

I. PETITION DESCRIPTION

Petition: Conditional Use 2019-0003-CU

Project Name: New Age of Senior Care

Owner/Applicant: Desert Income ALF Wellington, LLC (DBA A New Age of Senior Care at Wellington, Inc.)

Agent: Frogner Consulting, LLC

Project Manager: Damian Newell

Request: To amend conditions of the approved Type 2(A) Congregate Living Facility with a maximum of 14 residents (Resolution Number R2013 – 05) to convert to a Type 2(B) Congregate Living Facility for senior housing with a maximum of 21 residents.

II. SITE DATA

Existing Use: Residential – Congregate Living Facility Type 2(A) for senior housing with a maximum of 14 residents

Proposed Use: Residential – Congregate Living Facility Type 2(B) for senior housing with a maximum of 21 residents

Future Land Use Designation: Residential “F” (8.01 -12 dwelling units per acre)

Zoning District: Planned Unit Development (PUD)

Parcel Size: 0.52 acres (22,684 sq. ft.) more or less

Parcel Control No.: 73-41-44-09-12-000-0010, -0020, -0030 and -0040

Location: The property is located at the southeast corner of Goldenrod Road and Hyacinth Place (1074 Hyacinth Place, Unit A/B/C/D) within the Wellington Planned Unit Development (PUD). Exhibit “A” is a location map and Exhibit “B” is the legal description of the subject property.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Use	Future Land Use	Zoning
North	Multi-family homes	Residential "F" (8.01 -12 dwelling units per acre)	Planned Unit Development (PUD)
South	Multi-family homes	Residential "F" (8.01 -12 dwelling units per acre)	PUD
East	Multi-family homes	Residential "F" (8.01 -12 dwelling units per acre)	PUD
West	Multi-family homes	Residential "F" (8.01 -12 dwelling units per acre)	PUD

IV. SITE HISTORY/BACKGROUND

The subject property is an existing multi-family / condominium building that consists of four (4) units. The property is within the Sugar Pond Manor Subdivision of the Wellington Planned Unit Development (PUD). The multi-family property was purchased February 25, 2005 and was converted to condominium units.

The facility is currently being operated as a Type 2(A) Congregate Living Facility (CLF) with a maximum of 14 residents. The facility was approved by Resolution Number R2013 – 05 and is licensed by the Florida Agency for Health Care Administration (AHCA). A Building Permit (# 10-472) was approved for interior renovation to remove a portion of the wall between Units "C" and "D" to operate the CLF.

In 2012, a request to allow a maximum of 21 senior residents was submitted but was amended to 14 residents due to comments received from the Building Division and Palm Beach County Fire Rescue. The increase to 21 residents required interior improvements and fire safety upgrades to the other section of the building that was not part of then approved Type 1 CLF, which was located in three (3) of the four (4) units. These required improvements were not financially feasible for the owner at the time. An increase to 21 residents would change the occupancy clarification and require additional building and fire review. The facility was sold in 2019. The current owner/applicant is requesting approval to allow 21 senior residents and will provide the required interior and fire safety improvements to the added space/unit that's needed to expand this facility to 21 residents. These building and fire code required improvements include, but are not limited to, interior spaces modification to ensure ADA compliance and upgrade to the NFPA 13 fire sprinkler system. A Change of Occupancy/Use Building Permit for the improvements will be required prior to this facility being operated as a Type 2 (B). Most of the interior construction work will be done in the added end-unit space of this four (4) unit building, which allows for 95% completion prior to cutting an opening through the party wall, per the construction tenant protection letter submitted by the applicant. After opening of the wall, the use of a Zip wall system will be utilized to section off the facility and contain the dust. The applicant will be doing upgrades to the other units that are not required for this request and should not impact the residents. The automatic fire sprinkler system and emergency alarms will remain operational within the existing/approved section of the building for the safety of the residents and employees.

V. STAFF ANALYSIS

The Conditional Use request was reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR). This Type 2(B) CLF is for elderly persons 65 years of age or older who are capable of otherwise living independently. LDR Table 6.8-2 requires a Conditional Use approval for Type 2 CLF within a PUD Zoning designation. LDR Section 6.4.4.30. provides additional regulations for a Type 2(B) CLF which include standards for minimum room square footage, minimum staffing, utilizing reduced parking, and maximum distance to a fire-rescue station and hospital. A Type 2(B) CLF is also required to provide one (1) additional single occupancy room for residents requiring short-term additional care. These LDR requirements are in addition to the other minimum standards required by the Florida Building Code and Florida Agency for Health Care Administration (AHCA).

This Type 2(B) CLF is located within an existing four (4) unit (Units "A," "B," "C," and "D") multi-family building totaling 6,200 square feet under air on a 0.52 acre lot with eight (8) single-occupancy and seven (7) double-occupancy. As illustrated on the site plan (Exhibit "C") and floor plan (Exhibit "D"), this CLF complies with the LDR standards as indicated below.

Standard	Required	Provided
Lot area	11,500 sq. ft.	22,684 sq. ft.
Single-occupancy room	90 sq. ft.	95-128 sq. ft.
Double-occupancy room	130 sq. ft.	133-151 sq. ft.
Interior common area	1,050 sq. ft.	1,500 sq. ft.
Additional care room	1	1
Bathroom	7	8

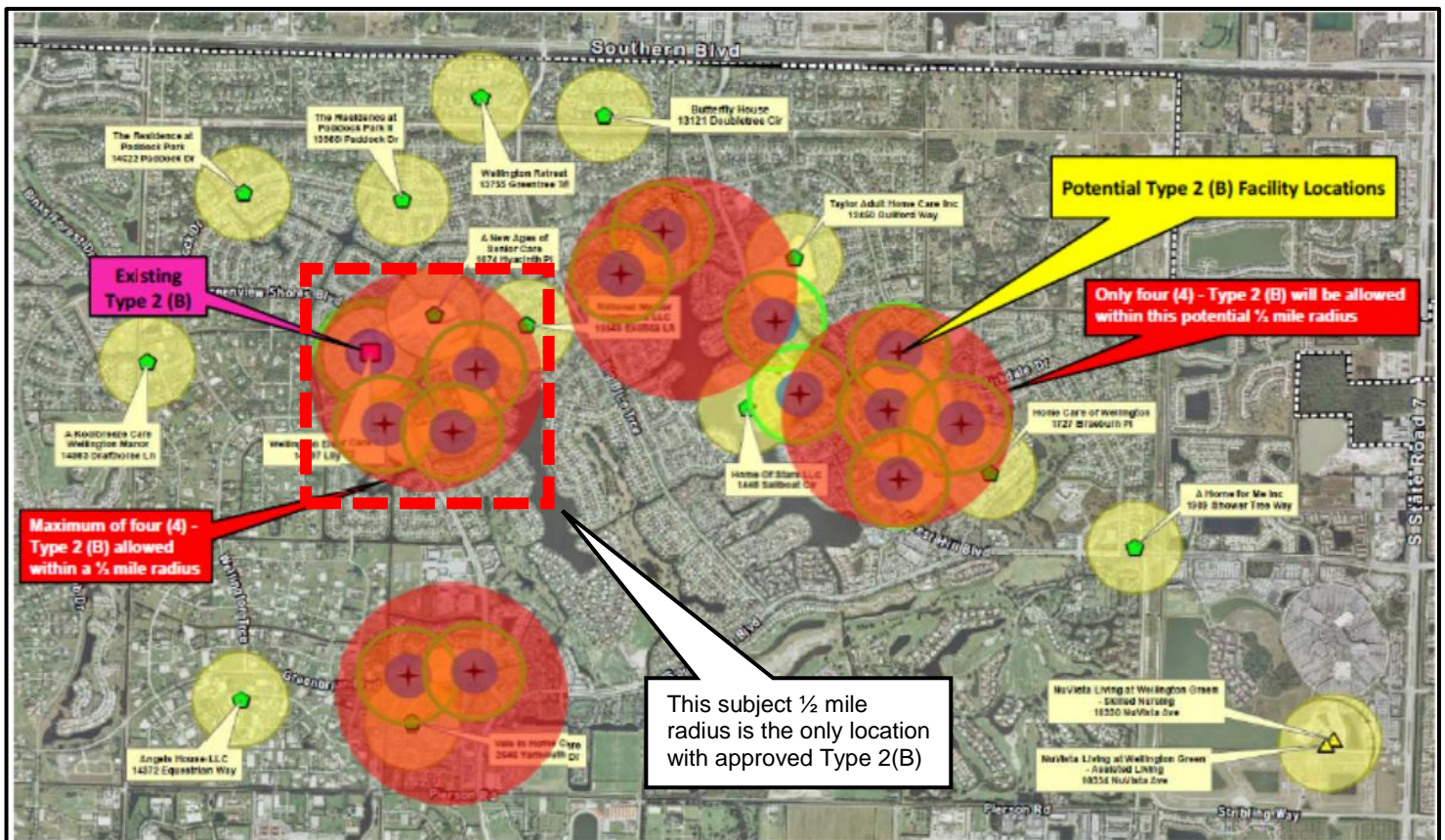
This facility will have a total of 15 bedrooms with 22 beds which includes the required additional care room. The additional care room may only be used by a resident of the facility requiring short-term additional care or when it's required to transfer another resident of the facility from a double-occupancy room to the single-occupancy room to provide short-term additional care but at no time shall the facility occupancy exceed the maximum of 21 residents. The exterior of this existing multi-family building will not change, so it will be compatible with existing buildings in the neighborhood. This facility currently has visitor sign-in at the main entrance, all door/window openings and gates have security alarms with chimes, closed-circuit cameras in common areas, automatic fire sprinkler system along with fire and emergency alarms for the safety and security of the residents. Generator and fuel source sufficient to ensure the continued operation of the facility in the event of the loss of electrical power is currently provided in accordance with state requirements (Emergency Rule 58AER17-1, as amended). Some of the proposed interior modifications include a recyclable material/storage areas, a short term care room, demo and new kitchen, new laundry room, office space, additional common area, and updated of the bedrooms. A fire suppression system will be required in the new kitchen for the on-site cooking/preparation of the resident's food.

The LDR requires a minimum of four (4) staff on duty 7:00 A.M. to 7:00 P.M. and two (2) staff on duty 7:00 P.M. to 7:00 A.M. The applicant proposed to have a minimum of four (4) staff throughout the day and two (2) staff during the night. The CLF will have staff present 24 hours a day, seven days a week.

The facility will reduce on-site parking needs by requiring staggered arrival and departure time for visitors, prohibit the residents from having personal vehicles (as required by LDR) in the lease agreement, and limit the number of visitors at any one time. A vehicle will also be available to transport residents to and from scheduled appointments as needed. The site meets the LDR required parking spaces with one (1) space required per seven (7) residents for visitors/guest parking, one (1) space for each peak shift employee (4 required) and one (1) designated drop-off space for a total of eight (8) parking spaces (including handicap space). As indicated on the site plan (Exhibit "C") this CLF will have a total of nine (9) parking spaces and one (1) drop-off space that will comply with all ADA standards required by the Florida Building Code and AHCA prior to operation.

All CLF types are required to maintain a minimum separation of 1,000 feet radius from other CLF, and Types 2 and 3 require a 500 feet minimum separation from single-family residential districts unless approved by Council. The 2017 LDR zoning text amendments to the Type 2(B) CLF section now allows a maximum of four (4) Type 2(B)'s within a ½-mile radius. This allows up to four (4) Type 2(B)'s next to each other with no separation requirement between Type 2(B) and ensures no more than four (4) are allowed in a given area.

As illustrated on the below map that was included with the 2017 CLF zoning text amendment, the subject location (New Age Care) and two (2) other approved Type 2(B) CLF for Wellington Elder Care 1 and 2 (Res. No's. R2012-60 and R2017-44) will have a total of three (3) Type 2(B)'s within a ½-mile radius with a potential for one (1) additional Type 2(B) within this ½-mile radius.



The LDR requires Type 2(B)'s be located within 1 ½ road miles of a full service professional fire-rescue station and three (3) road miles of a full service medical hospital to reduce the time required for emergency response. Fire Station #20 is located approximately 1.1 road miles from this site on Greenview Shores Boulevard and Paddock Drive and Palms West Hospital is three (3) road miles from this site on Southern Boulevard which complies with the LDRs maximum distance requirements.

Also, Type 2 and 3 CLF require a 500 foot radius separation from single-family residential districts unless otherwise approved by Council. This facility is located approximately 300 feet from the single-family residential district to the north, which is separated by a road (Goldenrod Road), existing multi-family dwellings, canal, and is not directly adjacent to a single-family lot/district. This reduced separation was previously determined by Council to not alter the nature and character of the single-family residential district when the Type 2(A) to allow 14 residents was approved (Res. No. R2013-05). Council will now need to make a determination if this proposed Type 2(B) facility with 21 residents located 300 feet from single-family residential district is still compatible with surrounding multi-family use and will not alter the character or adversely impact the existing single-family residential properties.

LDR Section 5.3.7. defines Conditional Use as those uses that are generally compatible with the Future Land Use Map and Zoning designations, but may require additional conditions to ensure mitigation of impacts to adjacent properties. The standards that are applicable to Conditional Uses approved by the Village Council are detailed as follows:

Consistent with Comprehensive Plan: The proposed Type 2(B) CLF is consistent with Wellington's Comprehensive Plan including, but not limited to, preserving and protecting the characteristics of the communities in Wellington; neighborhood compatibility policies; and Land Use, Transportation and Infrastructure Elements. The proposed Type 2(B) CLF is consistent with the following:

Land Use Element Objective 1.2 - Direct future growth into areas served by urban services that have adequate capacity, as defined by Wellington's adopted level of service standards, which shall be incorporated into Wellington's Land Development Regulations and ensure that this growth is of a quality equal to or better than the existing community, discourages urban sprawl, protects environmental and archeological resources, ensures the availability of suitable land for required utility services and the density and intensity are consistent with the other Goals, Objectives and Policies contained in this plan.

This objective requires Wellington to direct future growth into areas served by urban services that have adequate capacity. This proposed CLF location is within an existing multi-family district and is within the Urban Service Boundary, making it consistent with this objective.

Housing Element Objective 1.6 - Wellington shall accommodate to the extent required by law small group homes and foster care facilities in residential areas and areas with residential character. This objective shall be made measurable by its implementing policies.

The proposed Type 2(B) CLF with a maximum of 21 senior residents is within an existing multi-family residential neighborhood, which is consistent with the requirements set forth

in the Comprehensive Plan. This facility is currently operating as a Type 2(A) with 14 residents. If approved, this will be the third Type 2(B) facility in Wellington, along with Wellington Elder Care 1 and 2 located on Lily Court. The market indicates there is demand for senior housing per information from community input and current waiting list of potential residents. These type facilities in the multi-family areas will provide a home-like environment for Wellington's aging population.

Transportation Element Policy 1.1.8 - Wellington shall require that on-site circulation and parking be designed to ensure adequate circulation isles, turning radii and parking spaces. Parking regulations shall establish the minimum number of parking spaces which shall be required to serve uses; minimums shall be based on intensity measures such as building square feet. Parking regulations shall establish appropriate minimum sizes for circulation isles, parking stalls and parking stall angles. General standards may provide guidance for discretionary review of parking lot layout in order to ensure that the layout will be safe, convenient and attractive. On-site traffic flow and on-site parking standards may be designed to encourage the use of bicycles by requiring bike racks under certain conditions. Pedestrian access ways may be required through large parking lots to connect building areas to public sidewalks.

This policy requires Wellington to control on-site circulation and parking. The on-site flow and parking were reviewed and were determined to meet the requirements for on-site parking with a total of nine parking spaces (including handicap space) as indicated on the site plan.

Infrastructure Element Policy 1.7.1 - Wellington shall direct future growth to areas within Wellington's established Urban Service Area to maximize the use of existing and future infrastructure.

The CLF is within an existing multi-family district in the Wellington Planned Unit Development and utilize the existing public water/sewer system. This request is consistent with the Comprehensive Plan Infrastructure Element goals, objectives and policies.

Complies with supplementary use standards: The site and floor plans were reviewed for compliance with all relevant and appropriate portions of the LDR. The proposed Type 2(B) meets the criteria as required by LDR Section 6.4.4.30. This CLF is consistent with all applicable development standards such as minimum setbacks, maximum building heights, minimum parking, minimum room square footage, minimum staffing and maximum distance to a fire-rescue station and Hospital, minimum separation, and landscape standards.

Compatibility: The CLF is within an existing multi-family building which will have no proposed exterior changes and minimal interior modifications. The proposed Type 2(B) CLF with a maximum of 21 residents is consistent with the surrounding Residential "F" Land Use designations, which permits 8.0 to 12.0 dwelling units per acre and should not adversely impact adjacent multi-family residential properties. Council shall determine if the proposed Type 2(B) facility located 300 feet from a single-family residential district is still consistent with the previous approval. The location of this CLF which is buffered by other buildings, road and canal should not adversely impact the existing surrounding single-family.

Design minimizes adverse impact: As indicated above, no modifications are anticipated for the existing multi-family building exterior, which will help ensure consistency with the neighboring multi-family units. A six (6) foot high opaque fence is required along the perimeter of outdoor activity areas to ensure screening and privacy of the residents and adjacent multi-family units. This site currently has an opaque fence along a portion of the property. As illustrated on the site plan additional opaque fence and walkway areas will be provided for resident's activity area and facility operation. The outdoor activity areas have existing mature canopy trees that will help provide needed shade.

Adequate public facilities: The site is located within the Urban Service Area which has existing potable water, sanitary sewer and trash disposal. The Village's Engineering Services Department has reviewed the request for complies with requirements for public facilities. The water and sewer systems are existing and have adequate capacity to serve the proposed use per Wellington's Utilities Department. Wellington's Traffic Consultant has determined this project meets the County Traffic Performance Standards and Wellington adopted Level of Service per the letter dated November 14, 2019 (Exhibit "E"). PBC Fire Department will be able to serve the site with a station located less than 1 ½ miles away on Greenview Shores Blvd.

Utilities are provided to this project according to Palm Beach County Health Department regulations.

Design minimizes environmental impact: There are no adverse impacts to the natural environment expected to occur as a result of this request since the building is existing and minimal interior changes are proposed. The facility will be sectioned off during interior construction work to ensure the safety of residents and employees.

Development patterns: The site is developed with existing on site utilities and stormwater management. The site will require building, engineering and/or utilities permits for the proposed CLF use.

Other relevant standards of Code: The proposed CLF complies with all standards imposed for Type 2(B) CLF and Conditional Use by the LDR. The proposed conditions of approval will minimize potential impacts to the surrounding residential uses.

Consistency with neighborhood plans: There is no neighborhood plan for this area. However, one of the eight Economic Development Initiatives adopted is to promote redevelopment and investment in the older residential areas. Converting former multi-family buildings to provide local congregate living facility with housing for 21 senior residents will further the goals of the Safe Neighborhood program efforts.

Staff has concluded this Conditional Use request for a Type 2(B) CLF is consistent with Wellington's Comprehensive Plan and Wellington's LDR. The redevelopment of this multi-family building as a CLF for 21 senior residents within a multi-family residential district will foster a family environment by enabling senior residents to continue living within close proximity to family and friends; and enhance the value of the community by providing housing for Wellington's aging population. Staff is recommending conditions of approval that will help minimize any potential impacts. The applicant justification statement is provided as Exhibit "F," which provides details on how this facility meets the requirements and general operations. The complete Conditional Use application (Petition

No. 2019-0003-CU) is available for review at the Planning and Zoning Division office.

VI. DEVELOPMENT REVIEW

The development order application (2019-0003-CU) for a Type 2(B) Congregate Living Facility with a maximum of 21 residents was certified for public hearings by the project's Development Review Manager as of March 10, 2020, with recommended conditions of approval.

VII. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the property was posted. All notices advised to the public that a hearing on the proposed ordinance/resolution would take place as noted below:

Planning, Zoning and Adjustment Board Meeting

Mailings/Newspaper/Posted Signs: April 28, 2020

Meeting Date: May 13, 2020

Staff has not received any objections or inquiries from the general public regarding the proposed petition as of March 25, 2020, when the staff report was published for canceled April 7, 2020 PZAB meeting.

VIII. PLANNING, ZONING AND ADJUSTMENT BOARD

The petition was scheduled for the Planning, Zoning and Adjustment Board (PZAB) meeting on April 7, 2020 at 7:00 p.m., which was canceled due to COVID-19. The item is now on the scheduled for the meeting on May 13, 2020 at 7:00 p.m., which will be held virtually or in person depending on if Executive Order No. 20-69 is extended or not.

IX. COUNCIL

The petition is tentatively scheduled for the Council meeting on June 9, 2020 at 7:00 p.m.

X. SUMMARY

Based on the findings contained within this staff report and consistency with both the Comprehensive Plan and Wellington's Land Development Regulations, the Planning and Zoning Division recommends approval of a development order to allow a Conditional Use (2019-0003-CU) for a Type 2(B) Congregate Living Facility with a maximum of 21 residents for the parcel known as New Age of Senior Care, located at 1074 Hyacinth Place (Units "A," "B," "C" and "D"), as legal described in Exhibit "B," subject to the amended and restated conditions of approval listed below.

1. This approval is based on the site plan (Exhibit 1) prepared by Debra L. Northsea, Landscape Architect (Dated 2.26.20) and the floor plan (Exhibit 2) prepared by ~~New Line Drafting & Design date stamped July 30, 2012~~ Tyson Craven, P.E. (Dated 2/21/20).
2. The entire lot and building (Units "A," "B," "C" and "D") shall be utilized for a Type 2 (A)

(B) CLF use only. The use of this entire site/facility shall be limited to a maximum of 21 residents. The owner and/or operator shall provide one designated single occupancy room for residents requiring short term additional care. The additional single occupancy room may only be used by a resident of the facility requiring additional care or when it's required to transfer another resident of the facility from a double occupancy room to the single occupancy room to provide short term additional care. The short term care room may be used by staff or for storage when not occupied by a resident of the facility but at no time shall this site/facility occupancy exceed the maximum of 21 residents. Unit "A" shall be utilized for the ongoing support operation of the CLF which shall be limited to owner or staff living quarters or for storage or office use. The rental/leasing of Unit "A" shall be limited to staff (as required by the Agency for Health Care Administration) members of this CLF and the CLF residents shall only occupy Units "B," "C" and "D."

3. The CLF residents shall be limited to senior housing for elderly persons 65 years of age or older who are capable of otherwise living independently. Any change in use or occupancy type shall be considered an amendment to the requested conditional use requiring a separate review and approval. Conversion from a Type 2 (B) Congregate Living Facility will require compliance with Wellington's Comprehensive Plan and the Land Development Regulations (LDR).
4. The owner and/or operator shall reduce on-site parking demand by prohibiting the parking of personal vehicles used and/or owned by the CLF residents on-site, encouraging staff to car-pool and stagger the arrival and departure time of visitors.
5. Wellington Local Business Tax Receipt is required prior to operation of the Type 2 (B) CLF. ~~(A) CLF and/or rental of Unit "A."~~ The owner and/or operator shall obtain all appropriate federal, state and local permits / licenses for the Type 2 ~~(A)~~ (B) Congregate Living Facility and submit a copy with the required Wellington Local Business Tax Receipt application within one year of this approval and maintain the Local Business Tax Receipt while in operation.
6. The continuation of this ~~requested~~ conditional use is contingent upon the owner or operator retention of all appropriate federal, state and local permits / licenses and compliance with the Land Development Regulations as it relates to the operation of the Type 2 ~~(A)~~ (B) Congregate Living Facility.
7. The owner and/or operator shall provide an inspection report on the CLF from the Florida Agency for Health Care Administration (AHCA) or the licensing agency, to the Planning and Zoning Division biennially or when an inspection is completed by the agency beginning ~~December 31, 2013~~.
8. The owner shall record a declaration of restriction, as required by the LDR, which shall include the above conditions to run with the land. A copy of the recorded declaration shall be provided to the Planning and Zoning Division within 30 days of this approval (Resolution No. R2020-11).

List of Exhibits

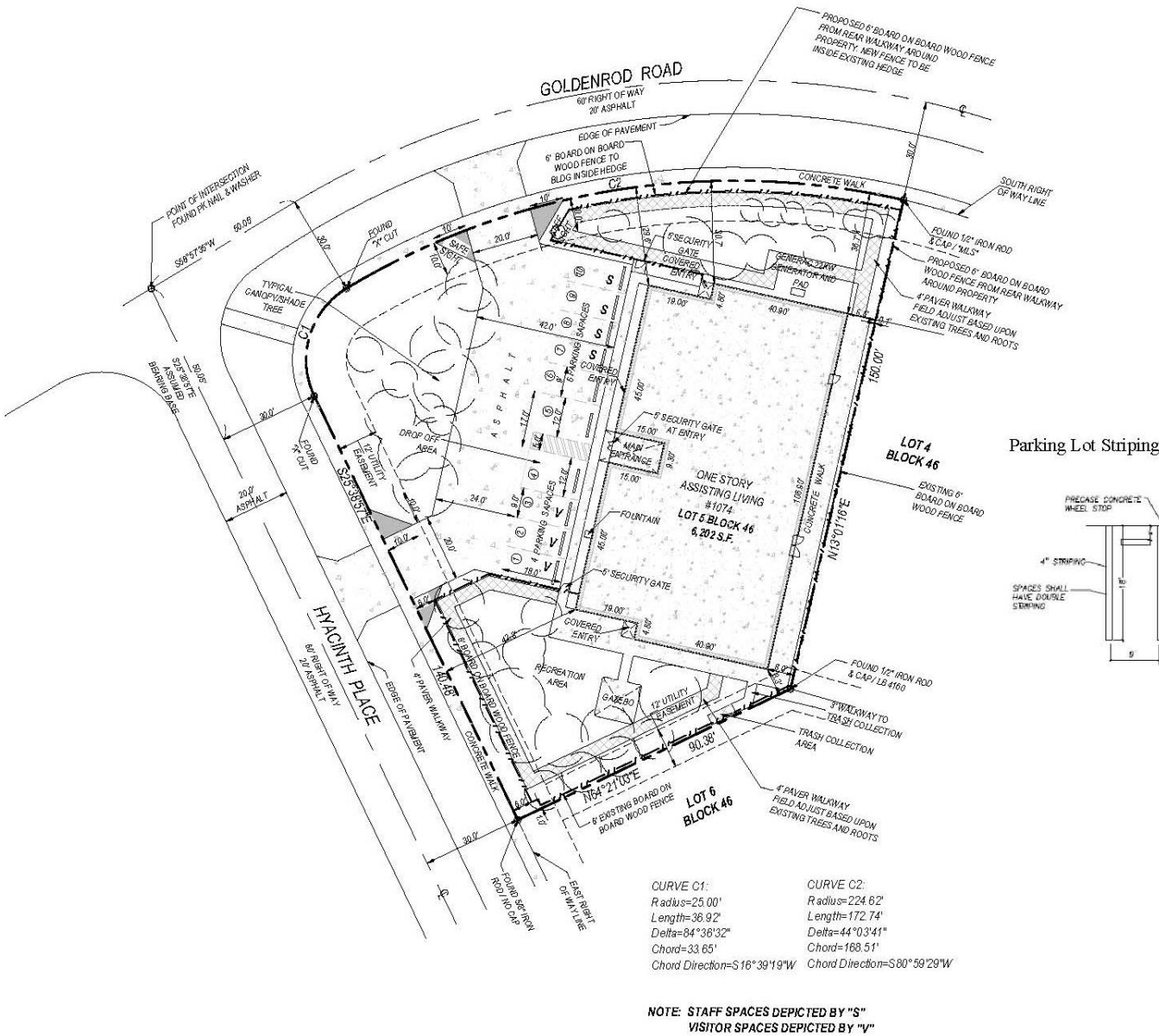
Exhibit "A"	Location Map
Exhibit "B"	Legal Description
Exhibit "C"	Site Plan
Exhibit "D"	Proposed Floor Plan
Exhibit "E"	Wellington Traffic Consultant's Letter
Exhibit "F"	Applicant Justification Statement

Exhibit "A"
Location Map

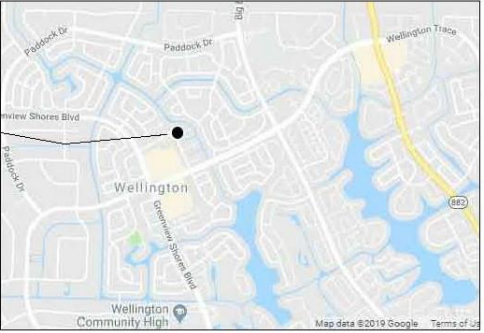


Exhibit "B"
Legal Description

Lot 5, Block 46, Sugar Pond Manor of Wellington, according to the Plat thereof, as recorded in Plat Book 30, Page 20, of the Public Records of Palm Beach County, Florida.



SITE



Location Map
NTS

Site Data

APPLICATION NAME	1074 HYACINTH PLACE		
APPLICATION NUMBER	2019-0003 CU		
EXISTING LAND USE	CONGREGATED LIVING FACILITIES, TYPE 2A		
PROPOSED LAND USE	CONGREGATED LIVING FACILITIES, TYPE 2B		
LOCATION:	1074 HYACINTH PLACE, VILLAGE OF WELLINGTON FL 33414		
FUTURE LAND USE:	F 8.01 DU/A 12 DU/AC		
PROPERTY CONTROL NO	73-41-44-09-12-000-0010		
FACILITY TYPE	RESIDENTIAL CARE		
CARE TYPE	CLF		
TYPE	TYPE 2B		
	ACRES	S.F.	PERCENTAGE
GROSS SITE AREA:	.52 ACRES	22,684 S.F.	100%
TOTAL IMPERVIOUS AREA:	.28 ACRES	12,365.26 S.F.	54.5%
BUILDING COVERAGE:	.14 ACRES	6,202.0 S.F.	27.3%
PAVEMENT AND SIDEWALK:	.14 ACRES	6,163.26 S.F.	27.2%
TOTAL PERVIOUS AREA:	.24 ACRES	10,318.74 S.F.	45.5%
GROSS FLOOR AREA:	6,202.0 S.F.		
FAR:	.27		
EXISTING RECREATION AREA:	6,320.7 S.F.		
SIDE YARD W/GAZEBO	3,052.1 S.F.		
SIDE YARD LAWN	3,268.6 S.F.		

PROPOSED NUMBER OF BEDS: 21
REQUIRED VISITOR PARKING: 1 SPACE PER 7 RESIDENTS/ 3 SPACES / LABELED "V"
REQUIRED STAFF PARKING: 1 SPACE PER EMPLOYEE / 4 SPACES / LABELED "S"
REQUIRED HANDICAP PARKING: 1 SPACE
REQUIRED DROP OFF AREA PARKING: 1 SPACE
TOTAL REQUIRED PARKING: 8 SPACES

TOTAL PROVIDED PARKING: 9 SPACES AND ONE DROP OFF

PER SECTION 6.4.4.30, MINIMUM STAFF STANDARDS
4 STAFF ON DUTY 7AM - 7PM
2 STAFF ON DUTY 7PM - 7AM

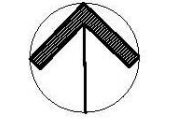
NOTE: RESIDENT PERSONAL VEHICLE PARKING PROHIBITED

EXISTING BUILDING HEIGHT: 15' / ONE STORY

1074 Hyacinth Place
Village of Wellington
Site Plan

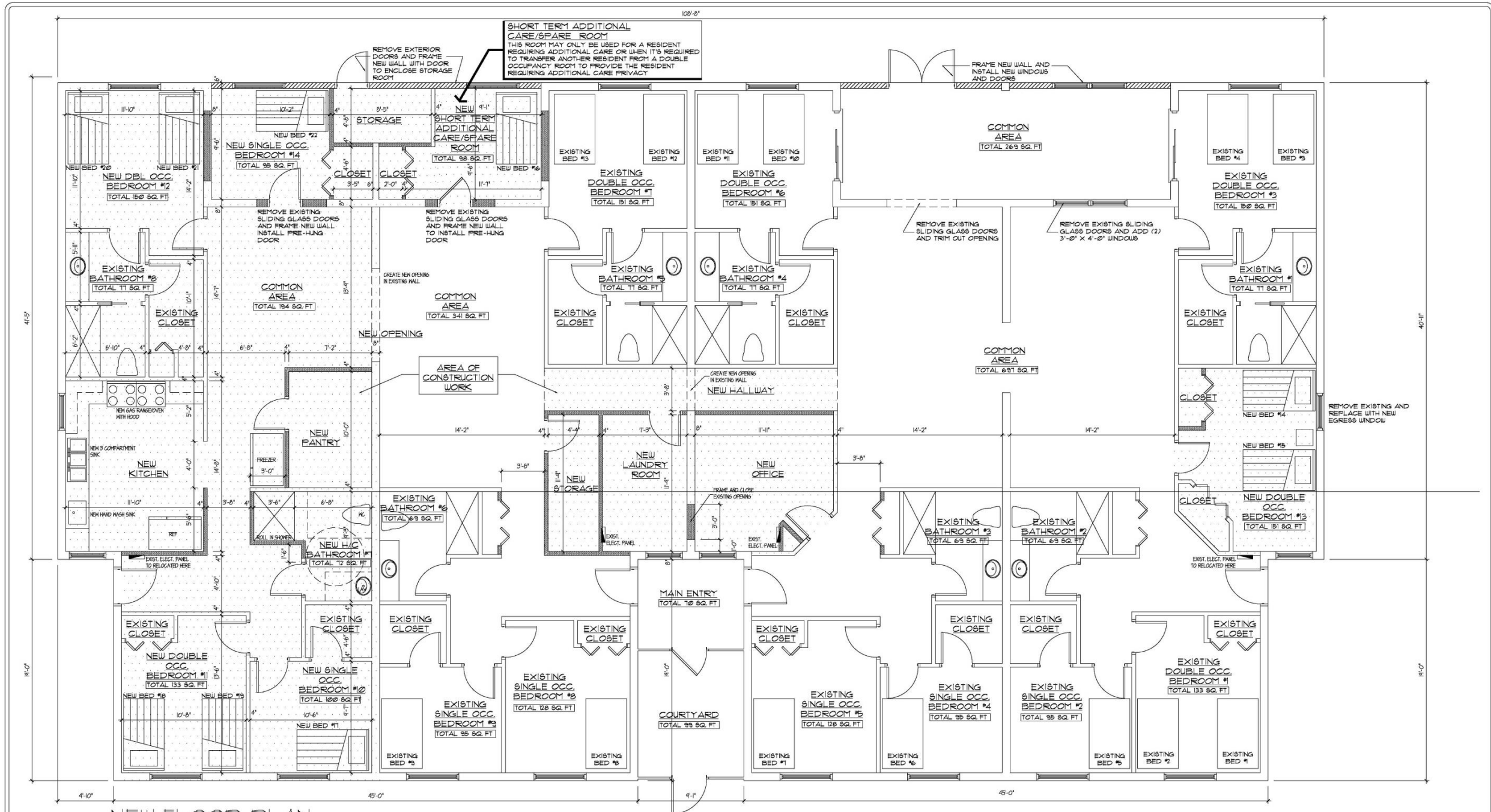
Job Name:	1074 Hyacinth	
CADD File:	1074 Hyacinth SP19.18.19.dwg	
Date	Drawn By	Comments
08.01.19	DLN	Preliminary Site Plan
08.24.19	DLN	Preliminary Site Plan
13.16.19	DLN	Final Site Plan
01.22.20	DLN	Final Site Plan
02.23.20	DLN	Final Site Plan
02.26.20	DLN	Final Site Plan

In Conjunction with:
Debra L. Northsea
Landscape Architect
6008 Eagles Nest Drive
Jupiter, Florida 33458
Phone: (561-758-6739)
Fla. Registration #1521
Email: DLNLADESIGN@aol.com



Scale: 1"=20'-0"
0' 10' 20' 40'

Exhibit "D"
Proposed Floor Plan



REVISIONS	BY

SIGNATURE DESIGNS, INC.
16800 ORANGE BLVD.
LOXAHATCHEE, FL 33470
PHONE (561) 818-3120
FAX (561) 193-2692

TYSON CRAVEN, P.E.
REGISTERED ENGINEER P.E. # 40592
5616 AVOCADO BLVD.
ROYAL PALM BEACH, FLORIDA 33411
(561) 193-4041

SEAL

A RENOVATION FOR
DESERT INCOME
ALF WELLINGTON, LLC
1074 HYACINTH PLACE
WELLINGTON, FL. 33414

DRAWN BY
S.A.S.
CHECKED BY
T.S.C.
DATE
2/21/2020
SCALE
AS NOTED
JOB NO.
19-041
SHEET
A-2
NEW FLOOR PLAN
OF 2 SHEETS

NEW FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN (INTERIOR AND EXTERIOR)
	NEW INTERIOR WALL CONSTRUCTED OF 2" X 4" (25 GA.) STEEL STUDS AT 24" O.C. WITH 1/2" DRYWALL BOTH SIDES
	NEW EXTERIOR WALL CONSTRUCTED OF 2" X 6" WOOD STUDS AT 16" O.C. WITH 5/8" EX. GRADE PLYWOOD AND WIRE LATH WITH STUCCO WITH 1/2" DRYWALL ON INTERIOR

COMPLIANCE CALCULATIONS	
EXISTING BEDS TO REMAIN = 13	
NEW BEDS ADDED = 9	
TOTAL BEDS = 22	
ONE DESIGNATED SHORT TERM CARE ROOM INCLUDED IN THE TOTAL COUNT OF 22 BEDS	
COMMON AREA CALCULATIONS	
22 BEDS X 50 SQ. FT. = 1100 SQ. FT. REQUIRED	
TOTAL PROVIDED = 1501 SQ. FT.	
BATHROOM CALCULATIONS	
1 BATHROOM PER 3 RESIDENTS REQUIRED	
22 RESIDENTS DIVIDED BY 3 = 13.33 BATHROOMS REQUIRED	
TOTAL OF 8 BATHROOMS PROVIDED (ALL EXISTING)	

ROOM/RESIDENT CALCULATIONS			
BEDROOM No.	OCCUPANCY TYPE	SQUARE FOOTAGE	REMARKS
BEDROOM # 1	DOUBLE	133 SQ. FT.	EXISTING
BEDROOM # 2	SINGLE	45 SQ. FT.	EXISTING
BEDROOM # 3	DOUBLE	50 SQ. FT.	EXISTING
BEDROOM # 4	SINGLE	45 SQ. FT.	EXISTING
BEDROOM # 5	SINGLE	128 SQ. FT.	EXISTING
BEDROOM # 6	DOUBLE	151 SQ. FT.	EXISTING
BEDROOM # 7	DOUBLE	151 SQ. FT.	EXISTING
BEDROOM # 8	SINGLE	128 SQ. FT.	EXISTING
BEDROOM # 9	SINGLE	45 SQ. FT.	EXISTING
BEDROOM # 10	SINGLE	100 SQ. FT.	NEH
BEDROOM # 11	DOUBLE	133 SQ. FT.	NEH
BEDROOM # 12	DOUBLE	150 SQ. FT.	NEH
BEDROOM # 13	DOUBLE	151 SQ. FT.	NEH
BEDROOM # 14	SINGLE	45 SQ. FT.	NEH
SHORT TERM CARE SPARE ROOM	SINGLE	48 SQ. FT.	NEH
TOTAL = 15 ROOMS	TOTAL BEDS = 22	1,893 SQ. FT.	

BATHROOM CALCULATIONS		
BATHROOM No.	SQUARE FOOTAGE	REMARKS
BATHROOM # 1	71 SQ. FT.	EXISTING
BATHROOM # 2	64 SQ. FT.	EXISTING
BATHROOM # 3	64 SQ. FT.	EXISTING
BATHROOM # 4	71 SQ. FT.	EXISTING
BATHROOM # 5	71 SQ. FT.	EXISTING
BATHROOM # 6	64 SQ. FT.	EXISTING
BATHROOM # 7	72 SQ. FT.	EXISTING CHANGED TO HANDICAP
BATHROOM # 8	71 SQ. FT.	EXISTING
TOTAL = 8 BATHROOMS		
1 BATHROOM PER 3 RESIDENTS REQUIRED		
22 RESIDENTS DIVIDED BY 3 = 13.33 BATHROOMS REQUIRED		
TOTAL OF 8 BATHROOMS PROVIDED (ALL EXISTING)		

Exhibit "E"
Wellington Traffic Consultant's Letter

PTC

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

November 14, 2019

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

**Re: New Age Senior Care - #PTC19-001AA
2019-0003-CU**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Conditional Use Application for the above referenced project. The Traffic Statement dated July 19, 2019 was reviewed. The proposed project is projected to generate less than 100 net new peak hour trips; therefore, Palm Beach County review of the traffic analysis is not required. Per Article 15.3.2.C.1 of the Wellington Vehicular Traffic Performance Standards, an analysis of the directly accessed link is required even though the project traffic impact is insignificant. We have reviewed the level of service on the directly accessed links of Greenview Shores Boulevard and Wellington Trace. These roadway links are projected to operate at adopted levels of service; therefore, this project meets the Traffic Performance Standards.

Please contact me at atroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,



Andrea M. Troutman, P.E.
President

ec: Cory Lyn Cramer
Patrick Barthelemy

Letter Newell 19-001AA 11-14-19

Pinder Troutman Consulting, Inc.

Exhibit "F"
Applicant Justification Statement

1

February 25, 2020

JUSTIFICATION STATEMENT

For

NEW AGE SENIOR CARE

VILLAGE OF WELLINGTON FLORIDA

REQUEST: To obtain a Development Order Amendment for a Conditional Use approval to allow conversion of the existing CLF Type 2A to a CLF Type 2B with 21 residents.

PROPERTY LOCATION: 1074 Hyacinth Place, Wellington, Florida.

PROJECT HISTORY: The project was approved by the Wellington City Council on January 8th, 2013 through adoption of Resolution 2013-05 (Petition No. 2012-33 CU1) for the development of a CLF Type 2A with 14 residents. The project has been in continuous use since then with no further modifications. Now the applicant requests a development order to convert the existing CLF Type 2A with 14 residents to a CLF Type 2B for 21 residents.



North elevation of site



Street frontage

Frognier Consulting LLC, Zoning & Planning Consultants
3402 Southeast Clubhouse Place Stuart, FL 34997
Phone: 561-386-3035 E-Mail: jfrognier@comcast.net

The surrounding area is summarized in the chart below:

Adjacent Land Use & Zoning Summary			
Adjacent Uses	Existing Use	FLU	Zoning
North	Multi Family	F 8.01 du/ac - 12.0 du/ac	WELLINGTON PUD
South	Multi & Single Family	F 8.01 du/ac - 12.0 du/ac	WELLINGTON PUD
East	Multi & Single Family	F 8.01 du/ ac - 12.0 du/ac	WELLINGTON PUD
West	Multi & Single Family	F 8.01 du/ac - 12.0 du/ac	WELLINGTON PUD

This proposal is in compliance with ULDC Article 2 Chapter B, Section 2.B as follows:

A. That the proposed request is consistent with all elements of the Comprehensive Plan.

YES: The proposed use meets Objective 1.2 of the Land Use Element that encourages growth and discourages sprawl by redesign, allowing for increased density (residents) by redesign to the interior without adding square footage. The proposed use also meets Objective 1.3 of the Land Use Element – The proposed use in combination with the existing use is in compliance with the intensity measures for converting a CLF Type 2A with 14 residents to a CLF Type 2B allowing 21 residents.

The surrounding neighborhood has a Multi-Family Residential (F 8.01 du/ac - 12.0 du/ac) Future Land Use Designation and is consistent with the site's Planned Unit Development (PUD) zoning designation. The "Livable Neighborhoods" in the Village states, "In recent years, several neighborhoods have been experiencing social and economic challenges. These specific neighborhoods are identified as "transitional" neighborhoods; consisting primarily of multi-family housing which was used by Wellington resident while the single-family neighborhoods were being constructed". The existing Type 2A CLF is a good example in this multi-family neighborhood where the majority of dwellings are attached multi-family dwellings. Through innovative design, an older & outdated use will be redesigned and brought up to modern standards and codes. This fits the definition of a "livable Neighborhood" where new investment in a neighborhood undergoing transition with more affordable senior citizen housing.

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Infrastructure Element Policy 1.7.1 states: Wellington shall direct future growth to areas within Wellington's established Urban Service Area to maximize the use of existing and future infrastructure.

The CLF is proposed within an existing multi-family district in the Wellington Planned Unit Development and will utilize the existing public water/sewer system. This request is consistent with the Comprehensive Plan Infrastructure Element goals, objectives and policies.

B. That the proposed request is in compliance with Article 6 of the LDR (Supplementary Regulations)

YES: The proposed use or amendment complies with applicable standards and provisions of this Code and is in compliance with Petition No. 2012-33 CU1 as previously approved. The use, function, and general development characteristics remain in the same configuration since 1992. The principal structure has an accessory structure (Gazebo) that complies with Section 6.6.1, meeting the floor area and located on the same site. At the projects front door, there is a covered courtyard, and from the main entry to the interior there are double locking security doors accessed by a code on the digital keypad. The same type of security system is used on the exterior gates that provide access to the side and rear yards areas.

Trash collection is made twice weekly by individual collection placing trash containers at the curbside like the remainder of the neighborhood.

The facility, previously approved by the Village Council for a Type 2A facility will comply with Section 6.6.3 Compatibility standards. The site meets applicable property development regulations with respect to lot size, width, depth, FAR and setbacks. Minor exterior modifications include new doors in the side and rear, removal of glass sliders and new wall to create the short term care room as required by code.

The proposed conversion from a Type 2A to a Type 2B CLF complies with the standards of LDR Sec. 6.4.4.30, conforms to and is compatible with the general architectural character of the neighborhood. The site is within Goldenrod Subdivision, a multi-family district. The location of the subject site is within 500 feet from a single family zoned district, however, the Wellington Village Council previously approved the facility as a Type 2A with 14 residents. This petition is simply requesting a slight expansion of residents that falls within the Village code as a Type 2B. The increase is minor as the site already supports senior citizens, has adequate square footage and bedrooms/bathrooms to support 21 residents. Additionally, only interior modifications are required for the new residents. The exterior will remain the same and new paver walkways and fencing will be installed for more outdoor recreation area. The residents are over the age of 65 and suffer primarily from Alzheimer's.

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The minimum space standard for each room/area is met as shown on the floor plan and staffing will have adequate staff persons on site as depicted on the site plan. Food preparation and cooking in the modified (new) kitchen will be done by staff. Kitchen appliances such as a GE or equivalent range, refrigerator, sinks, dishwasher, etc., will be installed and maintained on a daily basis to meet health department standards. If food is prepared on site as intended, a fire suppression system may be required in the kitchen.

The redesign of the interior to accommodate the increase of residents is shown on the new floor plan. The new interior layout includes a recyclable material storage area, a short term care room, relocated kitchen with new appliance's, new laundry room and office space, common areas for the residents increased from the required 1,100 SF to 1,501 SF, remodeled-updated bedrooms and new storage areas. A letter from the contractor is provided explaining how the current residents will be protected during the proposed construction.

A total of 7.3 bathrooms are required, the facility will have 8 updated bathrooms. The rear and south side yards are screened by a 6' board-on-board wood fence and mature vegetation (hedges) and large mature oak trees complying with Section 6.6.4 and have been maintained-the appearance of the fence and hedges compliment the exterior of the residence blending in with other multi-family dwellings in the immediate neighborhood. The side yard on the north supports a 6 foot hedge and a new 6 foot board-on-board fence will be installed. The fence and hedges provide security and privacy for the residents. The outdoor recreation area has abundant mature oak trees that provide shade. The rec area includes a 4 foot wide paver walkways (illustrated on the site plan) for the residents. The walkways allow the residents walking areas for exercise and fresh air in a shaded and secure environment.

Because the residents are elderly and suffer from Alzheimer's they do not drive, thus there are no vehicles on site for the residents. The applicant is providing three effective methods to reduce parking on site:

1. A note on the site plan states: "Resident's personal vehicle parking prohibited."
2. A private carriage van will be utilized for transporting the residents to outside appts.
3. Visitation is by appointment.

The outside appearance of this multifamily facility will remain unchanged.

- C. That the proposed request will ensure general compatibility with adjacent properties and other property in the district (use and character).

YES: The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The project's PUD zoning designation is consistent with the site's multi-family FLU.

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The proposed use is permitted in the multi-family district subject to a Conditional Use and is compatible with the surrounding area: adjacent sites support residential multi-family dwellings on the north, south, east and west. The existing facility operating since 2013, blends in well with the surrounding uses and is screened by mature vegetation and a 6' fence on the sides & rear property line.

D. That the design of the proposed request will minimize adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

YES: The existing use will have no adverse effects, including visual impact and intensity of the proposed use on adjacent lands. The facility will not be expanding in the physical sense; the proposed project minimizes any adverse effects, including visual impact by abundant landscaping, supporting a 6' wood privacy fence with locking gates accessed by a combination lock on each gate for security. The parking area is on the interior of the site and accessed from the interior by a locking door mechanism.

The existing CLF Type 2A, previously approved by the Village Council is unobtrusive in the neighborhood and no exterior modifications except paver block walkways are planned. The facility supports sufficient parking for guests, staff and handicapped and has an oversize van parking and loading space. Peak hour traffic is minimal and the use does not trigger road improvements - the Village traffic consultant confirms this.

E. That satisfactory provisions have been made for public facilities.

YES: The Capacity Determination by Jonathan Ricketts, Incorporated shows an increase from 14 to 21 residents will result in an increase of water usage of 793 GPD (3792-2999 GPD) an increase of only .001. The wastewater usage increasing from 1,910 GPD to 2,415 an increase of .001 MGD. The existing facility has adequate drainage and is connected to public water and sewer which remains unchanged.

The use was previously approved via Resolution R2013-05 for 14 residents. The facility has 8 bathrooms which will be upgraded and modernized in compliance with FBC 2017-Acc; 464.3 (service sink) and 604.5 (grab bars). Additionally, all bathrooms will comply with the requirements FBC 6th Edition 2017, 464.3, FBC-Acc.; 213.2(3) & 213.3.2 & FGI Guidelines for Design and Construction of Residential Health, Care, and Support Facilities 2014 Edition, section 4.2-5.1.2.

That the design of the proposed request will minimize environmental impacts, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands and natural functioning of the environment.

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YES: The proposed use and design has absolutely no effect on environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment. Legal Positive Outfall is to an existing drainage connection and no exterior modifications are planned.

F. That the proposed request will result in logical, timely and orderly development patterns.

YES: Re-development of existing properties is the predominate development activity in this area. The site will be brought up to current building code standards with respect to interior layout modifications. A new floor plan has been provided for review. The facility with 14 residents is well kept and attractive while the sites physical elements and characteristics compliment the surrounding neighborhood.

G. That the proposed request complies with all Code standards for use, layout, function and general development characteristics.

YES: the proposed use of a Congregate Living Facility Type 2B in the multi-family district requires a Conditional Use approval. The project also complies with additional LDR regulations in Sec 6.4.4.30 as provided below:

Staff: There are four staff persons on duty between 7 a.m. and 7 p.m. and two staff persons in the evening, 7 p.m. – 7 a.m. in compliance with the minimum AHCA standards and shown on the site plan. A typical weekly schedule is shown below.

Staff parking is provided. Additionally each shift has a person capable of cooking.

Interior Floor Plan

The Floor Plan provided complies with LDS Section 30.b.ii.(b) Occupancy housing senior residents.

The bathroom size calculations are shown on the Bathroom calculation chart on the floor plan. The modified bathrooms and bedrooms meet AHCA standards: The 8 bathrooms are ADA compliant including entry width, grab bars, sink height and other standards. Bathroom #7 is fully wheelchair accessible.

Single & double occupancy rooms exceed the required square footage and are labeled and shown on the “Room Resident Calculation” chart on the floor plans provided. Each room meets the Minimum Standards established in Sec. 6.4.4.30 in the LDR. There are 7 double (14 residents) and 8 single occupied rooms for a total of 21 beds (residents).

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There is one designated single occupancy room available for a resident requiring short term additional care. This room is in addition to the 21 residential beds requested.

Access & Location, LDS 6.4.4.30.C.(b) & (c): The site is 1/10 mile from an arterial roadway (Greenwood Shores) and 1 mile from a PBCFR station also located on the same road. Palms West Hospital is 2.21 miles, thus the site complies with the Type 2B CLF criteria as follows:

1. Located within ¼ mile of a collector (Wellington Trace).
2. Located 1.09 miles from PBC Fire Rescue Station (1.5 miles req'd, - see map provided)
3. Located 2.21 miles from Palms West Hospital (3 miles req'd - see map provided).

Frontage: A minimum of 100 feet of frontage or the minimum requirement of the zoning district. The site is a corner property with over 140' of frontage on both the east & street frontage.

Minimum Lot Area: 11,500 sf required, 22,684 sf provided.

Maximum Number of residents Beds: 21

Parking: 8 spaces required, 10 provided including H-C space and drop off space.

Parking is provided for 4 staff persons on call daily and 3 spaces for visitors. Visitation of residents is by appointment only. The drop off space is typically used for vendors and Fedex deliveries and the remaining parking space may be used for emergency vehicles or overflow parking.

Landscape: There is existing mature landscape on site. The site supports mature native canopy trees that provide shade on the north and south elevations where residents may congregate outdoors. The recreation area on the south is bordered by 25' oak trees that provide abundant shade when using the walkway or seating areas. The north elevation outdoor area is also bordered by a 6 foot hedge and mature oak trees. The front parking area is screened from the street by 35 foot slash pines that provide privacy as well as sound reduction from the street.

Dumpster: Village trash pickup

Signage: No signage

Generator: The facility has a 22 kw generator with a 500 gal propane tank on the north elevation of the structure, screened by a 6' wood fence and mature vegetation that will buffer sound. The specifications show the unit is adequate to energize the 6,000 sq foot facility in the event of a power outage.

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There is a 10 x 12 gazebo which provides shade and outdoor seating. New paver walkways will be installed in both side yards allowing for walking activity and exercise. Because the residents are elderly, the outdoor recreation area is used primary for sitting in the shade, walking, playing cards or games and enjoying the fresh air.

The site is developed with existing on site utilities and storm water management. The site will require building, engineering and/or utilities permits for the proposed conversion from a Type 2A to a 2B CLF use.

A Change of Use building permit will be applied for once approval is granted. The process will include payment of Water, Sewer and Fire capacity payments prior to execution and completion of the permit. Additionally, existing water and sewer lines are sufficient according to the Engineer's worksheet submitted to the Engineering Department.

H. That the proposed request is not out of scale with the needs of the neighborhood or Wellington.

YES: The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The existing CLF Type 2A was previously approved by the Village Council and no exterior modifications are planned. The appearance of the facility is similar in scale to other neighboring structures and cannot be distinguished from other dwellings.

We thank the Village staff and Council for considering our request for a Conditional Use approval.

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