

# Parking Lot #24

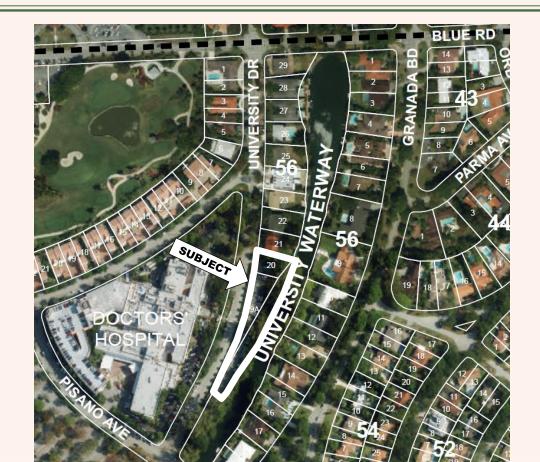
5151 UNIVERSITY DRIVE (DOCTOR'S HOSPITAL)

CHANGE OF LAND USE
CHANGE OF ZONING
CONDITIONAL USE
TENTATIVE PLAT

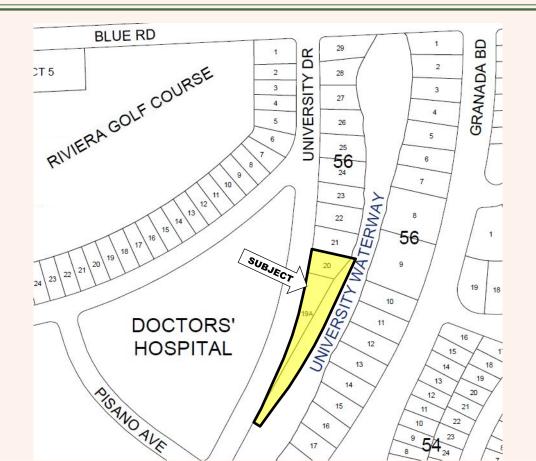
PLANNING & ZONING BOARD AUGUST 11, 2021

#### - 10

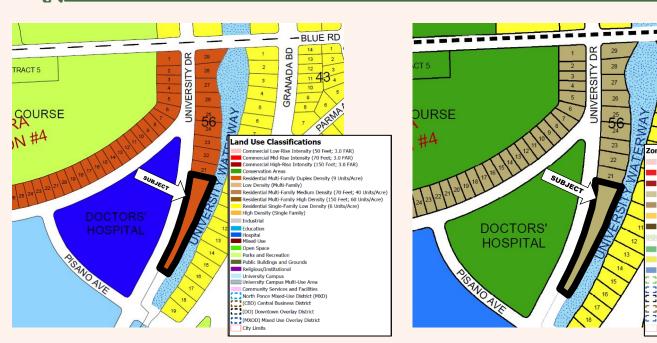
# **LOCATION**



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## **CURRENT LAND USE AND ZONING**



GRANADA Zoning Districts MX1 - Mixed-Use 1 MX2 - Mixed-Use 1 MX3 - Mixed-Use 3 MF1 - Multi-Famiy 1 Duplex District MF2 - Multi-Family 2 District MF3 - Multi-Family 3 District MF4 - MultiFamily 4 District P - Preservation District S - Special Use District SFR - Single-Family Residential District UCD - University Campus District North Ponce Conservation District Overlay North Ponce MX District Overlay (MXD) (DO) Downtown District Overlay (CBD) Central Business District Overlay Design & Innovation District Overlay City Limits

RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

BLUE RD

BD

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

## **REQUESTS:**

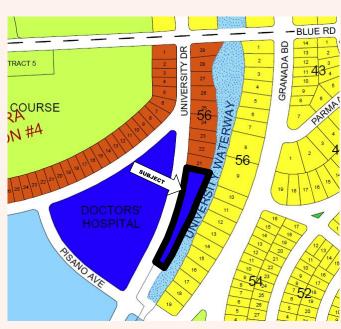
- 1. CHANGE OF LAND USE
- 2. CHANGE OF ZONING
- 3. CONDITIONAL USE
- 4. TENTATIVE PLAT

# **REQUEST 1:**CHANGE OF LAND USE

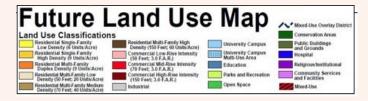
## CHANGE OF LAND USE



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

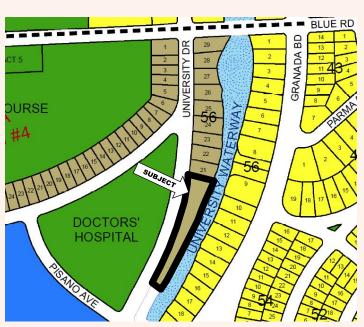


HOSPITAL

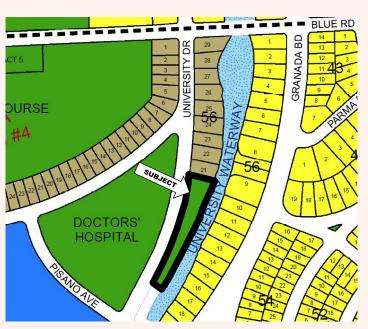


# **REQUEST 2:**CHANGE OF ZONING

# CHANGE OF ZONING



MF-1 - DUPLEX



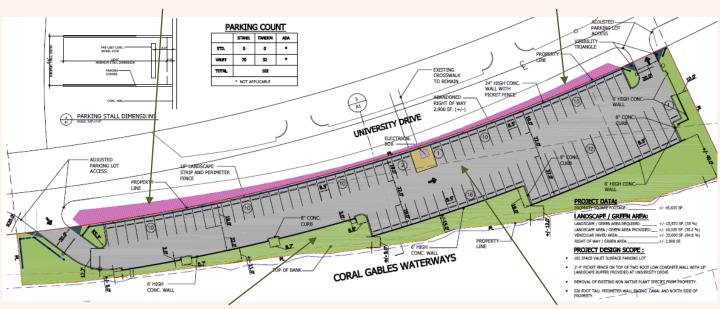
SPECIAL USE

# **REQUEST 3:**

# CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

#### 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)



S

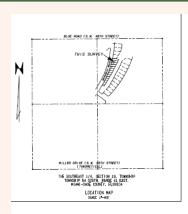


#### ALLOWED/REQUIRED PROPOSED

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

# **REQUEST 4:**TENTATIVE PLAT

# "DOCTORS HOSPITAL ANNEX"





#### LEHENDER'S NUTES

 Boar less and North Arrox are based upon the Plat of "SERISED FLAT OF COMMAL GAUGES FRIEND SETTION HAVE A". Murth agree in referenced to the conterline of a bulletsity time. Learning - Marthy 2018.

2. Recording references refer to the Public Records or Wast-Sade County, Florida.

3. Underground utilities were not investigated. Only visible utilities have been located usines otherwise shows

 Sate of survey/latest revision represents seet recent data survey was performed in the field, which is no tecessorily the same data on survey issuance.

 This serves parts the requirements found in Chapter 52-57. For ide Assimilated the Code, pursued to Section 475-207. Florida Statesto.
 Birlinated accuracy in economic to the searcest 1/000th of a fact (0.02) settings in this case treatitions for investigation control.

vertical accreacy in secured to the nearest 2/20th of a fast (0.01), efficient in this case, treditions assuring (certical leveling),
 as examination of an Autrent of [ifte al]] have to a performed to detroate the records indivisors. If any, arterial pit is properly.
 Elevation are based upon vertical decided to vertical batter of 1000 (1000) and one privated to the control of the contr

- The purpose of this Tentative Plat is for the delineation of a locatory for the surpose of Platting.
- 11. Trees show are easy times irregular in shape, thus dismeter sizes are meant to be representative refer that exact.
- If deptes set US\* from pipe 6 op stæppd \*LE-1570\*.
   This pipe (Iss in Section IX, Texasia) 54 Sect., Resp. 41 Sect.
   The Alpha-Sector Figure Christia for this operate in 6.0 feet, Retireal Respirit Vertical Depter of 1990 (Notice).
   This for a Section Sector Section.
- The subject property is comprised of the following energy district:

   incored (un-day portion of const);
- 'Af-t deplen" (Lots 18-4 and 20).
- Proposed control is "5 Special Use".

  17. This is not a Year Bigh Natur Line (1994) survey.

# REVIEW TIMELINE

1 NEIGHBORHOOD MEETING: 06.29.21

PLANNING AND ZONING BOARD: 08.11.21

2 BOARD OF ARCHITECTS: TBD

4

CITY COMMISSION: TBD

# LETTERS TO PROPERTY OWNERS (1,500 FT)



# PUBLIC NOTIFICATION 2 TIMES LETTERS TO PROPERTY OWNERS

NEIGHBORHOOD MEETING, PZB

PROPERTY POSTING

WEBSITE POSTING

NEWSPAPER ADVERTISEMENT

19

**PZB** 

PZB

**P7**B

1 TIME

1 TIME

1 TIME

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

# **STAFF RECOMMENDATION:**

STAFF RECOMMENDS **APPROVAL**.

THE APPLICATION <u>COMPLIES</u> WITH THE FINDINGS OF FACT.

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



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