



Legislation Details (With Text)

File #:	PZ-0249	Name:	RESOLUTION NO R2021-48: VALERIE'S PLACE TYPE 2A CLF
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, C
Type:	PZ-Conditional Use	In control:	Planning, Zoning and Adjustment Board
On agenda:	9/8/2021	Final action:	9/8/2021
Title:	RESOLUTION NO R2021-48 VALERIE'S PLACE TYPE 2A CLF		
	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; 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. 2.Resolution No. 2021-48, 2. 2a.Reso. Exhibit A, 3. 2b.Reso. Exhibit B, 4. 2c.Reso. Exhibit C, 5. 3.Staff Report-V.Place CLF, 6. 3a.SR Exhibit A, 7. 3b.SR Exhibit B, 8. 3c.SR Exhibit C, 9. 3d.SR Exhibit D, 10. 3e.SR Exhibit E, 11. Legal Ad Combine		

Date	Ver.	Action By	Action	Result
9/8/2021	1	Planning, Zoning and Adjustment Board	approved with conditions	

ITEM: RESOLUTION NO R2021-48: VALERIE'S PLACE TYPE 2A CLF

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; 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

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: A request for a Conditional Use to allow a Type 2A Congregate Living Facility (CLF) for senior housing with a maximum of 11 residents for the property located at 12450 Guilford Way. The applicant is requesting a reduction in the required parking spaces and to combine a standard parking space and drop-off space.

Standard	Required	Provided
Visitor/guest parking (1 per 2 beds)	6	5*
Peak shift employee (1 per employee)	3	3
Drop-off space	1	0*
TOTAL	10	8*

**One of the standard parking spaces will be a combined visitor and drop-off space.*

Additionally, the applicant is requesting a reduced separation from single-family residential districts; the LDR minimum is 500 feet. This site is located approximately 280 feet from the closest single-family residential district, and is separated by a road (Guilford Way), other existing multi-family dwelling units and a canal, and has no direct access to the single-family lot/district.

SUMMARY: Staff recommends approval of Resolution No. R2021-48, a Conditional Use (2020-0001-CU) to allow a Type 2A Congregate Living Facility, with a maximum of 11 residents, subject to the conditions of approval listed in the resolution.