

Staff Report Exhibit "A"
Location Map



Staff Report Exhibit "B"

Legal Description

LOT 5, BLOCK 61, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING .34 ACRES MORE OR LESS.



**SCHMIDT
NICHOLS**

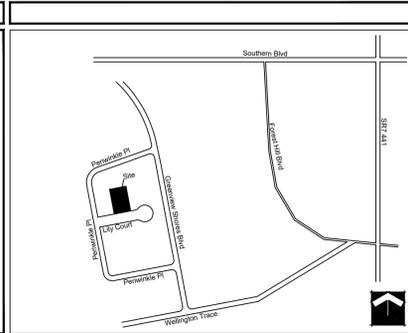
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Wellington Elder Care

Wellington, Florida

Location Map



Site Data

Project Number	17-92 (2017-52 CUI)
Name of Project	Wellington Elder Care II Conditional Use
Proposed Use	Residential Type 2(B) Congregate Living Facility
Future Land Use Designation	Residential F (RES F)
Zoning District	Wellington PUD
Section, Township, Range	04/44/41
Property Control Numbers	73-41-44-04-01-061-0050
Traffic Analysis Zone	987
Minimum Lot Area	11,500 S.F.
Total Site Area	0.34 ac/ 14,810 S.F.
Type 2(B) Congregate Living Facility	
Max 21 Residents	
Min 4 Staff (7AM to 7PM)	
Min 2 Staff (7AM to 7PM)	
12 Resident Bedrooms, 1 Office For Privacy/Staff	
8 Bathrooms	
Total Gross Floor Area	5,804 s.f.
Total Floor Area Ratio	.38 Max
Total Building Coverage (Including canopy)	38%
Impervious Area	80%
Buildings	2324 s.f.
Pavement/Walks	9482 s.f.
Pervious Area	20%
Open Space	3004 s.f.
Max. Number of Residents	21
Number of Stories	1
Parking	
1 Space/ Each Employee (Peak Shift) = 4 Spaces	
Visitor/Guest Spaces 1 Space/7 Residents = 3 Spaces	
Drop off Space = 1	
Total Parking Required = 8 Spaces	
Total Parking Proposed = 8 Spaces. (Includes 1HC Space/ADA Van Accessible)	
Note: Staff Requirement are: 7am To 7pm-Four Staff On Duty 7pm To 7am-Two Staff On Duty	

Type 2 (B) Minimum Requirements		
Space	Minimum Standards	Proposed
Single Occupancy Room	90 sf	168 sf
Double Occupancy Room	130 sf	144 sf
Bathroom	1 full bathroom/ 3 persons	1 full bathroom/ 2.6 persons (8 bathrooms)
Common Area (Interior)*	50 sf/ resident (1,050 sf)	93 sf/ resident (1,970 sf)

*Does not include closets, bathrooms, hallways, mechanical rooms, or unusable enclosed spaces.

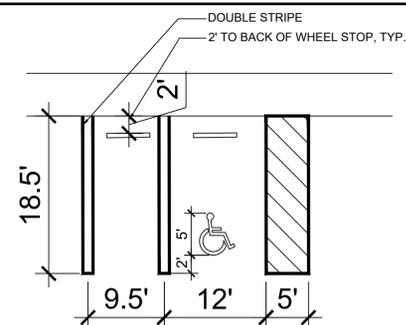
Development Team

DEVELOPER:	R&R, LLC 1953 S Club Dr. Wellington, FL 33414
ARCHITECT:	New Line Drafting And Design 117 Keller Dr. Palm Springs, Florida (561) 723-4398
CIVIL/TRAFFIC ENGINEER:	Simmons And White 2581 Metrocentre Blvd. West, Suite 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER:	Schmidt Nichols 1551 N Flagler Drive, Suite 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	Whidden Surveying & Mapping, INC. 9200 Belvedere RD, Suite 114 Royal Palm Beach, FL 33411 (561) 790-5515

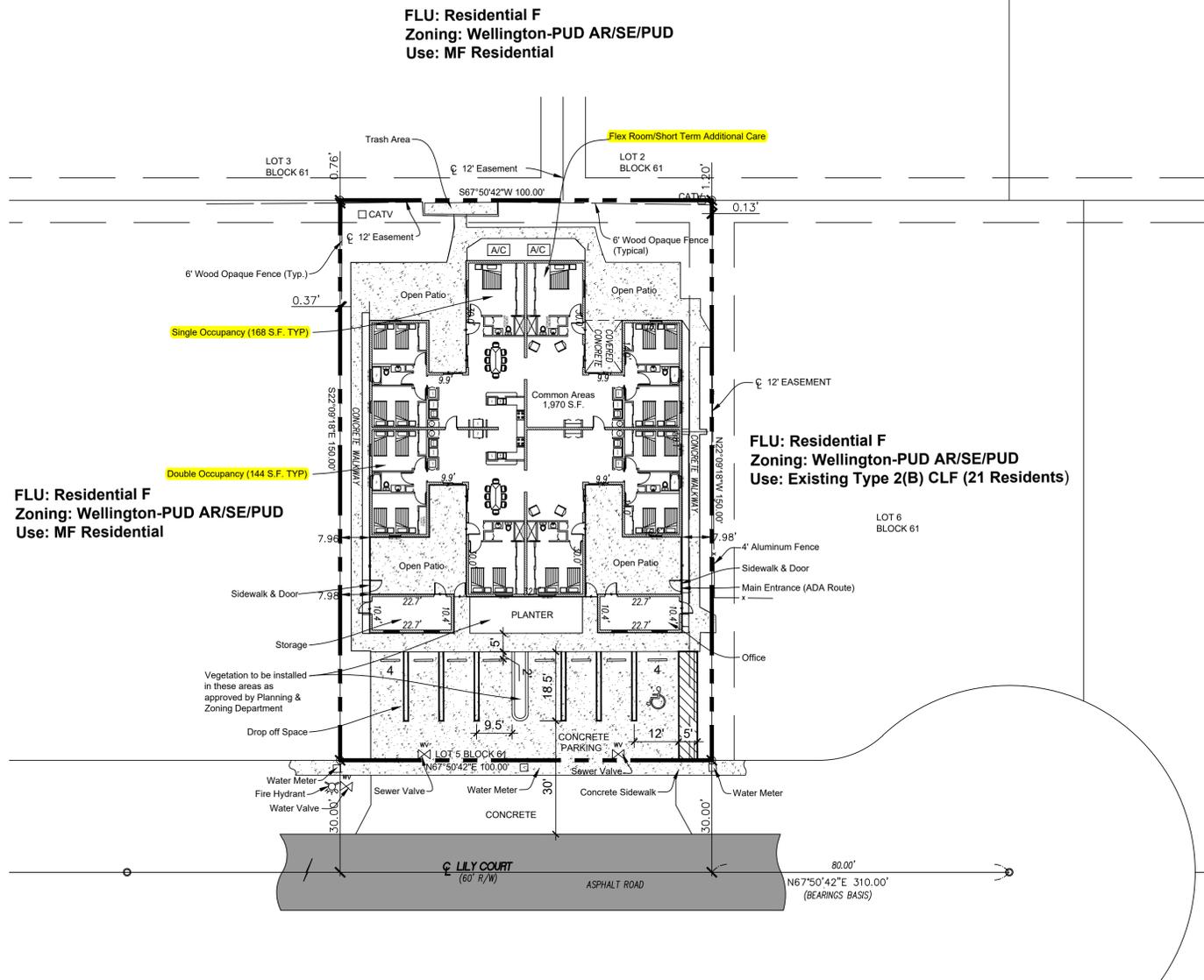
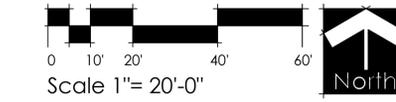
Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY Whidden Surveying & Mapping On April 28, 2017
- All Accessible Routes Meet Minimum Specified In The Florida Accessibility Code
- Maximum 21 Residents
- Residents Are Prohibited From Having Personal Vehicles On Site
- Residents Must Be 65 Years Of Age Or Older
- All Access Points Are Controlled With Master Lock System And Entire Site Is Monitored Via Close Caption Camera
- All Main Entrance And Designated Accessible Doorway Openings Meet Minimum Required In The Florida Accessibility Code.
- Vegetation to be installed per code requirement to screen above ground equipment.

Parking and Striping



PARKING STALL DIMENTIONS:
STANDARD 9.5'x18.5'
HANDICAP 12'x18.5' PLUS 5' RAMP AREA



Date:	05/10/17
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	JES
Checked By:	JES
File No.	699.01
Job No.	00-00

REVISIONS / SUBMISSIONS

- Conditional Use Submittal 06/29/17
- Conditional Use Submittal 08/22/17
- Conditional Use Submittal 08/30/17

Site Plan

500 ft. buffer from Single-Family district

1,000 ft. buffer from another CLF

Existing Type 1 CLF

Existing Type 3 CLF



**Proposed
Type 2 (B) CLF**

**Maximum of four (4) -
Type 2 (B) allowed
within a 1/2 mile radius**

**Existing
Type 2 (B)**

The Residence at Paddock Park
14622 Paddock Dr

The Residence at Paddock Park II
13988 Paddock Dr

Wellington Retreat
13755 Greentree Trl

Butterfly House
13121 Doubletree Cir

Taylor Adult Home Care Inc
12450 Gullford Way

A New Ages of Senior Care
1074 Hyacinth Pl

National Mentor Healthcare LLC
13545 Exotica Ln

A Koalbreze Care Wellington Manor
14983 Draithorse Ln

Wellington Elder Care I
14097 Lily Ct

Home Of Stars LLC
1448 Sailboat Cir

Home Care of Wellington
1727 Braeburn Pl

A Home for Me Inc
1909 Shower Tree Way

NuVista Living at Wellington Green - Skilled Nursing
10330 NuVista Ave

NuVista Living at Wellington Green - Assisted Living
10334 NuVista Ave

Angels House LLC
14372 Equestrian Way

Vale In Home Care
2646 Yarmouth Dr

Binks Forest Dr

Paddock Dr

Greenview Shores Blvd

Wellington Trce

Big Blue Trce

Birkdale Dr

Forest Hill Blvd

South Shore Blvd

Wellington Trce

Greenbriar Blvd

Pierson Rd

Pierson Rd

Stribling Way

S State Road 7



Staff Report Exhibit "E"
Wellington Traffic Consultant's Letter

Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

July 21, 2017

Mr. Damian Newell
Village of Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Wellington Elder Care II - #PTC17-001S
17-92 (2017-52 CU 1)**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Conditional Use application for Wellington DRC meeting on July 26, 2017. The traffic statement dated July 6, 2017 was reviewed. The project is summarized below.

Existing Use: 4 Multi Family Residential Units
Proposed Use: 21 Bed Assisted Living Facility
New Daily Trips: 29
New Peak Hour Trips: -1 AM, +1 PM

The proposed change will result in an insignificant impact to the area roadways and intersections. Therefore, the proposed project meets the Traffic Performance Standards of Palm Beach County and Wellington.

Sincerely,

Andrea M. Troutman, P.E.
President

cc: Cary Lyn Cramer
Patrick Barthelemy