

The Waterford Planned Unit Development (PUD) / Special Exception (SE)

Major Modification to PUD/SE

Town Council

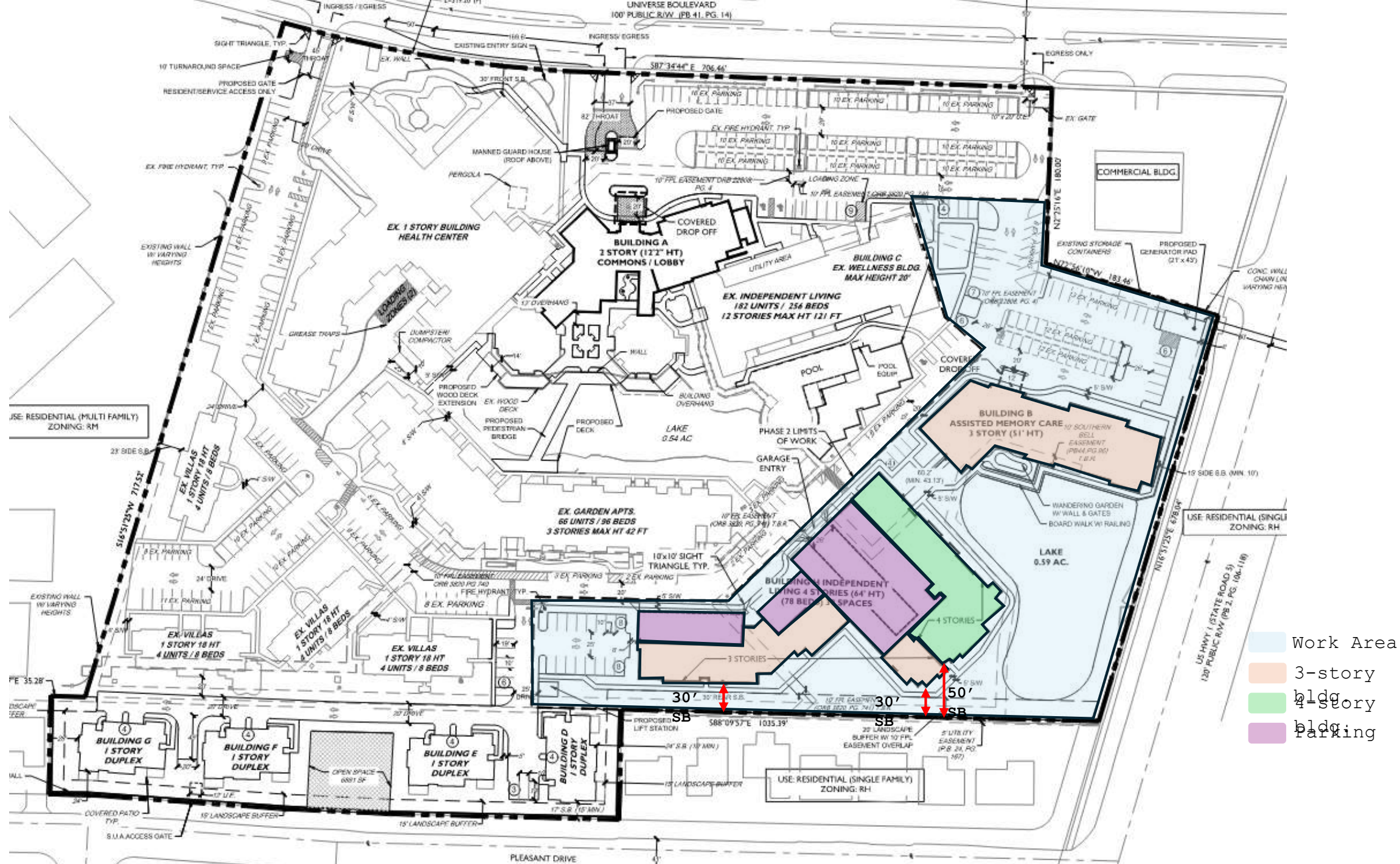
October 22, 2025

Development Proposal

- Special Exception – the approved use (Assisted Living Facility) is a special exception in the Professional Office Zoning District. There is no modification to the uses, but the special exception status remains
- Reconfigure approved Memory Care/Assisted Living and Independent Living Building
 - Break into two buildings (one with Memory Care, one with Independent Living)
 - Reduce the height of the Independent from seven stories to three stories
 - Increase the height of the Memory Care from three stories to four stories, stepping down to three on the south side near Pleasant Drive residential lots

Development Proposal

- Additional pedestrian connectivity around reconfigured buildings
- Removal of traffic circulation around the building and in the 2022 approved 50-foot rear setback, adjacent to Pleasant Drive residential
- Reduction of the 50-foot rear setback to 30 feet (min. required 25 ft)
- Reduction of parking spaces provided from 453 to 380 spaces
 - Applicant is requesting approval of a Parking Study, which demonstrates demand is 195 parking spaces. Code requires 353.



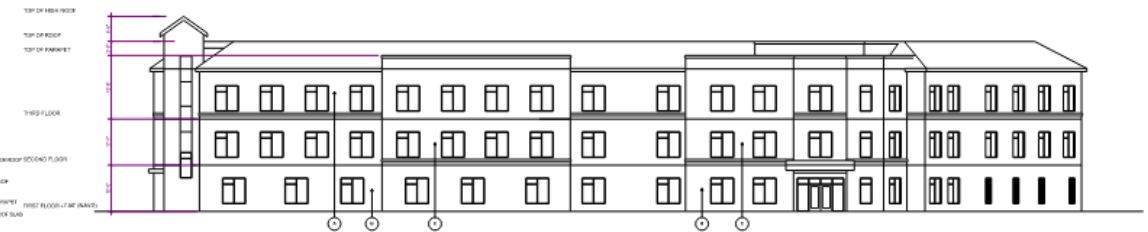
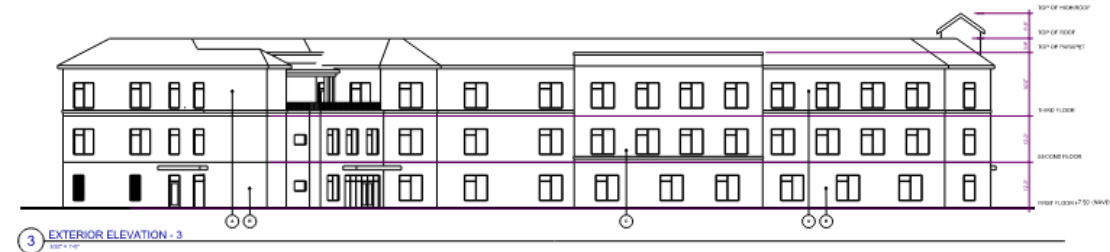


Elevations

Independent Living Building (South of Lake)



Memory Care Building (North of Lake)



Landscaping

Southern Property line, adjacent to Pleasant Drive Residences

Add 5' High Clusia Hedge
along this width,
maintained at 8'

Add 5' High Cocoplum Hedge
along this width, installed
prior to construction

Existing Vegetation on
eastern side of Lake Feature
(Pond)



Preserve Existing Mature
Trees in this location

Planning and Zoning Board (PZB)

- At the September 15, 2025, meeting, PZB voted unanimously to recommend approval subject to staff conditions (will be explained on the next slide)
- Staff requested a modified recommended condition to require the clusia rosea hedge to be planted at 5' and maintained at 8' in response to resident comments.
- Staff also requested an additional condition to plant the cocoplum hedge a minimum of 5' at planting, to be planted at the start of construction.
- The applicant satisfied a staff condition prior to Town Council by providing staff with a new disposition plan preserving existing trees on the east side of the existing pond to the maximum extent practicable.

Conditions of Approval

- Additional/modified Conditions of Approval from 2022 Approval:

16. There shall be no parking within the Town's Right-of-Way (i.e. Universe Blvd.) and the Pleasant Drive ROW.

17. The applicant shall provide at minimum Clusia rosea hedge at minimum 5' at planting, along the entire length of the residential lots on the southern property line. The Clusia Rosea hedge shall be maintained at 8' at minimum thereafter;

18. Prior to Town Council approval, the applicant shall provide a modified tree disposition plan (sheets LD-1.00, and LD-1.04) and Landscape Plan, preserving and keeping to the maximum extent practicable the existing 24 Sabal and Royal Palms, the Pongam, Gumbo Limbo and Royal Poinciana trees on the east side of the lake. - **Satisfied**

19. The Cocoplum hedge (minimum 5ft in height at the time of planting) shall be planted prior to the start of

