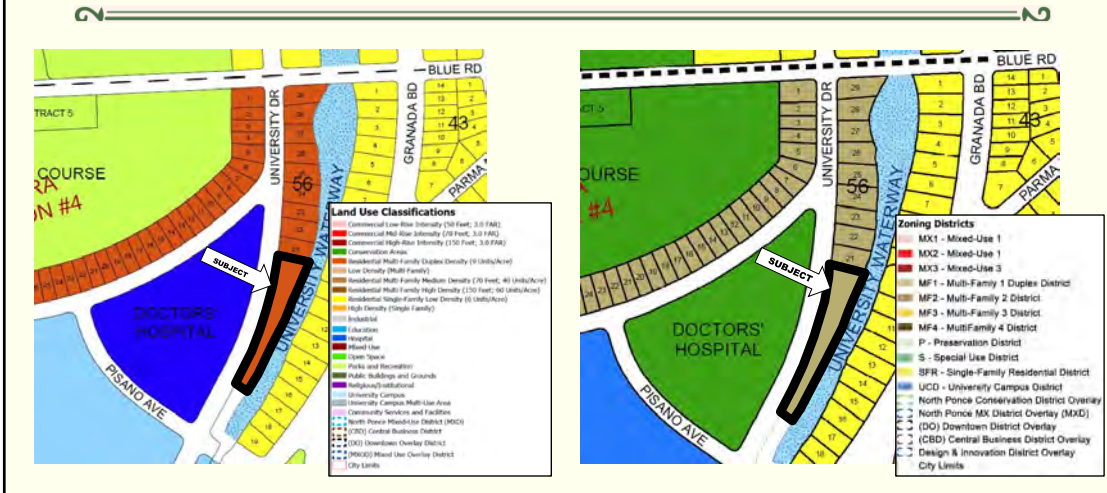
2

LOCATION



3

CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

4

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**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

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**REQUEST 1:
CHANGE OF LAND USE**

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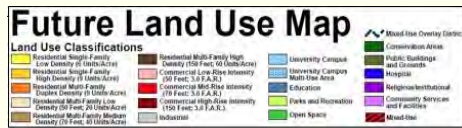
CHANGE OF LAND USE



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

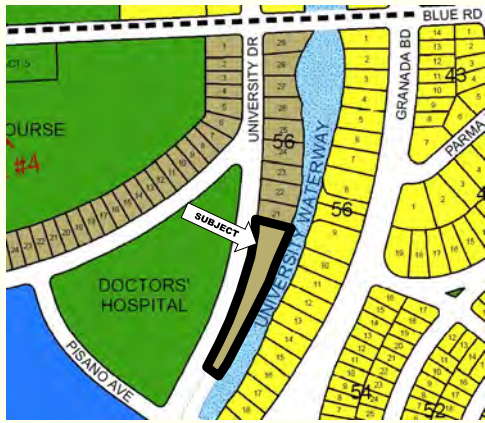


HOSPITAL

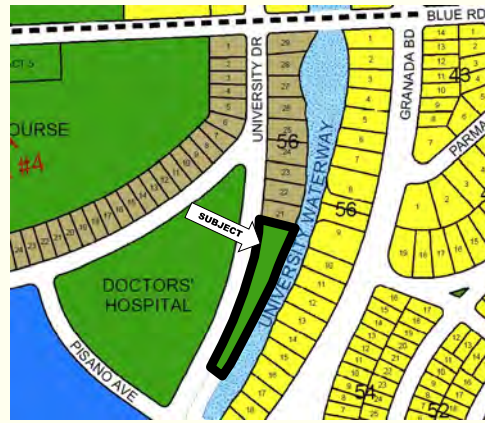


REQUEST 2: CHANGE OF ZONING

CHANGE OF ZONING



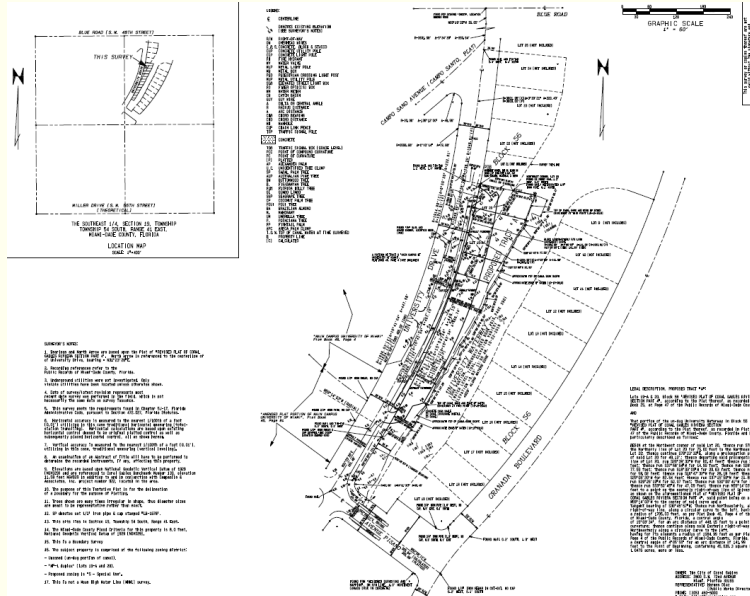
MF-1 - DUPLEX



SPECIAL USE

REQUEST 3: OPTIONAL REVIEW OF TENTATIVE PLAT BY CITY COMMISSION

“DOCTORS HOSPITAL ANNEX”



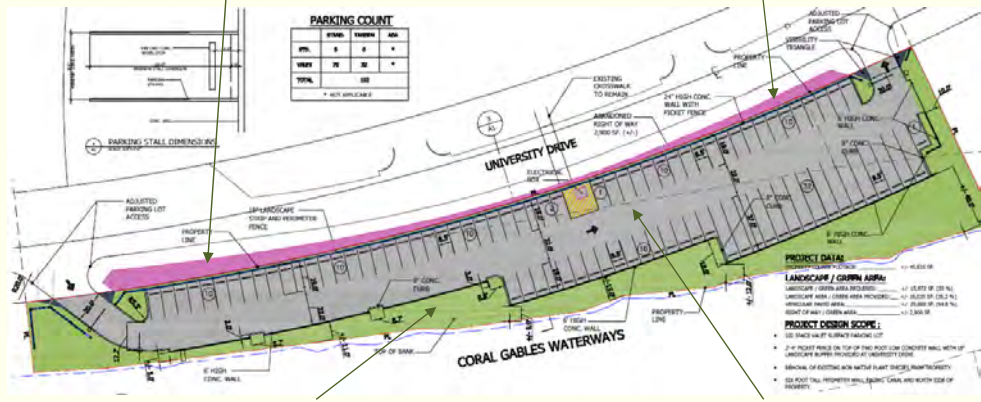
REQUEST 4: CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

(TO BE CONSIDERED LATER AT 2ND READING)

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

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HOSPITAL ACCESSORY PARKING



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HOSPITAL ACCESSORY PARKING



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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

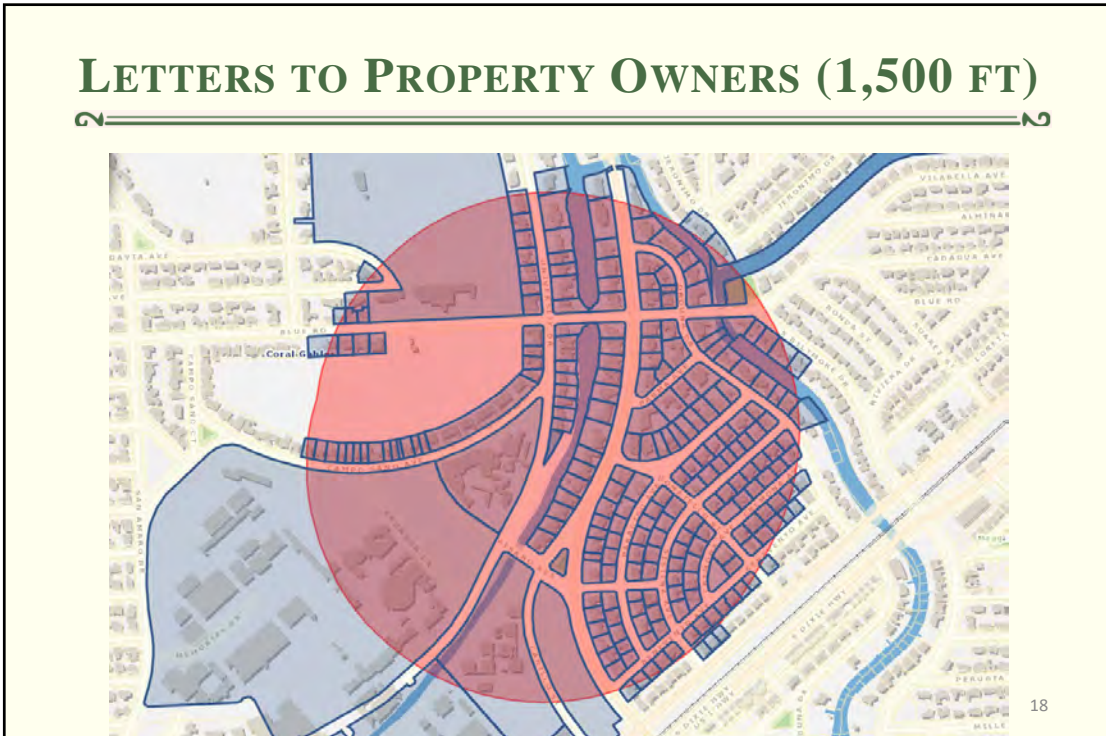
16

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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): TBD

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

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COMPREHENSIVE PLAN CONSISTENCY

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

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

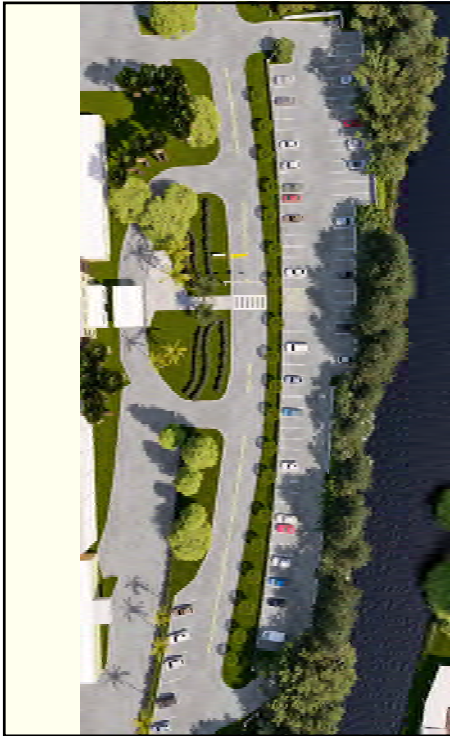
THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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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.

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