

**AMBASSADOR  
ASSISTED LIVING FACILITY  
VARIANCE APPLICATION**

City Commission

May 12, 2025

# Project Location

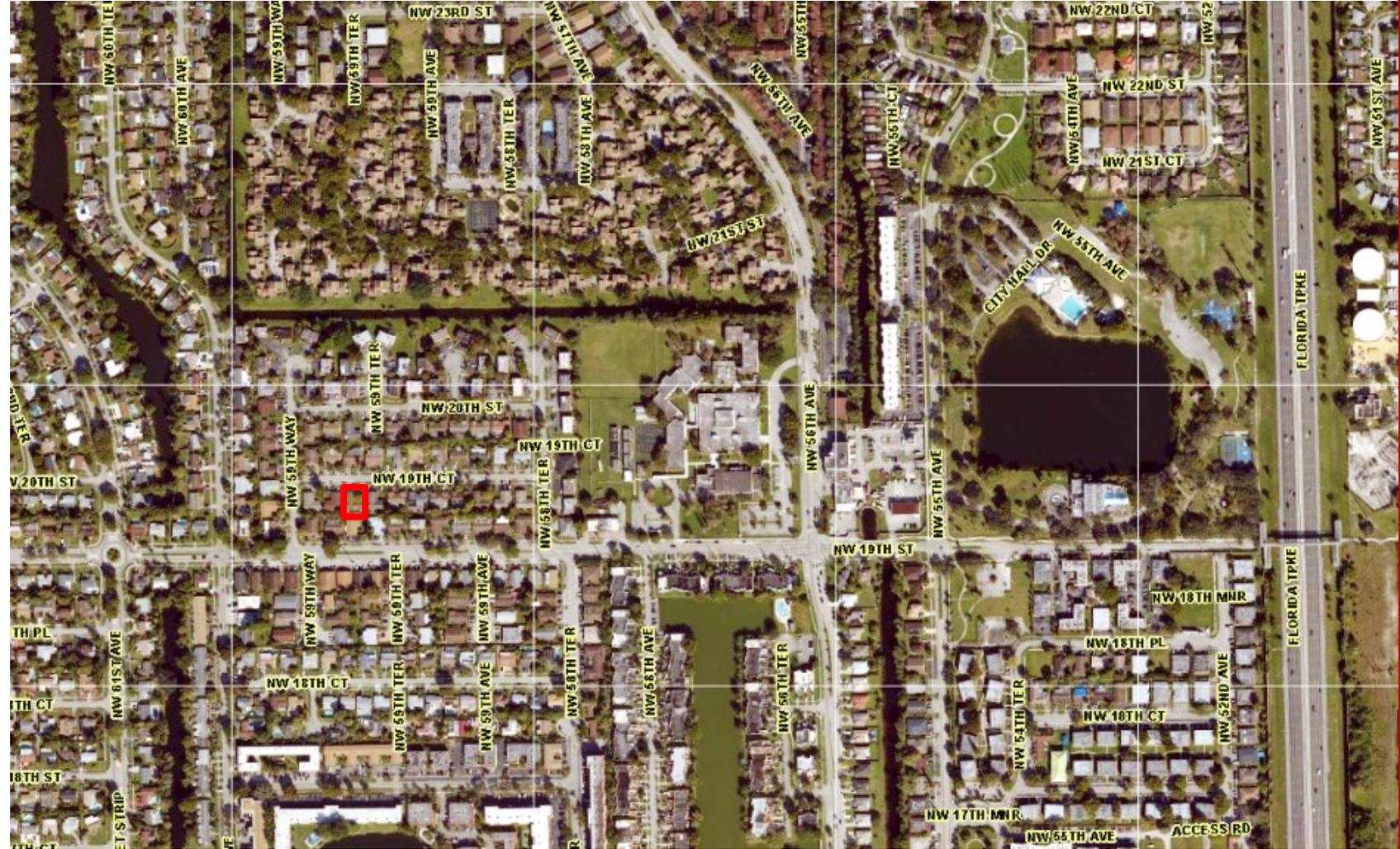
Address: 5940 NW 19th Court

Parcel Size: +/- 0.71 acres

Zoning: RM-18

Land Use: Medium 16

Residential



# Request

- Variance approval to allow the continued operation of a Special Residential Facility, Category 2, within the RM-18 zoning district, located less than 500 feet from a single-family residential property line and within the minimum 1,200-foot separation distance from another Special Residential Facility, family day care home, or large family day care home.

# Nearby Assisted Living Facility



## Section 3.1.3 Variance Criteria

- A. That there are unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district. The matter of economic hardship shall not constitute a basis for the granting of a variance.
- B. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of these regulations or any pertinent Code section.
- C. That strict application of the provisions of these regulations or any pertinent Code section would deprive the property owner of reasonable use of the property for which the variance is sought.
- D. That the variance proposed is the minimum variance that makes possible the reasonable use of the property.
- E. That granting the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood or area, or otherwise detrimental to the public welfare.

# Timeline

- 2013 – 2022: Morning Breeze Assisted Living Facility, a licensed Special Residential Facility Category 2, operated continuously on the subject property.
- January 2022: The Agency for Health Care Administration (AHCA) revoked Morning Breeze's approval, and operations ceased.
- June 2022: Ambassador requested written confirmation from the City that an ALF could continue operating on the Property, hoping to reopen the facility under new ownership.
  - The City confirmed that a Special Residential Facility Category 2 would be permitted.
  - The City acknowledged the ALF's vested status.
  - Advised the Applicant to file a Certificate of Use within 45 calendar days.

# Timeline

- May 2023: The Applicant followed up with a second zoning confirmation request and again received written assurance from the City that a Category 2 ALF could operate at the Property.
- June 2024: The City reversed its position and issued a new zoning verification letter stating:
  - 1) the 1,200-foot separation requirement could no longer be met; and
  - 2) the vested status had expired due to more than one year of inactivity since Morning Breeze's closure.

**Thank you**