

City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

HUMAN RESOURCES
Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

PUBLIC WORKS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA January 3rd, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board**

Approval of minutes from the December 6th, 2011
Planning & Zoning Board/ Special Magistrate
meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

SE 1111-01 Missy's Place Adult Day Care
Special Exception approval for an Adult Day Care in a
residential area.

4. **FORUM**

5. **ADJOURNMENT:**

APPEAL: NECESSITY OF RECORD. In order to appeal the
Board/Special Magistrate's decision of this matter, a verbatim
record of the proceedings is required. The Board/Special
Magistrate assumes no responsibility for furnishing said record.

**CITY OF WILDWOOD
PLANNING & ZONING BOARD/SPECIAL MAGISTRATE
STAFF REPORT**

Case Number: SE1111-01
Property Owner: Oxford Land Bandit (Robert Shoemaker)
Applicant: Melissa Wilkes
Parcel Number: G05=040

The applicant seeks approval of a Special Exception to allow for and adult day care center to be located at 711 Cleveland Avenue (CR 466A) which is located in a Medium Density Residential (R-3) zoning district.

Staff recommends approval of the request for a Special Exception for the adult day care center with a maximum cap of fourteen (14) participants, considering the information provided.

1. Per Wildwood Land Development Regulations, section 3.9 *Special Exceptions*, a Special Exception use may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in the Code.
2. Per Table 3-6, no specific use category exists for adult day care centers in any zoning district.
3. Subsection 3.6 (A)(1) states that in instances where the intended use of a property is not specifically listed in Table 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.
4. The Development Services Director has determined that the intended use most closely resembles the child care facilities/day care category, which would require a Special Exception in a residentially zoned area.
5. When reviewing an application for a Special Exception the board shall consider the following requirements and criteria:
 - (a) The proposed use must comply with the Comprehensive Plan – The property is zoned R-3 as indicated on the City Zoning Map and the Future Land Use is Medium Density Residential. Per Policy 1.1.8 of the Comprehensive Plan the Medium Density Residential category is intended for

a mix of residential land uses up to 9 units per acre. This property has an existing single-family structure that would be utilized for the proposed special exception use.

(b) The size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this code – there are no adult day care centers with special exception uses in the vicinity of this location. However, in order to maintain the residential character of the area, staff requests that the Special Magistrate make the approval conditional (as authorized in Section 3.9 [B][3], *Special Exceptions, Review Process*) on a maximum number of fourteen (14) participants, which is in keeping with the definition of a “Community residential home,” the most similar definition of a use allowable in a residential area.

(c) Justification has been presented as to why the special exception should be granted – Adult day service centers provide a coordinated program of professional and compassionate services for adults in a community-based group setting. Services are designed to provide social and some health services to adults who need supervised care in a safe place outside the home during the day. They also afford caregivers respite from the demanding responsibilities of caregiving. The adult day care center will operate during normal business hours (8 a.m. to 6 p.m.) Monday through Friday.

Road widening for Cleveland Avenue / CR 466A was already in process and is expected to begin construction in early 2013. This project is compatible with surrounding areas in that additional roadway capacity is already planned.

(d) Allowance of the special exception use will not result in a decrease in neighboring property values – there is no evidence to indicate that property values will be affected by the proposed adult day care center.

6. As a part of the Application for a Special Exception request to be issued on this property the following information is provided to satisfy the Special requirements in Section 3.9 (E) (7) of the Land Development Code:

(a) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet – The property measures 125' x 273' for a total of 34,125 sq. ft., or 0.78 Acre.

(b) Proof of licensing by the appropriate jurisdictional agency will be required – This will be made a condition of Special Exception approval.

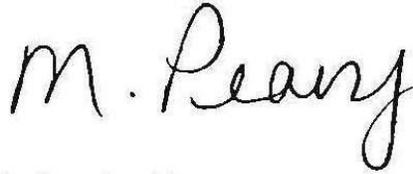
(c) Additional buffering and screening may be required. – Additional screening and buffering will not be required based on the limitation on the number of participants, in keeping with the definition of a Community

Residential Home, which is permissible in a residential area (as noted in 5b, above).

The Planning and Zoning Board/Special Magistrate has the duty to approve, approve with conditions, or deny the Special Exception pursuant to subsections 1.7(B)(3) and 3.9(B)(3) of the Land Development Regulations.

The public meeting was noticed pursuant to subsection 3.9 (B)(2) of the City's Land Development Regulations. Placards were posted and Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, December 23, 2011.

There were six letters sent out to the adjoining property owners. There were two responses returned, with none in favor and two against the Special Exception.



DATED: December 30, 2011

Melanie Peavy
Development Services Director



City of Wildwood, Florida
Development Services Department
 100 N. Main St., Wildwood, FL 34785
 Tel: 352.330.1330 Fax: 352.330.1334
 www.wildwood-fl.gov

RECEIVED

NOV 30 2011

Staff Use Only	
Case No.:	SE 11/10/1
Fee Paid:	\$525/check
Receipt No.:	DS1239

City of Wildwood
Development Application
Community Development Dept.

Contact Information:

Owner Name: Robert A. Shoemaker III "Oxford Land Bandit"
 Address: 11262 N US Hwy 301, Oxford, FL 34484
 Phone: 352-303-6798 Email: Oxfordlandbandit@gmail.com

Applicant Name: Melissa Wilkes
 Address: 2246 Crestview St The Villages FL 32162
 Phone: 330-414-8979 Email: wilkes-melissa@yahoo.com

Property Information:

Property Address: 711 Cleveland Avenue Wildwood, FL 34785
 Parcel Number(s): 605-040 Section: 05 Township: 19 Range 23
 Area of Property: 125' x 273' Nearest Intersection: Cleveland Ave + Stanley Ave.
 Existing Zoning: 00100 R3 Existing Future Land Use Designation: MDR
 Proposed Zoning: R3 with Special Exception Proposed Future Land Use Designation: MDR
 The property is presently used for: Single family Residential
 The property is proposed to be used for: older adult day care center M-F 8AM-6:PM
 Do you have City Utilities? yes

Application Type:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> PRC Resubmittal |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Improvement Plan | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | <input type="checkbox"/> ROW/Plat Vacate |

PROJECT NAME*: Missy's Place Adult Day Care Center

*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature: [Signature] Date: 11/30/11

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Proof of Ownership *NS* Aerial Photo Existing FLU Map
 Property Appraiser Information Electronic Copy of Application Existing Zoning Map Location Map

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through www.sumtergis.com/gis/. Legal Descriptions should also come with a Word file of the legal description for the ENTIRE development. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Pre-application conferences are strongly encouraged.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment
 Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps:** Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses:** Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans:** Conceptual Plan as Described in LDRs section 8.4 Environmental Constraints
- Analyses:** Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use Site Sketch
 List of Special Requirements as Described in LDRs, section 3.9(E) *
N/A

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, section 4.4 Written Statement as Described in LDRs, section 3.8(E).

Subdivision Applications (Preliminary Plan, Improvement Plan and Final Plat): As Described in LDRs, Chapter 5

Minor Lot Split Applications:

- As Described in LDRs, section 5.3

Site Plan Applications:

- As Described in LDRs, section 4.4

Minor Site Plan Applications:

- As Described in LDRs, section 4.3



[Previous on List](#) [Next on List](#) [Return To List](#)

Entity Name Search

No Events No Name History

Detail by Entity Name

Florida Profit Corporation

OXFORD LAND BANDIT, INC.

Filing Information

Document Number P06000002981
FEI/EIN Number 204176177
Date Filed 01/06/2006
State FL
Status ACTIVE

Principal Address

11262 N US HWY 301
OXFORD FL 34484

Changed 03/20/2009

Mailing Address

11888 N MAIN ST.
OXFORD FL 34484

Changed 03/20/2009

Registered Agent Name & Address

SHOEMAKER, ROBERT III
11888 N. MAIN ST.
OXFORD FL 34484

Officer/Director Detail

Name & Address

Title PVST

SHOEMAKER, ROBERT III
11888 N. MAIN ST.
OXFORD FL 34484

Annual Reports

Report Year Filed Date

2009	03/20/2009
2010	01/13/2010
2011	05/04/2011

Document Images

Parcel ID: G05=040

Legal Description

Legend Parcel Info Tools

PARCEL INFO		Property Card	
PIN	G05=040		
Use	SINGLE FAMILY (00100)		
Yr.Bl	1952		
Desc	BEG 30 FT N OF SW COR OF SE1/4 OF NW1/4 RUN N 273 FT E 150 FT S 273 FT W 150 FT		
OWNER INFO			
Name	OXFORD LAND BANDIT INC		
Site	711 CLEVELAND AVE		
Mail	11888 N MAIN ST OXFORD, FL 34484		
ASSESSMENT INFO			
LndVal			\$9,530.00
JustVal			\$81,730.00
Assd			\$81,730.00
Exmpt	None		\$0.00
Taxable			\$81,730.00
SALES INFO			
	03/2007	\$135,000.00	I (Q1)
	08/2005	\$100.00	I (O)
	01/1995	\$0.00	()

SEARCH RESULTS	
<input checked="" type="checkbox"/>	Highlight Parcel
<input checked="" type="checkbox"/>	Label Parcel
<input checked="" type="checkbox"/>	Auto-Zoom Parcel
1 of 1	

GIS Map Updated: 11/16/2011

Sumter County Property Appraiser

2011 Certified Values

Last Updated: 11/16/2011

[Parcel List Generator](#)

[Retrieve Tax Record](#)

[Property Card I](#)

Parcel: G05=040

[<< Next Lower Parcel](#)

[Next Higher Parcel >>](#)

[GIS Map](#)

[Print](#)

Owner & Property Info

Result: 1 of 1

Owner's Name	OXFORD LAND BANDIT INC		
Site Address	711 CLEVELAND AVE		
Mail Address	11888 N MAIN ST OXFORD, FL 34484		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	05/19/23	Neighborhood	00002201
Year Built	1952	Tax District	Wildwood (2002)
Effective Area	2194 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 30 FT N OF SW COR OF SE1/4 OF NW1/4 RUN N 273 FT E 150 FT S 273 FT W 150 FT TO BEG			

GIS Aerial



Property & Assessment Values

Land Value		\$9,530.00
Market Value		\$81,730.00
Assessed Value		\$81,730.00
Total Taxable Value		\$81,730.00
Exemptions	None	\$0.00

Sales History

[Show Similar Sales in 1/2 mile radius](#)

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
03/2007	1742/577	WD	I (Q1)	\$135,000.00	SCOTT ALLEN W
08/2005	1454/375	QC	I (O)	\$100.00	SCOTT ALLEN W
01/1995	541/665	CP	()	\$0.00	
01/1995	541/736	WD	I (Q)	\$15,000.00	
01/1995	541/737	WD	I (Q)	\$15,000.00	
01/1995	541/734	WD	I (Q)	\$15,000.00	
06/1979	217/46	WD	V (Q)	\$28,900.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
1	(001)	(R4)	1952	1) BAS - 1247 SF 2) CPF - 1628 SF 3) UTIL - 65 SF 4) GAR - 234 SF 5) SP - 90 SF
Note: All S.F. calculations are based on <u>exterior</u> building dimensions.				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
2201	125.00	273.00	125.00 Frontage Feet

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
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NONE

Sumter County Property Appraiser - Roll Year: 2011

Last Updated: 11/16/2011

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. Assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Parcel ID: 605-040

Aerial View Map



711 Cleveland Ave.

Parcel ID: 61057040 Existing Zoning Map



Sumter County BOCC - GIS
 BOCC - Bushnell, FL 33513 | 352-793-0200



No Parcel Selected

NOTES:
 * = 711 Cleveland Ave

This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This information was last updated: 11/16/2011 and may not reflect the data currently on file at our office.

powered by:
GrizzlyLogic.com

Existing Zoning Map

Parcel ID:

GOS=040

Future Land Use Map



Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200



No Parcel Selected

711 Cleveland Ave
GOS=040

NOTES:

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powered by:
GrizzlyLogic.com

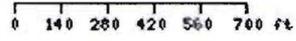
Future Land Use Map

Parcel ID: **G05-040**

Location Map



Sumter County Property Appraiser
 Ronnie Hawkins, CFA - Bushnell, Florida - 352-569-6800



PARCEL: -	
Name:	LandVal
Site:	JustVal
Mail:	Assd
Sales Info	Exmpt
	Taxable
NONE	

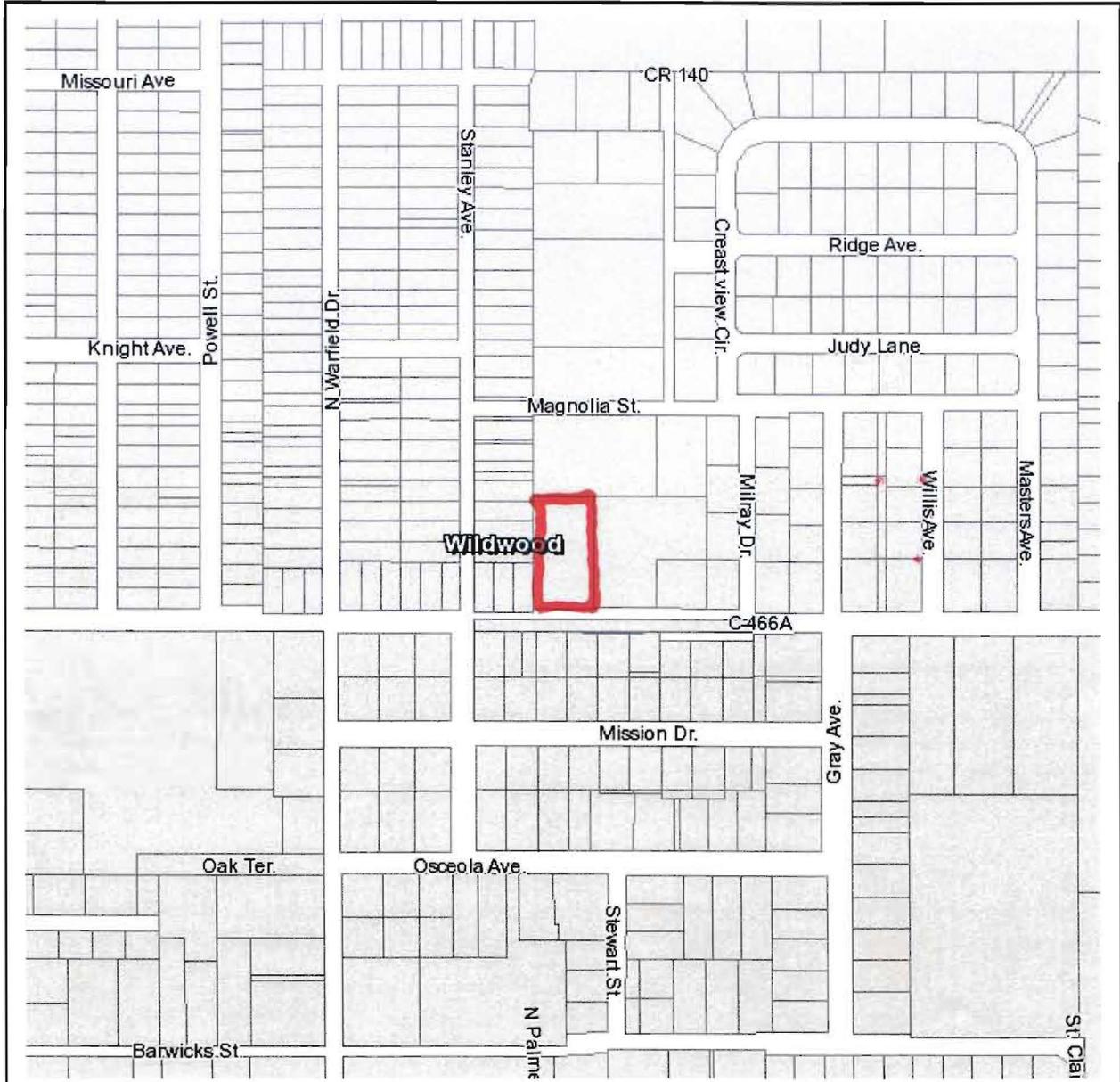


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Location Map
 711 Cleveland Ave

Parcel ID: 605-040

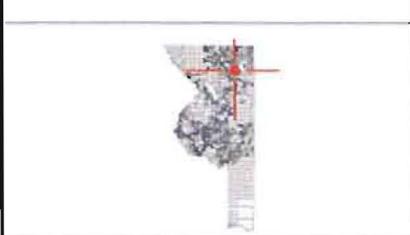
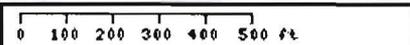
Location Map



Sumter County Property Appraiser
 Ronnie Hawkins, CFA - Bushnell, Florida - 352-569-6800

PARCEL: -

Name:	LandVal
Site:	JustVal
Mail:	Assd
Sales	Exmpt
Info	Taxable
NONE	



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Location Map
 711 Cleveland Ave



About Adult Day Services

Adult day service centers provide a coordinated program of professional and compassionate services for adults in a community-based group setting. Services are designed to provide social and some health services to adults who need supervised care in a safe place outside the home during the day. They also afford caregivers respite from the demanding responsibilities of caregiving. Adult day centers generally operate during normal business hours five days a week. Some programs offer services in the evenings and on weekends. Although each facility may differ in terms of features, these general services are offered by most adult day centers:

Social activities—interaction with other participants in planned activities appropriate for their conditions

Transportation—door-to-door service

Meals and snacks—participants are provided with meals and snacks, those with special dietary needs are offered special meals

Personal care—help with toileting, grooming, eating and other personal activities of daily living

Therapeutic activities—exercise and mental interaction for all participants.

In general, there are three types of adult day centers:

1. social (which provides meals, recreation and some health-related services)
2. medical/health (which provides social activities as well as more intensive health and therapeutic services) and
3. specialized (which provide services only to specific care recipients, such as those with diagnosed dementias or developmental disabilities).

Caregivers typically select the type of center a care recipient attends based on the care needed.

By 1978, adult day center owners/managers saw the need to establish national standardized criteria that would allow caregivers the ability to rate and fully understand what adult day centers would provide for their loved ones. Thus, the National Adult Day Services Association formed in 1979. Since then, NADSA has made great progress in promoting the concept of adult day services as a viable community-based care option for people with disabilities within the larger constellation of long-term care services.

The National Adult Day Services Association (NADSA) has identified 4,601 day programs operating in the United States. This is a 35% increase from 2002, when the research by Partners in Caregiving (funded through the Robert Wood Johnson Foundation) counted 3,407 programs.

NADSA is proud to partner with MetLife Mature Market Institute (MMI)¹ and the Ohio State University College of Social Work² researchers Dr. Holly Dabelko-Schoeny and Dr. Keith Anderson to present the 2010 national study. A random sample of the 4,601 centers identified were asked to complete a survey about their current operations, staffing, services, referral sources, and participants. The full report is available at www.MatureMarketInstitute.com.

Key Findings from the 2010 MetLife Study

■ Adult Day Services Are a Growing Source of Long-Term Care

- There are more than 4,600 adult day services centers across the U.S. — a 35% increase since 2002.

- More than 260,000 participants and family caregivers are serviced — an increase of over 100,000, or 63%, since 2002.

■ **Adult Day Services Provide Comprehensive Skilled Health Care**

- A full range of interdisciplinary professionals meet the physical, emotional, and social needs of participants and family caregivers.
- Nearly 80% of adult day services centers have a nursing professional on staff, nearly 50% have a social work professional on staff, and approximately 60% offer case management services.
- Approximately 50% provide physical, occupational, or speech therapy.
- There is one direct care worker for every six participants, facilitating individualized, person-centered care and enabling staff to care for increasingly complex needs.
- Adult day services centers serve as an emerging provider of transitional care and short-term rehabilitation following hospital discharge.

■ **Adult Day Services Are a Preferred Platform for Chronic Disease Management**

- There is an increase in disease-specific programs offered in centers to address chronic conditions.
- More than ever, adult day services participants have higher levels of chronic conditions and disease, such as hypertension (46%), physical disability (42%), cardiovascular disease (34%), diabetes (31%), mental illness (25%), and developmental disability (20%).
- There is a heightened focus on prevention and health maintenance — nearly 80% of centers offer physical activity programs to address cardiovascular disease and diabetes.

■ **Adult Day Services Are Leaders in Community-Based Care for Individuals with Alzheimer's Disease and Other Dementias**

- Adult day services centers provide an interactive, safe, and secure environment.
- Nearly half of all participants have some level of dementia.
- Approximately 90% of centers offer cognitive stimulation programs, almost 80% provide memory training programs, and more than 75% offer educational programs.
- The care provided may allow these individuals to delay nursing home placement.

■ **Adult Day Services Are an Essential Source of Support for Family Caregivers**

- Adult day services provide a reliable source of support, restore balance in times of crisis, and enhance overall quality of life for caregivers.
- Adult day services provide respite to family caregivers.
- Over 80% of participants attend full days and 46% attend five days per week, enabling family caregivers to remain in the workforce.
- Most centers provide caregiver support programs, including educational programs (70%), caregiver support groups (58%), and individual counseling (40%).

References:

¹ National Study of Adult Day Services, 2001-2002. Winston-Salem, North Carolina: Partners in Caregiving: The Adult Day Services Program. Wake Forest University School of Medicine, 2002.

²**The MetLife Mature Market Institute**® Established in 1997, the Mature Market Institute (MMI) is MetLife's research organization and a recognized thought leader on the multi-dimensional and multi-generational issues of aging and longevity. MMI's groundbreaking research, gerontology expertise, national partnerships, and educational materials work to expand the knowledge and choices for those in, approaching, or caring for those in the mature market.

MMI supports MetLife's long-standing commitment to identifying emerging issues and innovative solutions for the challenges of life. MetLife, Inc. (NYSE: MET), through its subsidiaries and affiliates, is a leading provider of insurance, employee benefits and financial services with operations throughout the United States and the Latin American, Europe and Asia Pacific regions. For more information about the MMI, please visit: www.MatureMarketInstitute.com.

³**The Ohio State University College of Social Work** The Ohio State University is one of the largest and most comprehensive institutions of higher education and consistently ranks in the top 20 public universities in the U.S. First accredited in 1919, The Ohio State University College of Social Work is the oldest continuously accredited public social work program in the country. Dr. Holly Dabelko-Schoeny and Dr. Keith A. Anderson served as co-principal investigators for the study. Dr. Dabelko-Schoeny's practice and research interests focus on improving the delivery of community-based services for older adults and their caregivers through collaboration with community agencies. Dr. Anderson's practice and research centers on well-being and quality of life for older adults and their caregivers across the long-term care spectrum. www.csw.osu.edu

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DEC 07 2011

CITY OF WILDWOOD
Community Development Dept.

December 7, 2011

Mr. Paul Ketz
Senior Development Specialist
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Re: Special Exception, Missy's Place Adult Day Care Center (SE 1111-01)

Dear Mr. Ketz;

Per your email dated December 2, 2011, I am attaching two documents that address the following issues regarding my Special Exception application:

- 1. Short narrative regarding the scale and scope of the center (how many employees / clients will be on site, how much and what type of signage will be requested, how will parking be addressed?).*
- 2. Site sketch (hand drawn, not to scale but with dimensions listed is acceptable) detailing preliminary sign placement and any additional pavement / on-site parking that will be required.*

Missy's Place Adult Day Care Center is a place where adults can go who need care/supervision during the day due to illness such as Alzheimer's or dementia, cardio-vascular disease, COPD, etc.; post-surgical or trauma rehabilitation coordination; or who need assistance with their activities of daily living.

Missy's Place will operate Monday through Friday from approximately 8:00 AM to 6:00 PM. Hours may be adjusted to accommodate families' / caregivers' working schedules. We will provide two hot meals and one snack per day and there will be organized activities that meet physical, emotional, social, spiritual and intellectual needs.

There will be one staff person per each six participants. It is projected that by the end of the first year of operations, there may be up to 12 participants on-site on a daily basis. By the end of year two, it is projected there may be up to 24 participants on-site full time. To service these participants, we will require up to five parking spaces for staff as the participants will be dropped off and picked up and will not have vehicles on-site. Based on these projections, we can meet current projections for parking by having staff park perpendicular to the driveway on the lawn. This leaves an existing paved parking space for participants' caregivers.

Regarding signage, it is my intent at this point in time to keep this as home-like as possible and I propose to simply put 12" – 18" numbers and letters on the exterior fireplace wall which read "711 MP". I would also like to put a small sign (about the size of a real estate sign) near the street that simply reads "711". Both of these will allow for identification of the property address without distracting from the residential feel.

Also, because there is communication regarding street widening of Cleveland Avenue, I prefer not to go to a great expense to construct and install a street sign only to have it affected by the project and possibly incurring more or greater expenses.

Should you require any additional information, please contact me at your convenience.

Regards,

A handwritten signature in black ink, appearing to read 'Melissa Wilkes', with a long, sweeping horizontal stroke extending to the right.

Melissa Wilkes
2246 Crestview St.
The Villages, FL 32162
Cell: 330-414-8979
Email: wilkes_melissa@yahoo.com

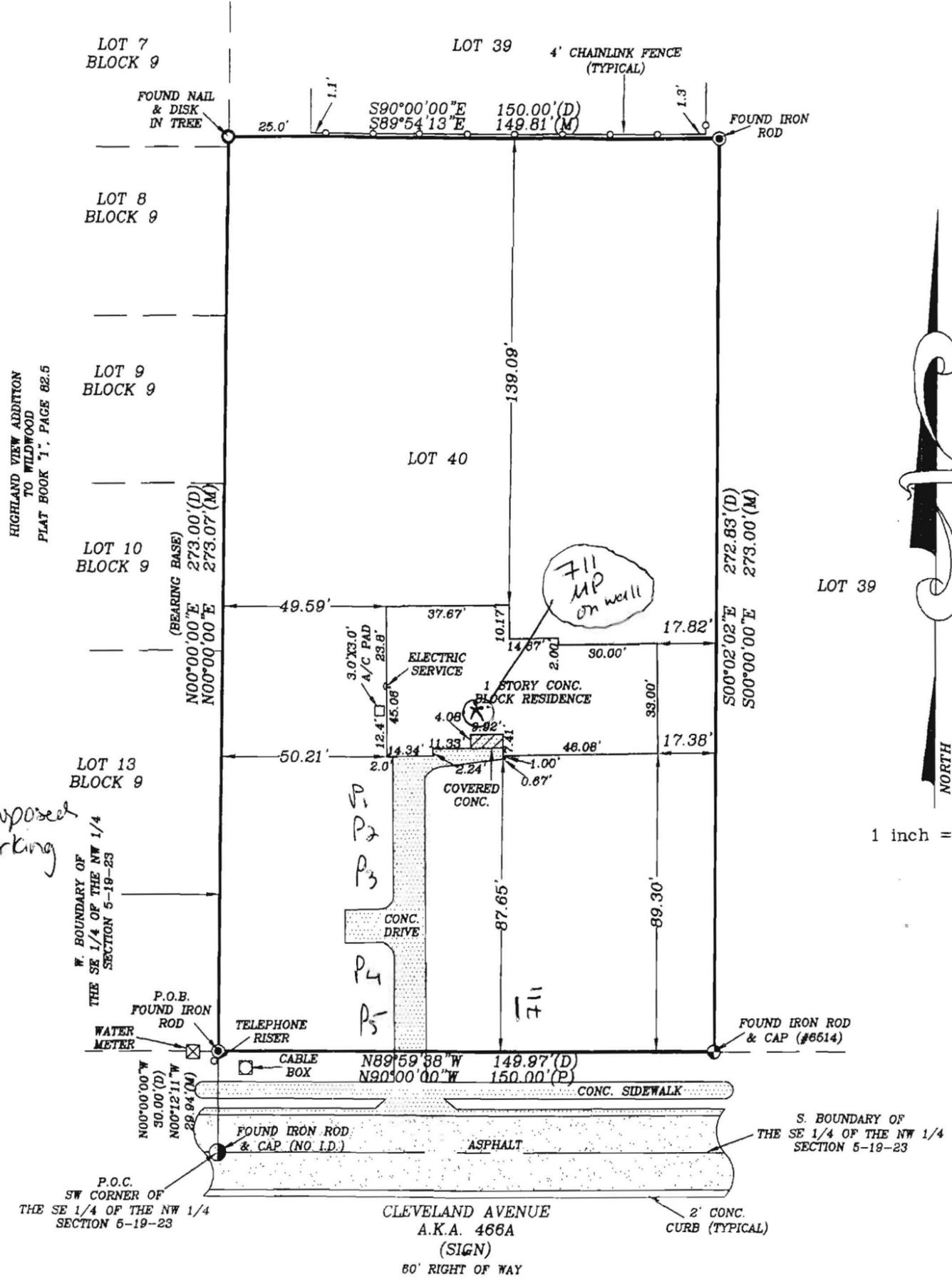
Attachments (2)



Missy's Place Adult Day Care Center LSE 1111-01

711 Cleveland Ave. Wildwood, FL 34785

Dec. 7, 2011



DESCRIPTION:
 BEGIN 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 273 FEET, EAST 150 FEET, SOUTH 273 FEET, WEST 150 FEET TO THE POINT OF BEGINNING.

- NOTES:
- 1) BEARINGS BASED ON DEED.
 - 2) SURVEY BASED ON EXISTING MONUMENTATION OF SECTION 5
 - 3) DESCRIPTION FURNISHED BY CLIENT.
 - 4) BOUNDARY SURVEY FOR ROBERT A. SHOEMAKER III.
 - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
 - 6) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 8) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
 - 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #120299-0005 C, DATED DECEMBER 26, 1980.
 - 10) THE DETERMINATION OF A PROPERTY FLOODING OR NOT FLOODING IS BEYOND THE SCOPE OF THIS SURVEYOR.

- LEGEND:
- N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
 ° =DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' =MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " =SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 ' =FEET WHEN USED IN A DISTANCE
- R/W =RIGHT OF WAY
 C/L =CENTERLINE
 P.I. = POINT OF INTERSECTION
 P.C. =POINT OF CURVATURE
 P.T. =POINT OF TANGENCY
 P.R.C.=POINT OF REVERSE CURVATURE
 P.C.C.=POINT OF COMPOUND CURVATURE
 CONC.=CONCRETE
 COV.=COVERED
 L.S. =LICENSED SURVEYOR
 L.B. =LICENSED BUSINESS
 A/C =AIR CONDITIONER
 I.D. =IDENTIFICATION
 (M) =MEASURED DISTANCE OR BEARING
 (P) =PLAT DISTANCE OR BEARING
 (D) =DEED DISTANCE OR BEARING
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT
 - - - = LINE NOT DRAWN TO SCALE

CERTIFY TO: ROBERT A. SHOEMAKER III; COMMUNITY BANK & TRUST OF FLORIDA; RANDALL THORNTON, ATTORNEY AT LAW; ATTORNEYS' TITLE INSURANCE FUND, INC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61817-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jimmy L. Bohanon
 JIMMY L. BOHANON, PSM # 6172
 OF ABSOLUTE LAND SURVEYING, INC. DATE 10/9/07

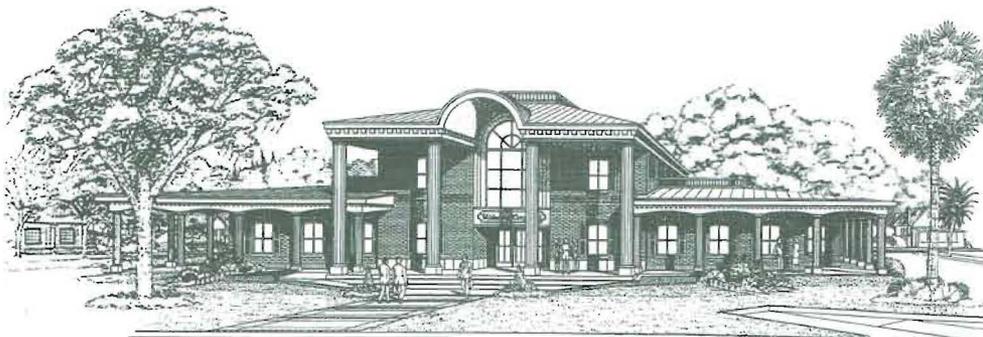
NO.	DATE	REVISION:
1		
2		
3		

BOUNDARY SURVEY FOR: ROBERT A. SHOEMAKER III
 ABSOLUTE LAND SURVEYING, INC.
 "COMPLETE SURVEYING & MAPPING SERVICE"
 P.O. BOX 457
 BELLEVUE, FLORIDA 34421-0457
 OFFICE: (352) 347-6177 L.B. # 7099 FAX: (352) 347-7277

JOB: 07-600	DATE: 10/8/07	DRAWN: ALB	BOOK: 156/41	REVIEWED: JLB	SHEET: 1 OF 1
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*Missy's Place Adult Day Care Center (SE 1111-01)
 711 Cleveland Ave Wildwood FL*

City of
Wildwood,
Florida



City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

HUMAN RESOURCES
Extension 103
330-1339 Fax

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

BUILDING SERVICES
Code/Inspections/Permits
Extension 119
330-1334 Fax

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

WOODWASTE
601 W. Gulf-Atlantic Hwy.
330-1345

REFUSE / STREETS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

December 22, 2011

CERTIFIED MAIL: 7009 2820 0001 4309 4546

THOMAS R & CAHTERINE B MURPHY

~~704~~ CLEVELAND AVE 708 Cleveland Ave
WILDWOOD, FL 34785

Your Parcel Number(s): G05G015

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for a Special Exception to allow an older adult day care center in a residential area.

OWNER/APPLICANT: Oxford Land Bandit Inc. (Robert Shoemaker)/Melissa Wilkes

CASE NUMBER: SE 1111-01

PARCEL NUMBER: G05-040

The property is generally located to the east of Stanley Avenue on the north side of CR 466A (Cleveland Avenue, east of downtown), in the City of Wildwood, Florida.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, January 3rd, 2012 at 3:00 p.m.** The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

APPEAL: NECESSITY OF RECORD. In order to appeal the Special Magistrate's decision in this matter, a verbatim record of the proceedings is required. The Planning and Zoning Board and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

See ATTACHED

(Please return responses to City Hall no later than Thursday, Dec. 29, 2011.)

RECEIVED

DEC 27 2011

CITY OF WILDWOOD
Community Development Dept.

To Whom It May Concern,

12/24/11

We Do NOT Support the proposed Adult Day Care center in this family oriented residential community.

This AREA IS ZONED for Single Family Homes, an AREA of working-people raising their family.

There ARE MANY other SITES available for this business, with proper zoning in place.

Respectfully

Thomas & Catherine Murphy

708 Cleveland Ave
Wildwood FL 34785

RECEIVED

DEC 27 2011

CITY OF WILDWOOD
Community Development Dept.



City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

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WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

December 22, 2011

CERTIFIED MAIL: 7009 2820 0001 4309 4515
LUANA M JOHNSON
606 STANLEY AVE
WILDWOOD, FL 34785

Your Parcel Number(s): G05C108

RECEIVED

DEC 20 2011

CITY OF WILDWOOD
Community Development Dept.

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I support the above request.

I do not support the above request for the following reason(s)

There are properties that have this zoning outside the residential area for this kind of business.
(Please return responses to City Hall no later than Thursday, Dec. 29, 2011.)