



1035 S. State Road 7  
Suite #315-28  
Wellington, FL 33414 Phone: 561.598.9640  
Fax: 561. 420.0350  
October 5, 2019

Dear Board Members,

In response to the Conditional Use Standards' question # 1, our response is as follows:

We have researched and established that there are no other group homes located on the same block of neighborhood as our home. We have located another group home that is approximately within a 600 foot radius from our home. However, that facility is a Sober Home that houses residents who are in long-term recovery programs. According to our research, there has been no negative impact on the quality of life in the surrounding neighborhood and a high sense of normalcy has been attained. Based on these facts, our home will not have any negative impacts on the normal day-to-day life in this community.

Planned Care Home II Group Home will be operated as a normal family unit and our residents will be treated as such. We will incorporate their day-to-day living within the characteristics of our surrounding neighborhood. Therefore, the neighborhood and adjoining community will in no way be impacted to the extent that it can be deemed as a "*de facto* social service district". Our home and surrounding yard space will be kept in a manner that is consistent with the surrounding homes that are well kept with manicured lawns. We will abide by all ordinances of the existing community Home Owner's Association. Further, the use of this home operated by Planned Care Home II will not diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.



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Dear Board Members,

In response to the Conditional Use Standards' question # 2, our response is as follows:

Planned Care Home II is providing a comfortable Group Home for residents with disabilities. We are working with the Agency for Persons with Disabilities (APD), who will be placing residents into our home. Our Group Home will be operated as a normal family unit and our residents will be treated as such. We will incorporate their day-to-day living, and our residents will be equipped with all the necessary amenities that will allow them to function as other families do. With the help of our AHCA and APD trained, licensed and background screened staff members, our residents will be treated with the dignity love and care required to live normal lives and integrate fully into the fabric of this neighborhood as functioning residents.

Planned Care's goal is to provide a comfortable Group Home for residents with disabilities and allow our residents to adapt to the existing community and to become integrated into the fabric of the said community. We understand that some of our residents might face challenges but with the aid of our staff, we will work diligently to make sure that they comfortably blend into the community. Our home will be operated in a manner that is consistent with a normal functioning family unit and will be consistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).



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Dear Board Members,

In response to the Conditional Use Standards' question # 3, our response is as follows:

Planned Care Home II is Licensed and governed by the Agency for Persons with Disabilities (APD) to operate a Group Home for residents with disabilities in the State of Florida. APD will diagnose, recognize and place residents into our home to foster a family atmosphere for them. In accordance with APD's regulations, APD employees will ensure compliance with established licensure standards and shall monitor our Group Home on, at least, a monthly basis. Monthly surveys of our facility, either unannounced or announced, will be conducted to ensure that the facility is in full compliance with the applicable requirements of Chapter 393, F.S.. In addition, we will adhere to any of the administrative rules adopted pursuant to Chapter 393, F.S. APD's monitoring ensures that our home enhances the normalization and community integration of our residents and that our residents are protected from abuse, exploitation, fraud, theft and lack of support or care.

Planned Care Agency is accredited by The Joint Commission and licensed by the State of Florida through the Agency For Healthcare Administration (AHCA). In addition, we will operate and abide by all the guidelines set forth by any existing Home Owners' Association or similar organization that governs the neighborhood. We will meet all City/County zoning, building, fire & safety requirements as well as all regulations and existing ordinances as it pertains to our residents.

***Planned Care Home II is a non-smoking facility. The use of alcohol and illicit drugs is strictly prohibited along with the misuse of prescription drugs. All family members and staff will abide by this edict.***



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Dear Board Members,

In response to the Specific Conditional Use pertaining to “Proposed community residence located within 660 feet of an existing community residence...”

Question # 1: Our response is as follows:

We have researched and established that there are no other group homes located on the same block of neighborhood as our home. We have located another group home that is approximately within a 600 feet radius from our home. However, that facility is a Sober Home that houses residents who are in long-term recovery programs. According to our research, there has been no negative impact on the quality of life in the surrounding neighborhood and a high sense of normalcy has been attained. Based on these facts, our home will not have any negative impacts on the normal day-to-day life in this community.

Question # 2: Our response is as follows:

Planned Care Home II will be operated as a normal family unit and our residents will be treated as such. We will incorporate their day-to-day living within the characteristics of our surrounding neighborhood. Therefore, the neighborhood and adjoining community will in no way be impacted to the extent that it can be deemed as a “*de facto* social service district”. Our home and surrounding yard space will be kept in a manner that is consistent with the surrounding homes that are well kept with manicured lawns. We will abide by all ordinances of the existing community Home Owner’s Association. Further, the use of this home operated by Planned Care Agency will not diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.