



Legislation Text

File #: PZ-0249, Version: 1

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.