



Legislation Details (With Text)

File #:	17-1476	Name:	RESOLUTION NO. R2017-44 (WELLINGTON ELDER CARE 2 CONDITIONAL USE) A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 17-92 (2017 - 52 CU 1)] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY IN A PLANNED UNIT DE
Type:	Conditional Use	In control:	Village Council
On agenda:	10/10/2017	Final action:	
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Code sections:			
Attachments:	1. 1. Resolution No. R2017-44 WEC2 CU, 2. 2. Staff Report - WEC2 CU, 3. 3. Staff Report Exhibits, 4. 4. Legal Ad combined - Elder		

Date	Ver.	Action By	Action	Result
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ITEM: RESOLUTION NO. R2017-44 (WELLINGTON ELDER CARE 2 CONDITIONAL USE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 17-92 (2017 - 52 CU 1)] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT SUBJECT TO CONDITIONS OF APPROVAL FOR CERTAIN PROPERTY KNOWN AS WELLINGTON ELDER CARE 2; CONSISTING OF 0.34 ACRE, MORE OR LESS, LOCATED AT 14115 LILY COURT; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Resolution No. R2017-44, A Conditional Use to allow a Type 2(B) Congregate Living Facility (CLF) in a Planned Unit Development Zoning District.

EXPLANATION: The owner/applicant is requesting approval to allow a Type 2(B) CLF with a maximum of 21 residents. This Type 2(B) is for elderly persons 65 years of age or older who are capable of otherwise living independently. A Conditional Use approval is required for Type 2 CLF within a PUD Zoning designation.

This Type 2(B) CLF is proposed adjacent to the other Type 2(B)'s owned by the applicant. The recent amendments to the LDR for Type 2(B) CLF's 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 and ensures

no more than four (4) are allowed in a given area.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** YES

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Planning, Zoning and Adjustment Board (PZAB) recommended approval (5-0) of Resolution No. R2017-44 at their September 13, 2017 meeting, per staff's recommended conditions.

Staff recommends approval of Resolution No. R2017-44, a Conditional Use to allow a Type 2(B) Congregate Living Facility with a maximum of 21 residents located 300 feet from a single-family residential district for the parcel known as Wellington Elder Care 2, located at 14115 Lily Court, subject to the conditions of approval as listed in the Resolution.