

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 June 4<sup>th</sup>, 2013 at 3:00 pm

### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the May 7<sup>th</sup>, 2013  
Planning & Zoning Board/ Special Magistrate  
meeting.

2. **OLD BUSINESS:**

**SP 1303-06 Providence II ALF at Turkey Run**  
Site Plan approval for a 67,600 sq. ft. Assisted Living  
and Memory Care Facility with related improvements.

3. **NEW BUSINESS:**

**NONE**

4. **FORUM**

5. **ADJOURMENT:**

**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 and Zoning Board/Special Magistrate  
May 7, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, May 7, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director (DSD) and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:46 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the April 2<sup>nd</sup>, 2013 regular Planning and Zoning Board were approved and signed.

**Melanie Peavy and Paul Ketz were sworn in at this time.**

**Old Business:**

NONE

**New Business:**

**RZ 1302-01 Hughes Brothers (A portion of parcel G07=133)**  
Rezoning approval from County ID (Industrial) to City M-1 (Industrial).

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

The Special Magistrate asked if the applicant was present and wished to speak on the item. Although a representative was present, he declined to step forward to address the board unless there was a specific question.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2013-16 to the City Commission.

**SP 1303-06 Providence II ALF at Turkey Run (A portion of parcel G05=013)**  
Site Plan approval for a 67,600 sq. ft. Assisted Living and Memory Care Facility  
with related improvements.

**Melanie Peavy:** Requested that the item be continued until the June 4, 2013 Planning and Zoning Board Meeting.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

There were no public comments at this time.

**Special Magistrate:** Hearing none, it is so ordered.

**Special Magistrate:** Is there any other business to come before the Planning and Zoning Board today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:52 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Archie O. Lowry, Jr., Special Magistrate  
City of Wildwood, Florida

**CITY OF WILDWOOD  
Planning & Zoning Board/Special Magistrate**

**Case No:** SP 1303-06 – Providence II ALF at Turkey Run

**Owner:** Turkey Run, LLC

**Applicant:** Providence One Partners, LLC

**Parcels:** A portion of parcel G05=013

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 67,600 sq. ft. Assisted Living and Memory Care Facility with associated improvements and parking.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.**

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. 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, April 26, 2013.

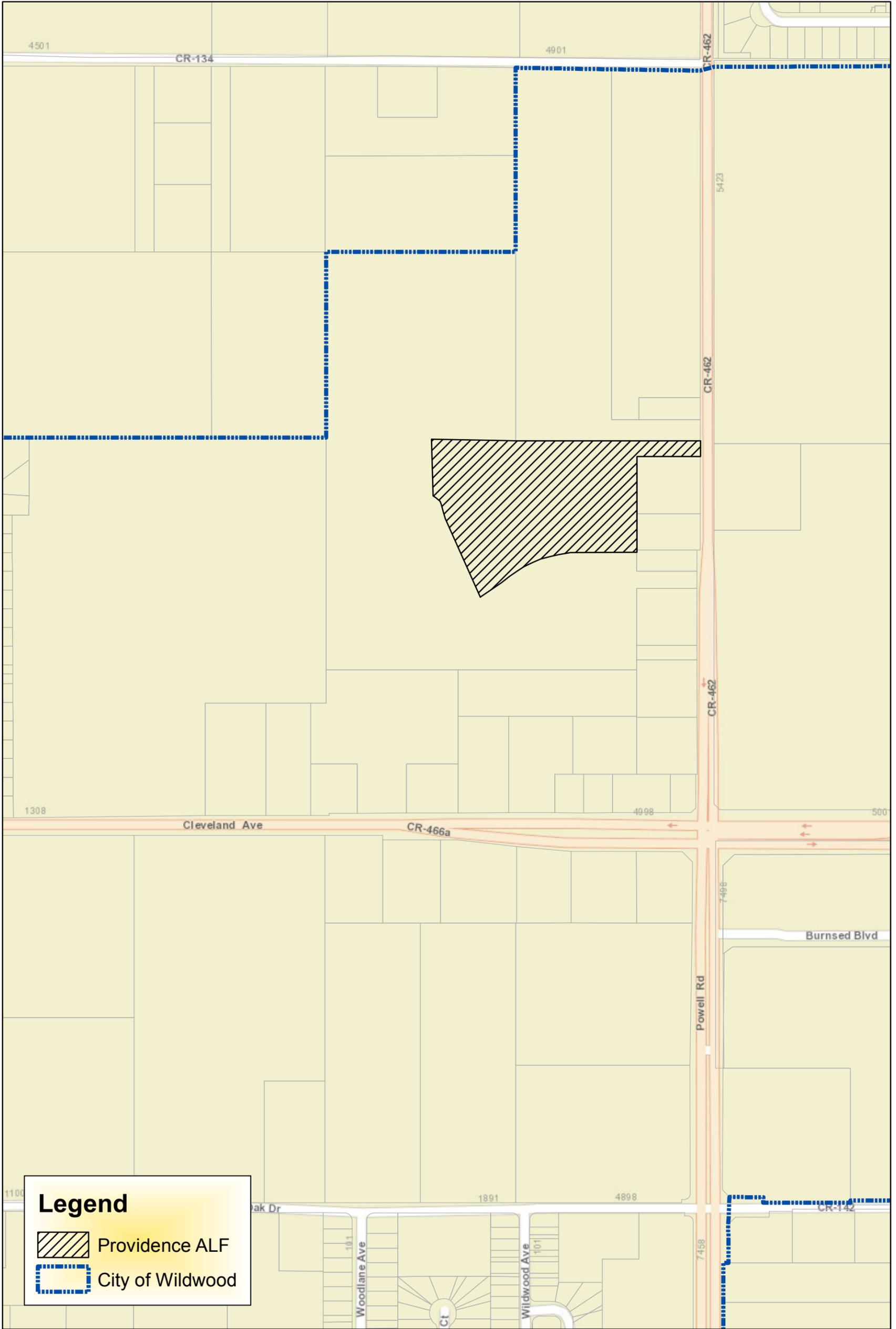


DATED: May 2, 2013

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Melanie D. Peavy  
Development Services Director

I:\Terr\GIS\Maps\Location\Location - Providence ALF.mxd - 5/2/2013 2:26:25 PM - toneal

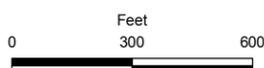


**Legend**

-  Providence ALF
-  City of Wildwood



City of Wildwood  
100 North Main Street  
Wildwood, FL 34485  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

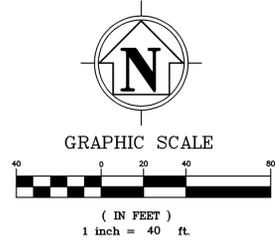


**PROVIDENCE ALF**

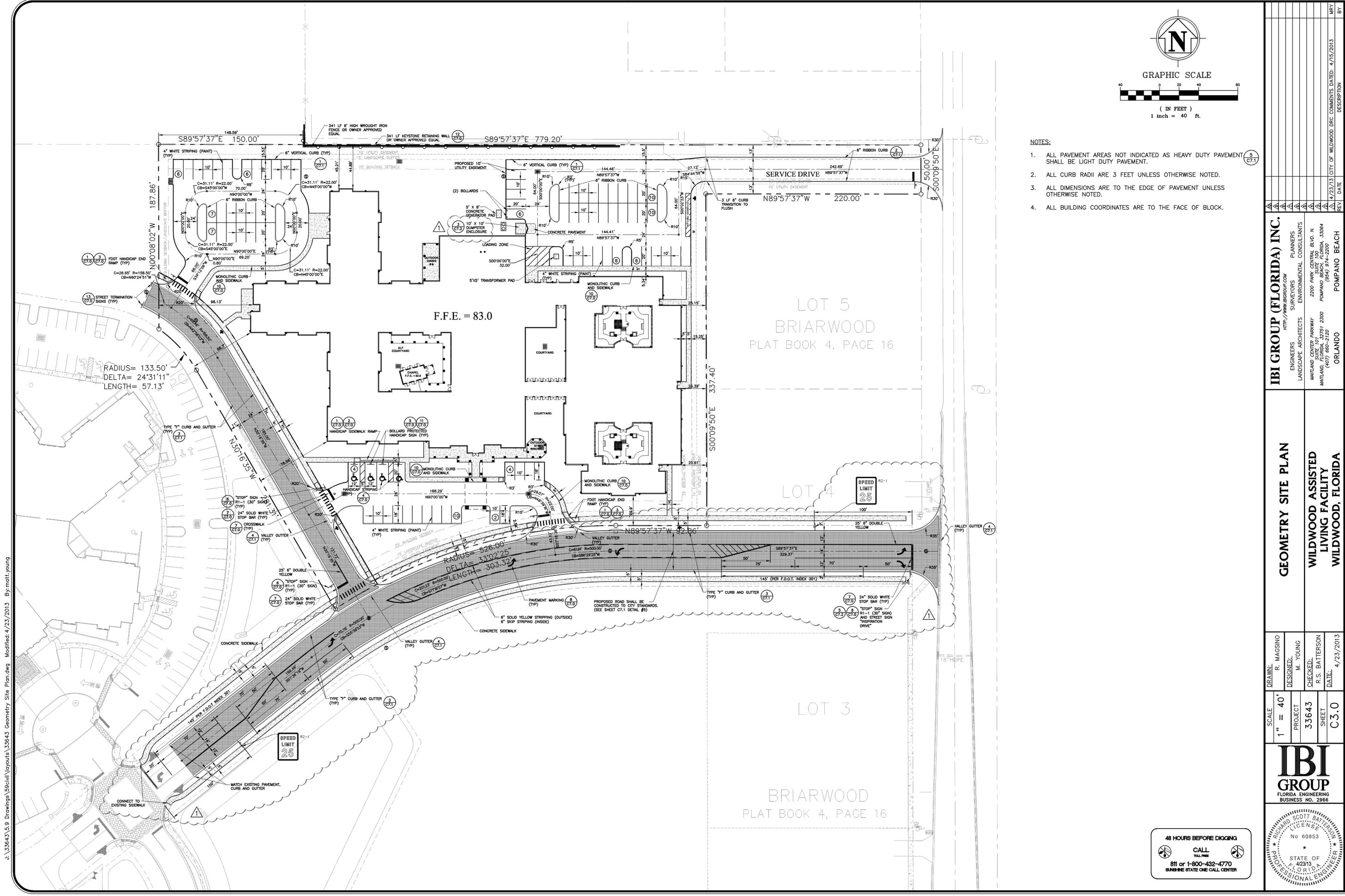
**WILDWOOD, FLORIDA**

MAY 2013

LOCATION MAP



- NOTES:
1. ALL PAVEMENT AREAS NOT INDICATED AS HEAVY DUTY PAVEMENT SHALL BE LIGHT DUTY PAVEMENT.
  2. ALL CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  4. ALL BUILDING COORDINATES ARE TO THE FACE OF BLOCK.



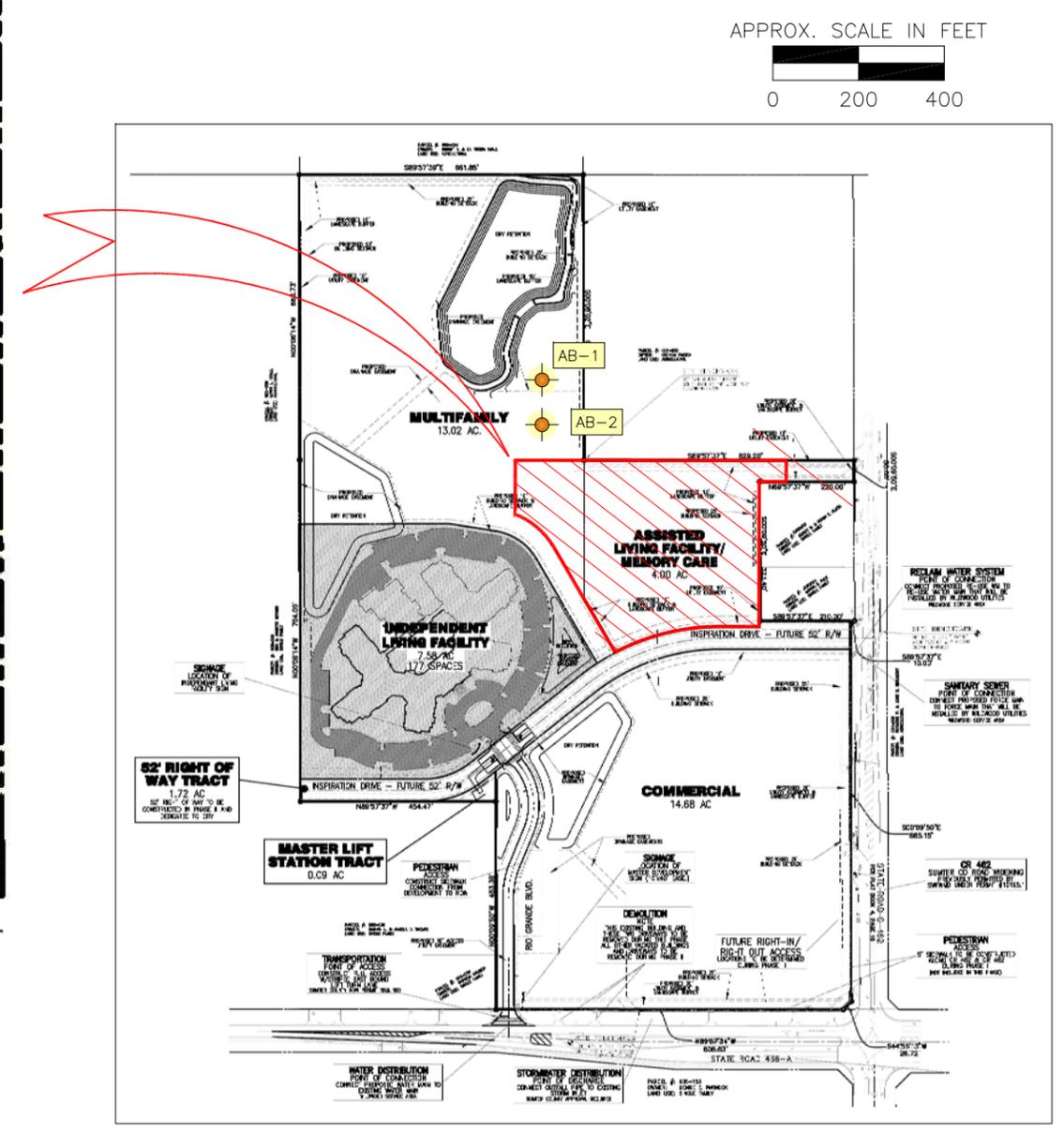
J:\33643\5.9 Drawings\59civil\Layouts\33643 Geometry Site Plan.dwg Modified: 4/23/2013 By: matt.young

DRAWN: R. MAGSINO		DATE: 4/23/2013	
DESIGNED: M. YOUNG		PROJECT: 33643	
CHECKED: R.S. BATTERSON		SHEET: C3.0	
 IBI GROUP FLORIDA ENGINEERING BUSINESS NO. 2966			
48 HOURS BEFORE DIGGING CALL TOLL FREE 811 or 1-800-432-4770 SUNSHINE STATE ONE CALL CENTER			
<b>GEOMETRY SITE PLAN</b> <b>WILDWOOD ASSISTED LIVING FACILITY</b> <b>WILDWOOD, FLORIDA</b>		<b>IBI GROUP (FLORIDA) INC.</b> PLANNERS ENVIRONMENTAL CONSULTANTS ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS 2200 PARK CENTRAL BLVD. N. SUITE 100 WILDLAND, FLORIDA 33664 (407) 860-2120	
WILDWOOD ASSISTED LIVING FACILITY WILDWOOD, FLORIDA		POMPANO BEACH ORLANDO	
WILDWOOD ASSISTED LIVING FACILITY WILDWOOD, FLORIDA		REV. DATE 4/23/13 CITY OF WILDWOOD DRC COMMENTS DATED: 4/15/2013 MRZ BY	

Apr11, 2013-11:32am N:\Projects\2013\H1135004\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\cad\5004-plan.dwg



**First Floor / Site Plan**



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

- APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING
- APPROXIMATE LOCATION OF AUGER BORING

Project Mngr:	AMS
Drawn By:	SW
Checked By:	AMS
Approved By:	AMS

Project No.	H1135004
Scale:	AS SHOWN
File No.	H1135004-4
Date:	4-11-13

**Terracon**  
Consulting Engineers and Scientists  
1675 LEE ROAD WINTER PARK, FLORIDA 32789  
PH. (407) 740-6110 FAX. (407) 740-6112

**BORING LOCATION PLAN**  
GEOTECHNICAL ENGINEERING SERVICES  
PROVIDENCE LIVING AT WILDWOOD  
SUMTER COUNTY, FLORIDA

EXHIBIT  
**A-4**

SUMTER COUNTY TAX PARCEL G05=160  
OWNERS: ELLIOT & WINNIE DIXON

SUMTER COUNTY TAX PARCEL G05=004  
OWNERS: DWIGHT A. & LA FREDIA SMALL

LEGEND

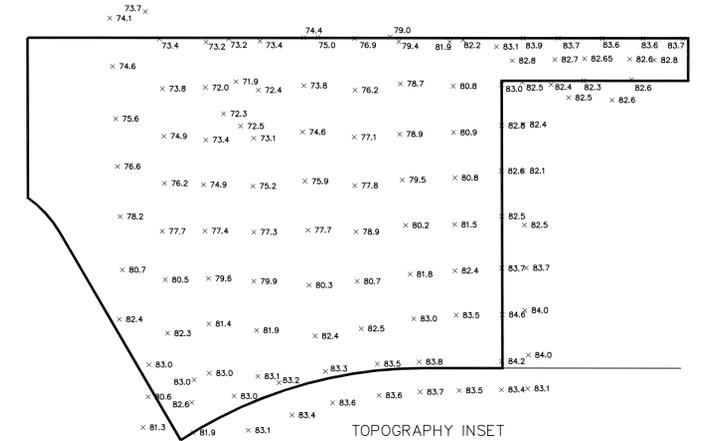
○ DENOTES FOUND 1 1/2" IRON PIPE WITH CAP STAMPED "LB 3778" EXCEPT WHERE NOTED OTHERWISE

□ DENOTES SET 5/8" IRON BAR WITH CAP STAMPED "LS4340" EXCEPT WHERE NOTED OTHERWISE

ABBREVIATIONS

ORB DENOTES OFFICIAL RECORDS BOOK  
PC DENOTES POINT OF CURVATURE  
PT DENOTES POINT OF TANGENCY  
NT DENOTES NON-TANGENT POINT

GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft



LEGAL DESCRIPTION - BY THIS SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°57'34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 62.11 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST 1/4 RUN NORTH 00°02'26" EAST 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-466-A; THENCE RUN NORTH 89°57'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD S-466-A FOR A DISTANCE OF 808.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°09'50" WEST 483.38 FEET; THENCE NORTH 89°57'37" WEST 454.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE RUN NORTH 00°06'14" WEST ALONG SAID WEST LINE A DISTANCE OF 645.08 FEET TO A POINT; THENCE CONTINUE NORTH 00°06'14" WEST ALONG SAID WEST LINE 149.01 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE CONTINUE NORTH 00°09'50" WEST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 663.73 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 89°57'39" EAST ALONG SAID NORTH LINE 661.85 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 00°08'02" EAST ALONG SAID EAST LINE 663.73 FEET FOR A POINT OF BEGINNING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN SOUTH 89°57'37" EAST ALONG SAID NORTH LINE 629.20 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD S-462, ACCORDING TO BRIARWOOD, AS RECORDED IN PLAT BOOK 4, PAGE 16 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°09'50" EAST ALONG SAID WEST RIGHT OF WAY LINE 50.00 FEET TO THE NORTH LINE OF LOT 5 OF AFORESAID PLAT OF BRIARWOOD; THENCE NORTH 89°57'37" WEST ALONG SAID NORTH LINE 220.00 FEET TO THE WEST LINE OF SAID PLAT OF BRIARWOOD; THENCE SOUTH 00°09'50" EAST ALONG SAID WEST LINE 337.40 FEET TO THE NORTH LINE OF THE 52.00 FEET WIDE ACCESS EASEMENT / FUTURE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 2433, PAGE 223, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTH 89°57'37" WEST ALONG SAID NORTH LINE 92.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 526.00 FEET AND A CENTRAL ANGLE OF 33°02'25"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE OF THE 52.00 FEET WIDE ACCESS EASEMENT / FUTURE RIGHT OF WAY AN ARC DISTANCE OF 303.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LINE OF THAT CERTAIN PARCEL THE FOLLOWING TWO (2) COURSES: NORTH 30°16'35" WEST 281.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.50 FEET AND A CENTRAL ANGLE OF 24°31'11"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 57.13 FEET TO A POINT; THENCE LEAVING AFORESAID EASTERLY LINE RUN NORTH 00°08'02" WEST 187.86 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 5; THENCE SOUTH 89°57'37" EAST ALONG SAID NORTH LINE 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 5.13 ACRES, MORE OR LESS.

SURVEY REPORT

- 1. THE BOUNDARY AND TOPOGRAPHY SURVEY REPRESENTED HEREON WAS PREPARED BY THOMAS L. CONNER, FLORIDA LICENSED SURVEYOR AND MAPPER LS4340, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA 32792. THIS SURVEY AND THE DESCRIPTION SHOWN HEREON ARE BASED ON A PARENT TRACT SURVEY BY TINKLEPAUGH SURVEYING SERVICES, INC. DATED 5-19-2011, A COPY OF WHICH WAS SUPPLIED BY THE OWNER TO THE UNDERSIGNED. THE TINKLEPAUGH SURVEY WAS HELD AS RECOVERED IN THE FIELD IN ORDER TO MATCH PARENT TRACT DESCRIPTION AND THE INTENT OF THE ASSOCIATED EASEMENTS RECORDED IN CONJUNCTION WITH THE DEVELOPMENT OF THE PARENT TRACT.
- 2. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2013.
- 3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. NEITHER THIS SITE NOR ADJACENT PROPERTIES WERE ABSTRACTED FOR ADJOINING DESCRIPTION, RIGHTS OF WAY, EASEMENTS AND OTHER ENCUMBRANCES FOR THIS SURVEY BY THE UNDERSIGNED. THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS OF WAY AND / OR OTHER RESTRICTIONS, BOTH RECORDED AND NOT RECORDED IN THE PUBLIC RECORDS THAT AFFECT THIS SITE.
- 4. BEARINGS ARE BASED THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING ASSUMED 500°09'50"E ACCORDING TO THE PARENT TRACT LEGAL DESCRIPTION AS PROVIDED TO THE UNDERSIGNED.
- 5. NO UNDERGROUND FACILITIES, INCLUDING FOOTERS AND UTILITIES WERE LOCATED FOR THIS SURVEY. THIS SURVEY DOES NOT REPRESENT ANY BURIED UTILITIES ON SITE, NOR THAT ANY PRESCRIPTIVE OR RECORDED EASEMENTS FOR SUCH HAVE BEEN SHOWN HEREON. OTHER THAN AS SHOWN, THERE WAS NO OBSERVED EVIDENCE OF UTILITIES ON THE SUBJECT FEE SIMPLE PARCEL.
- 6. PAVEMENT MARKINGS AND OTHER SYMBOLS SHOWN HEREON ARE GRAPHIC REPRESENTATIONS AND MAY NOT REFLECT THE EXACT SIZE OR LOCATION OF THE FEATURE IN THE FIELD.
- 7. BY A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 120296 0075 B DATED EFFECTIVE MARCH 15, 1982, THIS SITE LIES WITHIN ZONE "c", AREAS OF MINIMAL FLOODING.
- 8. THE TOTAL LAND AREA OF THE FEE SIMPLE PARCEL IS 4.0 ACRES, MORE OR LESS.
- 9. THE STREET ADDRESS OF THE PARENT TRACT IS 5869 E C-462, WILDWOOD, FLORIDA, ACCORDING TO THE SUMTER COUNTY PROPERTY APPRAISER ON-LINE DATA BASE. THE ROAD NAME ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IS STATE ROAD S-462 ALSO KNOWN AS COUNTY ROAD 462 E.
- 10. AT THE REQUEST OF THE CLIENT, VERTICAL DATUM IS THE SAME AS USED IN THE ORIGINAL OVERALL TOPOGRAPHY SURVEY BY TINKLEPAUGH SURVEYING SERVICES, INC. AS SUPPLIED TO THE UNDERSIGNED. THE TWO SITE BENCHMARKS FROM THAT SURVEY ARE SHOWN HEREON AND PURPORTED TO BE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ACCORDING TO SAID SURVEY.
- 11. THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 2433, PAGE 223 WAS PROVIDED TO THE UNDERSIGNED FOR A PREVIOUS SURVEY OF ADJOINING PROPERTY. THE EASEMENT AREAS DEFINED IN THIS DOCUMENT HAVE BEEN GRAPHICALLY DEPICTED HEREON. THE DOCUMENT FURTHER DEFINES EASEMENTS IN BLANKET FORM FOR USES SUCH AS VEHICULAR ACCESS OVER PAVED AREAS AND PEDESTRIAN ACCESS OVER WALKWAY AREAS THAT ARE NOT GRAPHICALLY DEPICTED HEREON. THE DOCUMENT ALSO STATES THAT THE 52.00' RIGHT OF WAY IS AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS UNTIL SUCH TIME THAT THE RIGHT OF WAY IS DEDICATED OR CONVEYED TO THE CITY OF WILDWOOD, FLORIDA.
- 12. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 5J-17.05, PURSUANT TO FLORIDA STATUTE CHAPTER 472.
- 13. THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MA

*Thomas L. Conner*

THOMAS L. CONNER  
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340



THOMAS L. CONNER, PSM SURVEY AND MAPPING CONSULTANT 5424 SOUTH BRACKEN COURT WINTER PARK, FLORIDA 32792-9405 TELEPHONE: (407) 657-1576 EMAIL: MAIL@THOMASCONNER.COM	FLORIDA LICENSED SURVEYOR AND MAPPER BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS LICENSE NUMBER LS0004340
BOUNDARY SURVEY ASSISTED LIVING FACILITY - MEMORY CARE TURKEY RUN P.U.D. SUMTER COUNTY, FLORIDA PREPARED FOR PROVIDENCE INDEPENDENCE INVESTORS II, LLC	RECONFIGURED PARCEL REVISION DESCRIPTION TC BY
DATE 1/29/13 SCALE 1" = 100' DRAWING 20528BND3 PROJECT 20528	1 2/7/13 REVISION DATE
1 OF 1 SHEET NUMBER	