



December 3, 2024

To Whom it May Concern,

Arrows Unlimited FL Inc (dba as Arrows Senior Care Home by Majestic Residences) provides activities of daily living for 6 seniors in accordance with local rules and regulations. Majestic Residences is a franchise system of assisted living homes that provides systems, processes, procedures and best practice protocols to exceed the standard of care in the residential assisted living space. Majestic Residences has a combined 50 years of assisted living experience in operations and support. Majestic Residences already is operational in multiple states, and internationally.

Arrows Senior Care Home by Majestic Residences is locally owned and operated in Orlando Florida by Carol McIntyre. Arrows Senior Care Home currently provides activities for daily for 6 residents and remains full most of the time. The care team that works at Arrows Senior Care home is background-checked, trained, and certified to provide care to our residents. The ratio of caregivers to residents will change based on the census but always meet the state required guidelines.

Arrows Senior Care Home by Majestic Residences is requesting a variance to the maximum bed capacity. Arrows Senior Care Home by Majestic Residences is requesting a special exception to increase the capacity from 6 beds to 8 beds on 1 acre in the A-1 zoning district located on the east side of Walden Pond CV, north of Long Pond Dr.

The increasing need for residential assisted living settings has increased in the past years and will grow over the upcoming years. This is a vast need for more personal care homes than what is currently available in Seminole County. Arrows Senior Care by Majestic Residences exceeds the standard of care than can currently be provided by the larger "box" communities. Residential

assisted living has shown great success and satisfaction to the already homes and “boxes” operating in Seminole County alone. Arrows Senior Care Home by Majestic Residences looks to stand out from the standard care currently provided.

The purpose of this letter is to request reasonable accommodation to allow maximum bed capacity to increase from 6 to 8 residents.

A. An Explanation of the Proposed Use

I intend to increase bed capacity for an already licensed assisted living home for the elderly with one or more disabilities who can no longer live on their own. Because the elderly residents have one or more disabilities, they are entitled to equal housing opportunities by the Fair Housing Act.

B. Land Use and Building Type

No structure shall be erected, altered, placed, or permitted to remain on any of said Lots herein designated as residential Lots other than one residential building constructed for the purpose of housing.

C. Need for Reasonable Accommodation

When it comes to creating housing opportunities for people with disabilities, homeowners' associations may be required to make “reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”

1 (1.) The Department of Housing and Urban Development and the Department of Justice describe the concept of “reasonable accommodation” this way:

A “reasonable accommodation” is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on people with disabilities than on other persons, treating persons with disabilities the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford people with disabilities an equal opportunity to use and enjoy a dwelling.

2. In my case, an accommodation (i.e. an exception to Seminole County) is necessary to allow more residents with disabilities to live in this home. I can only provide this housing opportunity to 6 residents at this time.

My request is reasonable because the home will continue to look like a single-family home. The garage will continue to look like a garage, no structural modification will be done to this property as a result of the proposed change.

Arrows Senior Care Home by Majestic Residences will host a town hall discussion that is available to attend and provide feedback.

PROJECT NAME: WALDENS POND CV (2825) - SPECIAL EXCEPTION PROJ #: 24-32000003

Location of Meeting Seminole County Public Library

580 Green Way Blvd

Lake Mary, FL 32779

Date: Saturday, December 21, 2024

Time: 9:30am to 10:30am

Thank you for your consideration,

Carol McIntyre

Arrows Unlimited FL INC

689-610-7044