

2825 Waldens Pond Cove Special Exception

Board of County Commissioners Meeting

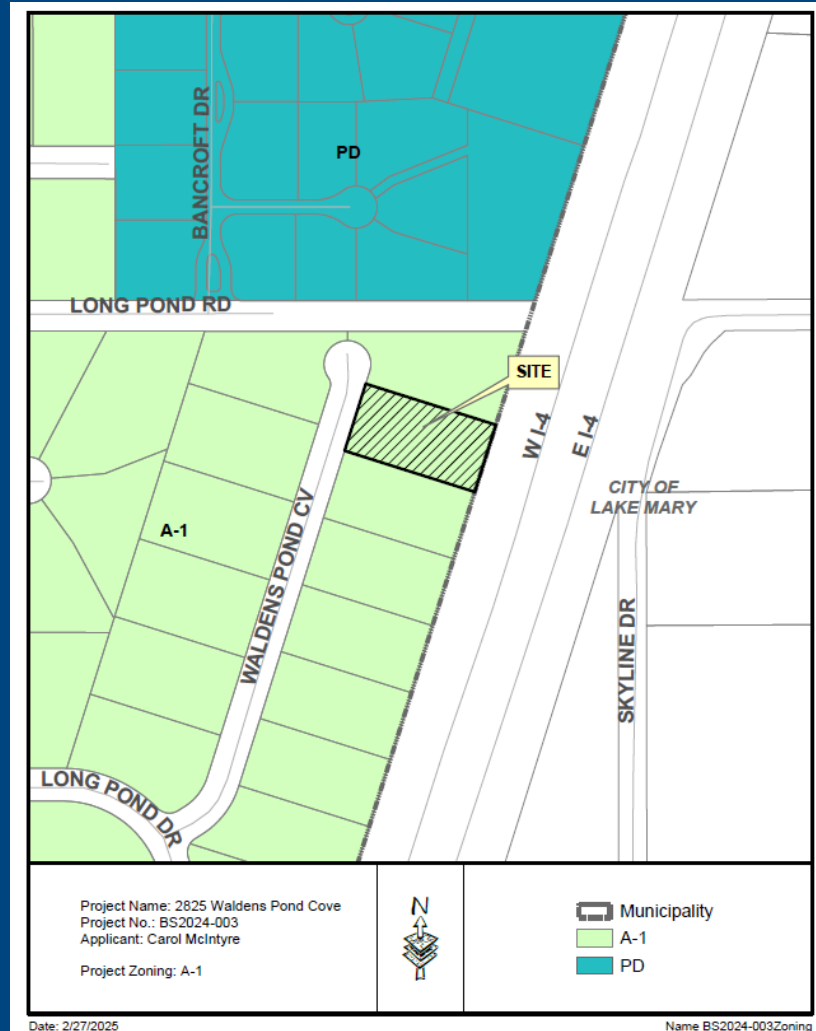
May 13, 2025

2825 WALDENS POND COVE SPECIAL EXCEPTION

Applicant: Carol McIntyre

Request: Consider a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove.

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SITE PLAN

Address: 2825 Waldens Pond Cove

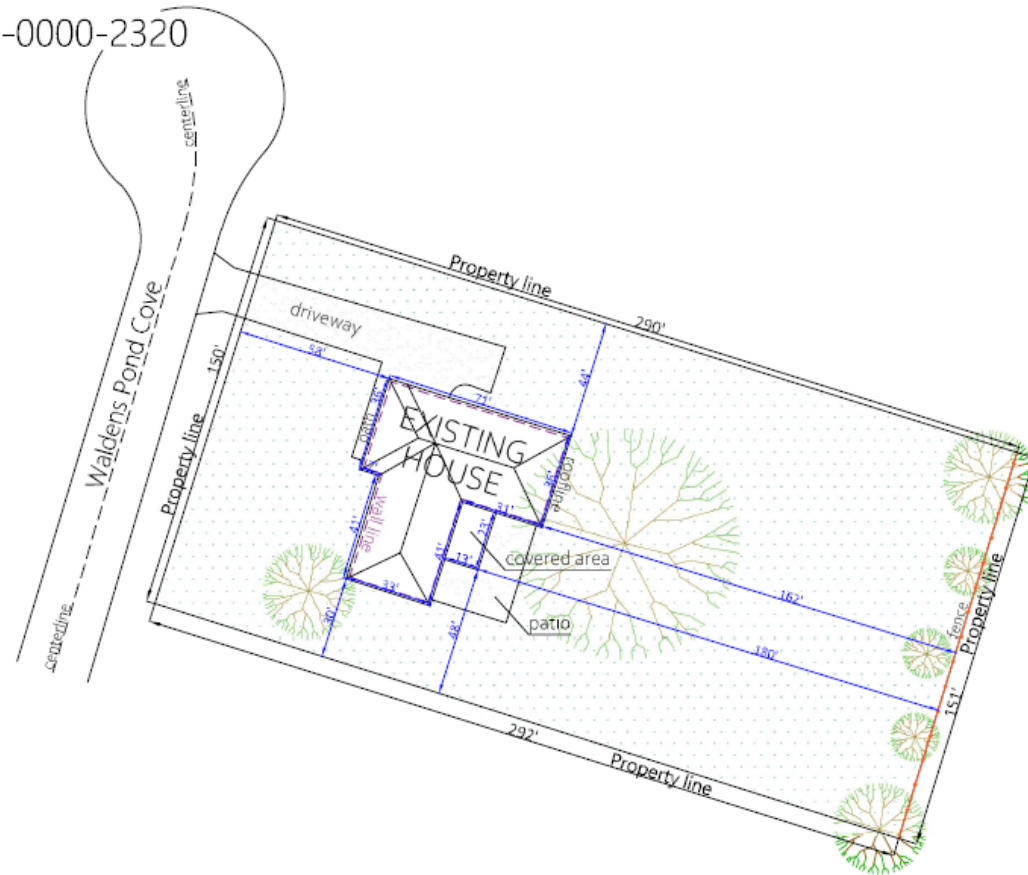
Longwood, FL 32779

Parcel ID: 24-20-29-504-0000-2320

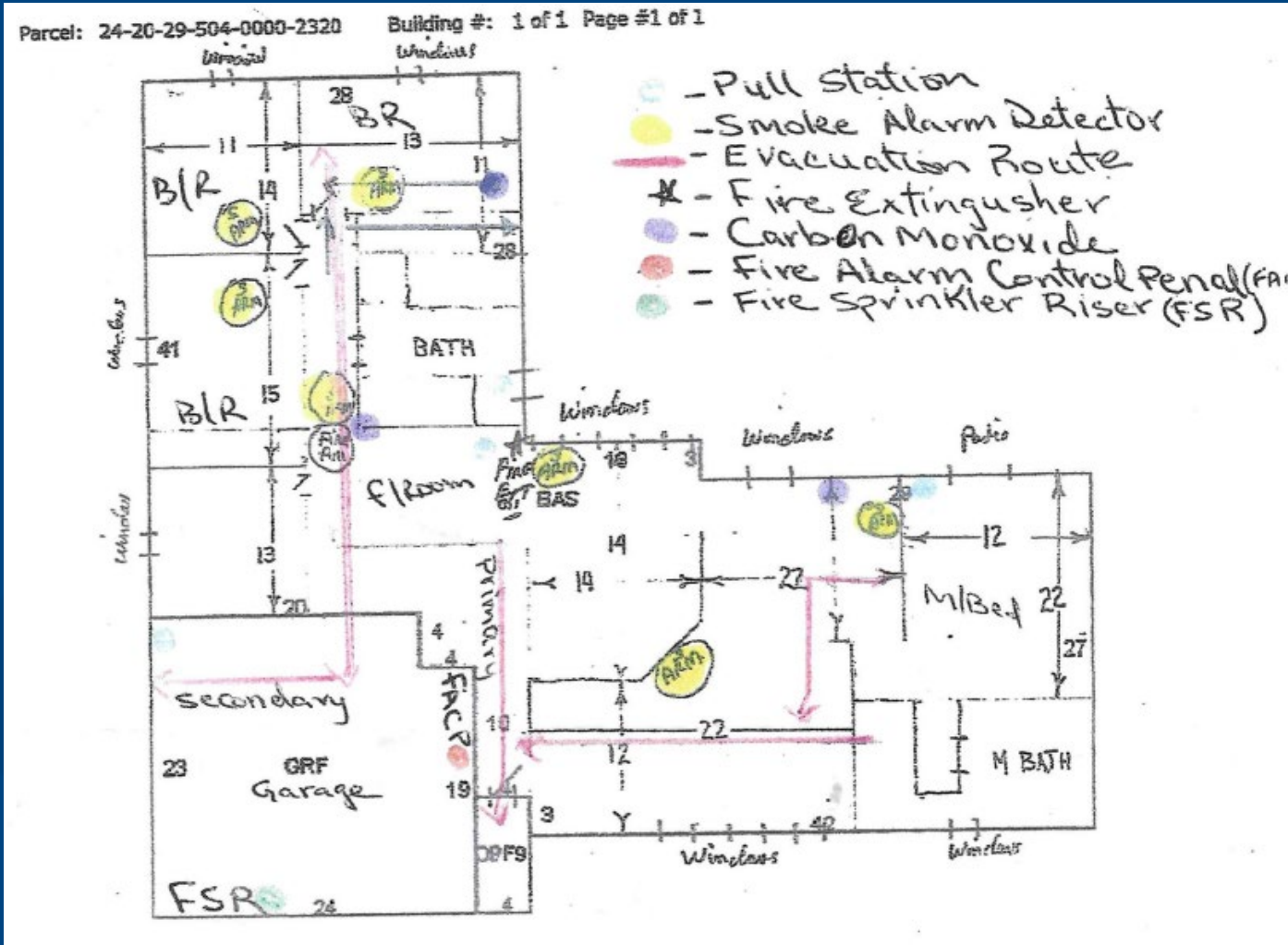
Lot area: 1 Acres

Plot Size: 11"x17"

Drawing scale: 1"=40'



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Special Exception Criteria:

The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:

- (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
- (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
- (3) Is consistent with the County's comprehensive plan; and
- (4) Will not adversely affect the public interest

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Additional Special Exception Criteria:

Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:

- (a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.
- (b) In single and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.

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Additional Special Exception Criteria:

If located in A-10, A-5, A-3, or A-1:

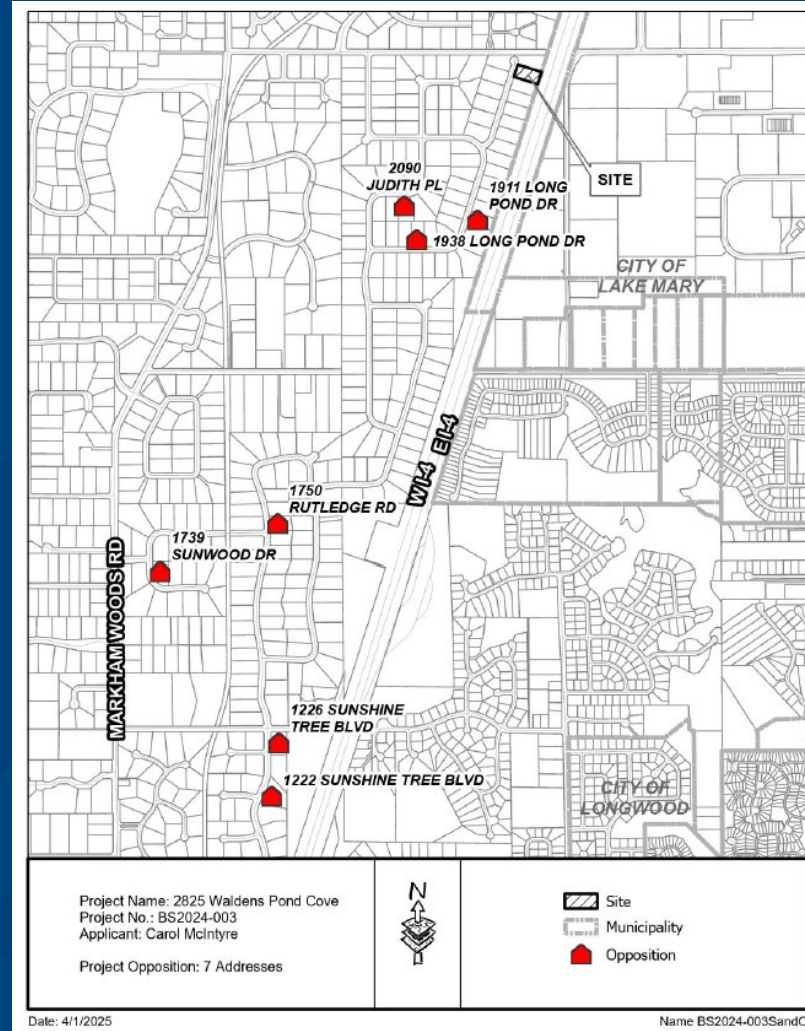
- i. Is consistent with the general zoning plan of the rural zoning classifications; and
- ii. Is not highly intensive in nature; and
- iii. Is compatible with the concept of low-density rural land use; and
- iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

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Conditions of approval:

- a. The Special Exception granted applies only to the eight (8) bed assisted living facility as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. No building associated with the Special Exception may be increased more than ten (10) percent in size without approval from the Board of County Commissioners.
- d. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- e. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.

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Requested Board Action:

Staff requests the Board of County Commissioners deny the Special Exception and associated Development Order for an eight (8) bed assisted living facility in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove.