



**Development Services Department**

## **Waterside Landing**

**25-400057 Variance - Appeal**

# **City Commission**

**December 10, 2025**



# Waterside Landing



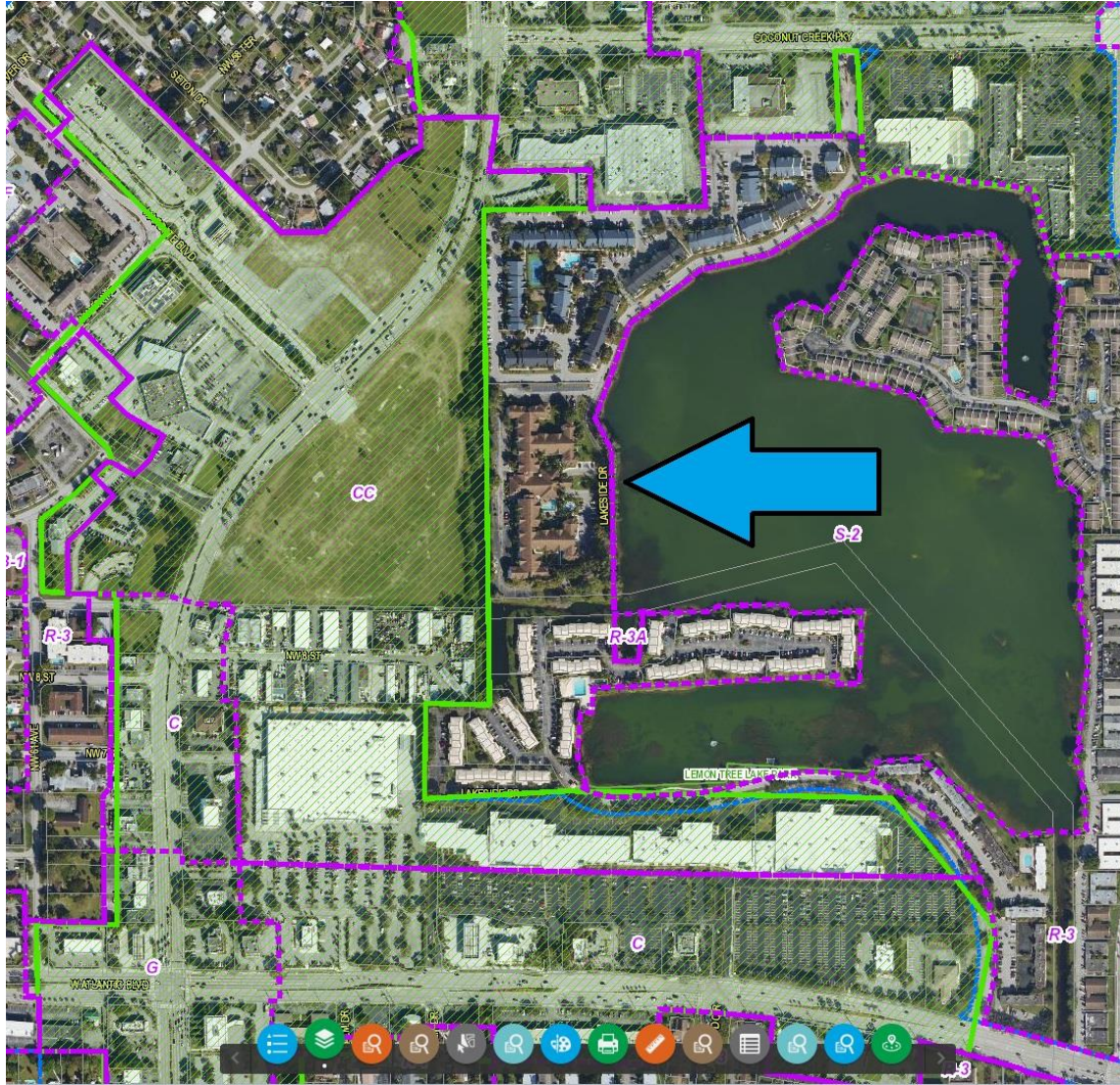
## Subject Property:

- 5600 Lakeside Drive
- 2025 BCPA Aerial
- Current Condition
- +/- 7.284 acres (net)





# Waterside Landing

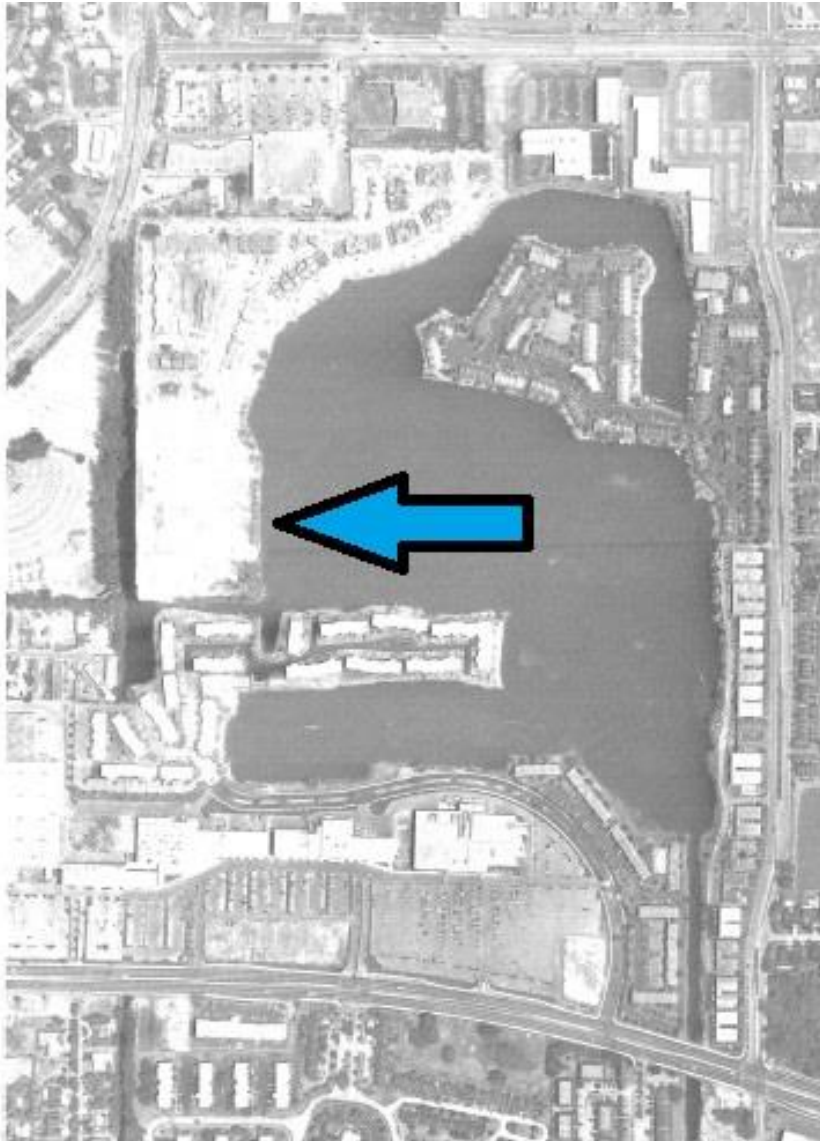


## Subject Property:

- *City Center zoning*
- *Not in CRA*
- *Not in CBD*



# Waterside Landing



## History:

- 1985 – Adult Congregate Living Facility (177 Units)
- 1985 – Parking Variance
- 1991 – 67 units converted to Assisted Living Facility





# Waterside Landing



## Request:

- Convert existing long term care facility to 174-unit multifamily residential
- Provide 250 parking spaces. Parking reduction of 131 spaces (~34%)
- Waive perimeter landscape
- Waive interior landscape islands



# Waterside Landing

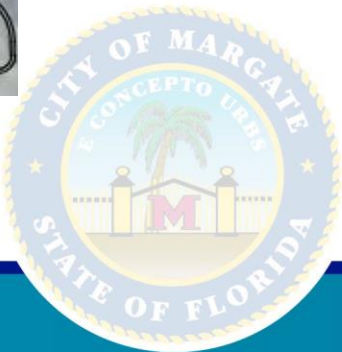
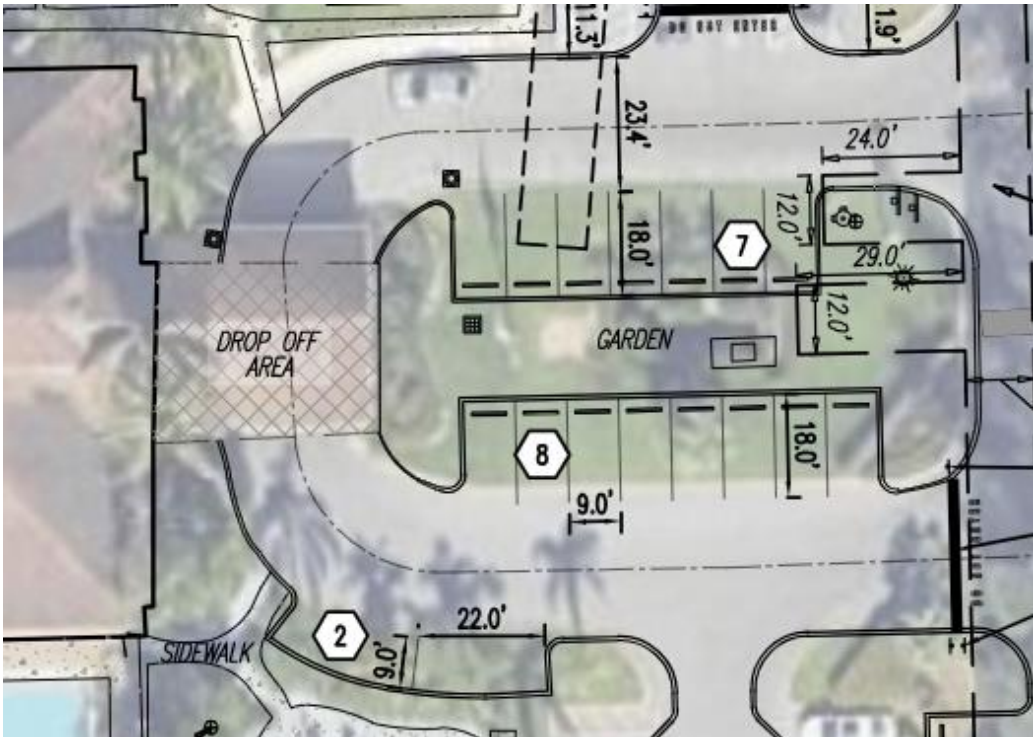
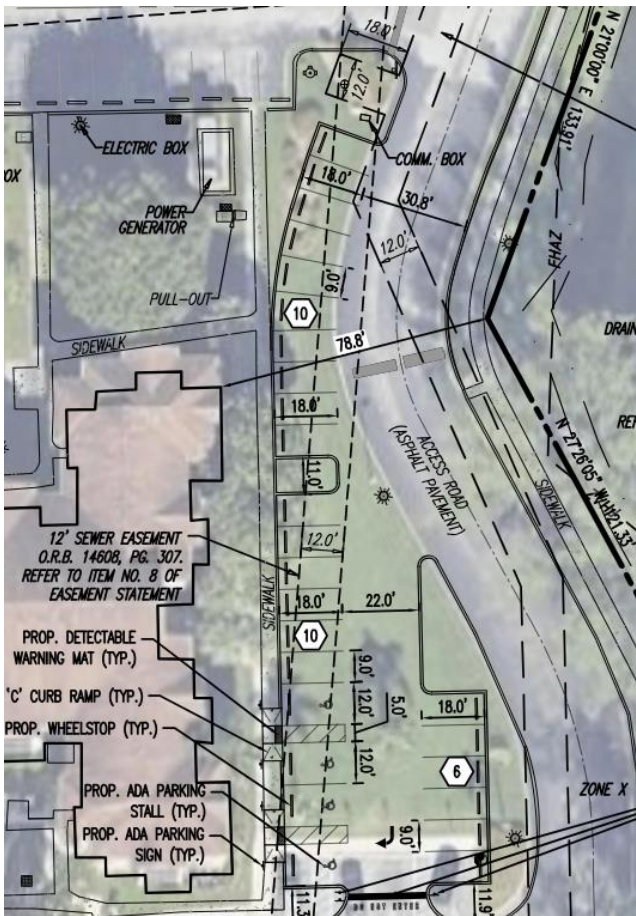
## Code Requirements:

Requirement	Code
<i>381 parking spaces required for (174) 1 or 2-bedroom apartments</i>	<i>Sec. 40.705(I) and 40.554(K)5c ULDC</i>
<i>10ft wide landscape perimeter</i>	<i>Sec. 40.704(F) ULDC</i>
<i>11ft wide landscape island</i>	<i>Sec. 40.704(H)1 ULDC</i>
<i>Cannot make nonconforming structure less conforming</i>	<i>Sec. 40.308(D)1 ULDC</i>



# Waterside Landing

## Request:





## Request:





## Variance Criteria:

- Sec. 40.323(E)2      ULDC
  - *5 Criteria*



# Variance Criteria:

- It shall be demonstrated that special conditions and circumstances exist which, if there is a literal and strict enforcement of the provisions of a zoning ordinance, would constitute a hardship or practical difficulty in the use of the property involved.





# Variance Criteria:

- Owner's preference or economic disadvantage does not constitute a hardship. A self-created hardship does not constitute grounds for a variance.



# Variance Criteria:

- No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands structures or buildings in other districts shall be considered grounds for a variance.





# Variance Criteria:

- It shall be demonstrated that special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other land or structures located in the same district..



# Variance Criteria:

- The Board shall find that the granting of the variance will not be contrary to the public interest or the general purpose sought to be accomplished by the zoning ordinances, is the minimum variance possible to make reasonable use of the land or structure, and shall not constitute that granting of a special privilege. In granting a variance, the Board may prescribe appropriate safeguards and conditions in conformity with the intent of the Code.





# Staff Recommendation:

Denial



# Board of Adjustment Action:

3-0 Denial



October 14, 2025