



Legislation Text

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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.

REQUEST: Approval of Resolution No. R2021-48, a Conditional Use (CU) approval to allow a Type 2A Congregate Living Facility (CLF).

EXPLANATION: The applicant, Fraeye Wellington Investments, LLC, is seeking conditional use approval to allow a Type 2A CLF for senior housing with a maximum of 11 residents for the property located at 12450 Guilford Way. This Type 2A is for persons 65 years of age or older who are capable of otherwise living independently, but may need help with daily living activities. A Type 2 CLF is a residential use allowed in a multi-family district/pod with approval of a conditional use.

The request includes two (2) modifications to the CLF supplemental standards: (1) a reduced separation from the minimum 500 feet separation from single-family districts and (2) a reduced parking requirement and combination of a parking and drop-off space.

This site is located approximately 280 feet from the nearest single-family district/pod. Within this distance is a road (Guilford Way), other existing multi-family dwelling units, and a canal. There is no direct access to the single-family district/pod.

The parking reduction request and combination of a standard parking space and drop-off space is as follows:

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 also be a drop-off space.*

The applicant proposes to reduce on-site parking demand by requiring staggered arrival and departure times for visitors to limit the number of visitors on-site at any one time, and prohibiting the residents from having personal vehicles (required by LDR).

At the September 8, 2020 Planning, Zoning and Adjustment Board (PZAB) meeting, there were five (5) comments from the public in opposition to the request. The comments were related to insufficient parking,

additional pavement area that will be required for the on-site parking, and overall proposed use of the subject property. The public comments received at the PZAB meeting are attached. Comments received prior to the Council meeting will be provided at agenda review on October 25, 2021.

PZAB recommended approval (4-3 vote, motion by Maureen Martinez, seconded by John Bowers, with Sal Van Casteren, Adam Rabin, and Ron Herman dissenting) of Resolution No. R2021-48, with proposed conditions (Resolution No. R2021-48 Condition No's. 7 and 8) to reduce the standard parking spaces width from 9.5 to 9 feet, and review of the proposed driveway by the Engineering Department to ensure the drainage meets the requirements. The intent of reducing the parking space width is to provide additional space for installation of hedges. The additional space will allow for a row of hedges at each end of the parking area and a row of hedges in the middle of the parking spaces as illustrated on the amended site and landscape plans (Staff Report Exhibit A). PZAB and staff's recommended conditions of approval are provided in Resolution No. R2021-48.

This item was postponed from September 28, 2021, to the October 26, 2021 Council meeting, to meet with the neighbors of the subject site and Council.

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. R2021-48, a Conditional Use (CU) approval to allow a Type 2A Congregate Living Facility (CLF).