



Legislation Details (With Text)

File #:	20-4176	Name:	RESOLUTION NO. R2020-61 HIBISCUS PALACE (CONDITIONAL USE)
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0002-CU] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY FOR SENIOR HOUSING WITH A MAXIMUM OF 21
Type:	Conditional Use	In control:	Village Council
On agenda:	1/12/2021	Final action:	
Title:	RESOLUTION NO. R2020-61 HIBISCUS PALACE (CONDITIONAL USE)		

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0002-CU] TO ALLOW A TYPE 2(B) CONGREGATE LIVING FACILITY FOR SENIOR HOUSING WITH A MAXIMUM OF 21 RESIDENTS FOR CERTAIN PROPERTY KNOWN AS HIBISCUS PALACE, CONSISTING OF 0.34 ACRE, MORE OR LESS, LOCATED AT 13931 MORNING GLORY DRIVE; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Code sections:

Attachments: 1. 1. Resolution No. R2020-61, 2. 2. Reso. Exhibit A Site Plan, 3. 3. Reso. Exhibit B Floor Plan, 4. 4. Staff Report-Hibiscus CLF CU_Council 01.12.pdf, 5. 5. SR. Exhibit A Site Plan, 6. 6. SR. Exhibit B Floor Plan, 7. 7. SR. Exhibit C Traffic Letter, 8. 8. SR. Exhibit D Justification Statement, 9. 9. Jan Legal Ad-Council

Date	Ver.	Action By	Action	Result
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ITEM: RESOLUTION NO. R2020-61 HIBISCUS PALACE (CONDITIONAL USE)

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REQUEST: Approval of Resolution No. R2020-61, a Conditional Use (CU) approval to allow a Type 2(B) Congregate Living Facility (CLF) for senior housing with a maximum of 21 residents.

EXPLANATION: The applicant is seeking approval to allow a Type 2(B) Congregate Living Facility (CLF) for senior housing with a maximum of 21 residents for the proposed Hibiscus Palace located at 13931 Morning Glory. This Type 2(B) CLF is for persons 65 years of age or older. A Conditional Use approval is required for a Type 2 CLF.

At the December 9, 2020 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board received two comments from the public in opposition to the request. The objections were insufficient parking and overall use of the subject property. The CLF will reduce on-site parking needs by requiring staggered arrival and departure time for visitors, prohibiting the residents from having personal vehicles (as required by LDR) in their lease agreement, limiting the number of visitors at any one time, and staff will car-pool as needed. A vehicle will also be available to transport residents to and from scheduled appointments as needed. This CLF complies with the LDR standards for parking spaces and drop-off space as indicated below.

Standard	Required	Provided
Visitor/guest parking (1 per 7 resident)	3	3
Peak shift employee (1 per employee)	4	4
Drop-off space	1	1

The Board recommended approval (4-2 vote) of Resolution No. R2020-61, a Conditional Use (CU) with staff's recommended conditions of approval as provided in the resolution.

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: Approval of Resolution No. R2020-61, a Conditional Use (CU) approval to allow a Type 2(B) Congregate Living Facility (CLF) for senior housing with a maximum of 21 residents.