



Parking Lot #24

5151 UNIVERSITY DRIVE
(DOCTOR'S HOSPITAL)

CONDITIONAL USE

CITY COMMISSION
MAY 10, 2022



1

REQUESTS:

1. CHANGE OF LAND USE – *ADOPTED APRIL 21ST*
2. CHANGE OF ZONING – *ADOPTED APRIL 21ST*
3. TENTATIVE PLAT – *ADOPTED APRIL 21ST*

4. **CONDITIONAL USE - TODAY**

2

2

HOSPITAL ACCESSORY PARKING



3

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

4

4

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
6	CITY COMMISSION (CONDITIONAL USE): 05.10.22

5

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

6

STAFF RECOMMENDATIONS

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STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

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

7

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.
3. ALL EXISTING MATURE CANOPY TREES, INCLUDING THE EXISTING AUSTRALIAN PINES, SHALL REMAIN WITHIN THE PROPERTY PERIMETER AND ALONG THE WATERWAY ABUTTING THE PROPERTY.
4. DOCTORS HOSPITAL INC. PROFFERS \$100,000 FOR SIDEWALKS AND RELATED IMPROVEMENTS AS DETERMINED BY CITY STAFF UPON REVIEW OF PUBLIC BENEFITS.

8



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