



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Strickland

Agenda
Regular Meeting
April 14, 2026 10:00 AM
Commission Conference Room 124
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee Regular Meeting March 10, 2026, at 10:00 AM.**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. 25-4176 (SP) Total Pet Care
Parcel D20C005**

The applicant is seeking a favorable recommendation from the Project Review Committee for the conversion of an existing 3,000 SF residential building to accommodate a pet training facility with infrastructure improvements on 2 acres, MOL. A technical waiver was submitted to waive the northern, southern,

and eastern landscape buffer requirements as a white vinyl fence will be placed around the entire property. The western landscape buffer at the front of the property has been provided. This property was annexed in 2005 and subsequently rezoned through a map amendment thereafter to C-3. **Staff recommends approval.**

VI. ADJOURNMENT

April 14, 2026 10:00 AM

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Project Review Committee Regular Meeting March 10, 2026, at 10:00 AM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PROJECT REVIEW COMMITTEE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 March 10, 2026 10:00 AM
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

City Manager Jason McHugh brought the meeting to order at 10:00. a.m.

II. Roll Call

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Absent
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Alan Harb	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jackson Shelton	Deputy City Clerk	Present
Wendy Then	Assistant Development Services Director	Present
Alex Lammers	Planner	Present
McKenna Page	Planner	Present

III. APPROVAL OF SUMMARY MINUTES

1. Project Review Committee Regular Meeting February 10, 2026, at 10 AM

The summary minutes from the February 10, 2026 meeting were approved. No discussion. Motion to approve by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury. Motion carried unanimously.

RESULT:	Passed
MOVER:	Assistant Utilities Director Martin
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. 25-0361 - PLAT - Wildwood Oaks Final Plat

City Manager McHugh read aloud 25-0361 - PLAT - Wildwood Oaks Final Plat. The applicant sought approval from the Project Review Committee for the Wildwood Oaks Final Plat, which consisted of 5 lots and 1 tract on 16.621 acres, MOL. Staff recommended approval upon the resolution of any outstanding city attorney comments. McHugh asked if there was an applicant present that wished to speak. Heather Coons with BluRock Commercial stated she was present for any questions. Planner Page provided a brief overview of the project and stated the City Attorney had cleared any outstanding comments. She explained Lots 1–3 consisted of commercial developments, Lot 4 would continue to be used as a church, and Lot 5 would accommodate a proposed single-family home. Motion by Chief Parmer, seconded by Public Works Director Hockenbury, to approve 25-0361 - PLAT - Wildwood Oaks Final Plat. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

2. 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks

City Manager McHugh read aloud 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks. The applicant sought a favorable recommendation from the Project Review Committee for the construction of a five-thousand and twenty-four (5,024) square foot Christian Brothers Automotive store, with thirty (30) parking spaces, a loading zone, and appropriate landscaping on 0.850 acres of land MOL. McHugh asked if there was an applicant present that wished to speak. Mitch Collins, the project engineer, and the developer, William Bostick, stated they were present for any questions. Planner Page provided a brief overview of the project and stated the City Attorney had cleared any outstanding comments. She explained there was an updated set of elevations that matched what was drafted in the architectural plan. Assistant Utilities Director Martin asked if there was anything that acknowledged the lift station on site would be shared. Collins replied that a declaration was included in the plat approval. Motion by Public Works Director Hockenbury, seconded by Chief Parmer, to approve 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks. Motion carried unanimously.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

3. 25-3340 - SP - Advanced Urology Building Addition

City Manager McHugh read aloud 25-3340 - SP - Advanced Urology Building Addition. The applicant sought approval from the Project Review Committee for the construction of a building addition to Advanced Urology, which consisted of two thousand and twenty-five (2,025) square-feet on 1.74 acres of land MOL. Advanced Urology was located within Oxford Medical Park, a medical complex that dated back to 2010 and was originally approved under Sumter County's jurisdiction. McHugh asked if there was an applicant present that wished to speak. Tyler Counts

with Clymer, Farnier & Barley stated he was present for any questions. Planner Lammers explained that the City Attorney had cleared all outstanding comments and that this item required only Project Review Committee approval. Motion by Chief Parmer, seconded by Public Works Director Hockenbury, to approve 25-3340 - SP - Advanced Urology Building Addition. Motion carried unanimously.

RESULT:	Passed
MOVER:	Police Chief Parmer
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

4. 25-4648 - Lot Split - Commanders Pointe

City Manager McHugh read aloud 25-4648 - Lot Split - Commanders Pointe. The applicant sought approval from the Project Review Committee for a lot split of parcel C13-109 that created Parcel A with 5 acres MOL and Parcel B with 41.75 acres MOL. McHugh asked if there was an applicant present that wished to speak. Tyler Counts with Clymer, Farnier & Barley stated he was present for any questions. Planner Lammers explained this was an administrative approval and had no other comments. Motion by Assistant Utilities Director Martin, seconded by Public Works Director Hockenbury, to approve 25-4648 - Lot Split - Commanders Pointe. Motion carried unanimously.

RESULT:	Passed
MOVER:	Utility Deputy Director Martin
SECONDER:	Public Works Director Hockenbury
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

City Attorney Bills wished to clarify for the record information that pertained to Item V. 1. 25-0361 - PLAT - Wildwood Oaks Final Plat. He stated he believed the item was submitted prior to the adoption of the reuse statute and felt it should be heard by the Planning & Zoning Board and City Commission. He suggested leaving the item open for city staff to make the final determination. McHugh asked if a motion was needed, and Bills declined.

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:10 a.m. Motion by Public Works Director Hockenbury, seconded by Police Chief Parmer, to adjourn. Motion carried unanimously.

RESULT:	Passed
MOVER:	Public Works Director Hockenbury
SECONDER:	Police Chief Parmer
AYES:	City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Assistant Utilities Director Martin

SEAL

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

Approval Signature

Date

**PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 25-4176 (SP) Total Pet Care

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

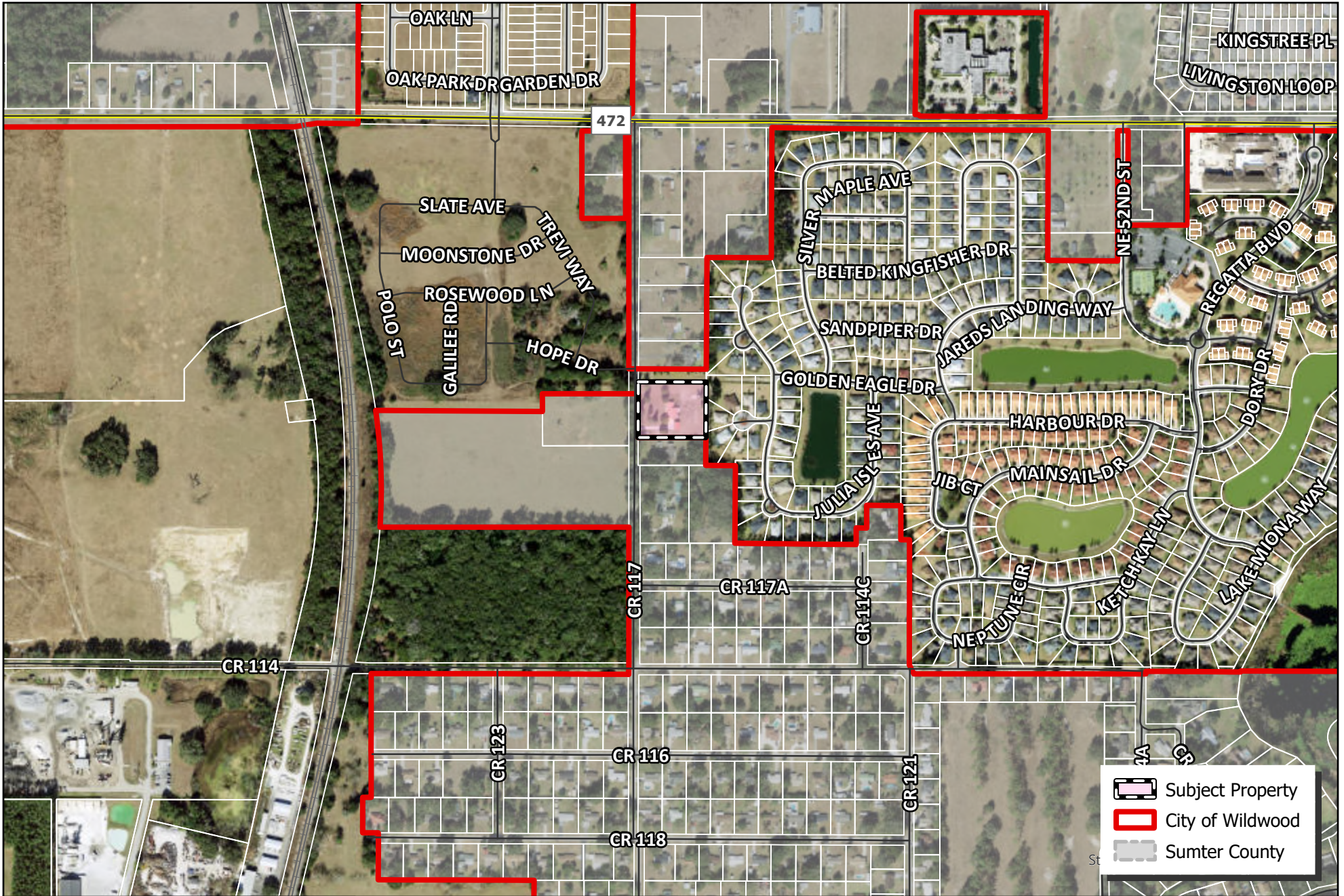
Case Number	25-4176 (SP) Total Pet Care
Owner/Applicant	Total Pet Care, LLC
Acreage	2 +/-
Property Location	The subject property is generally located approximately 0.24 miles south of the C 472 and CR 117 intersection, located east along CR 117.
Parcel Number	D20C005
Date	April 7, 2026

The applicant is seeking a favorable recommendation from the Project Review Committee meeting for the conversion of an existing 3,000 SF residential building to accommodate a pet training facility with infrastructure improvements, per the attached plans. A technical waiver was submitted to waive the northern, southern, and eastern landscape buffer requirements as a white vinyl fence will be placed around the entire property. The western landscape buffer at the front of the property has been provided. This property was annexed in 2005 and subsequently rezoned through a map amendment thereafter to C-3.

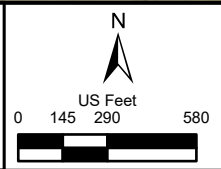
25-4176 meets the criteria, with the approved technical waiver, set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services

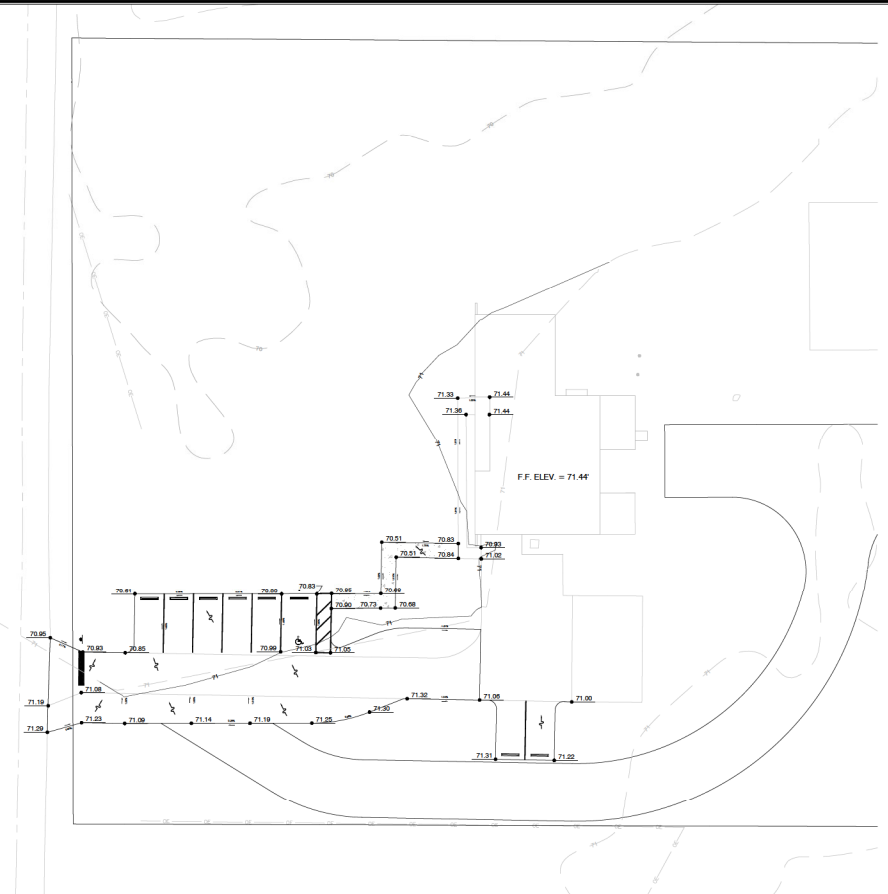
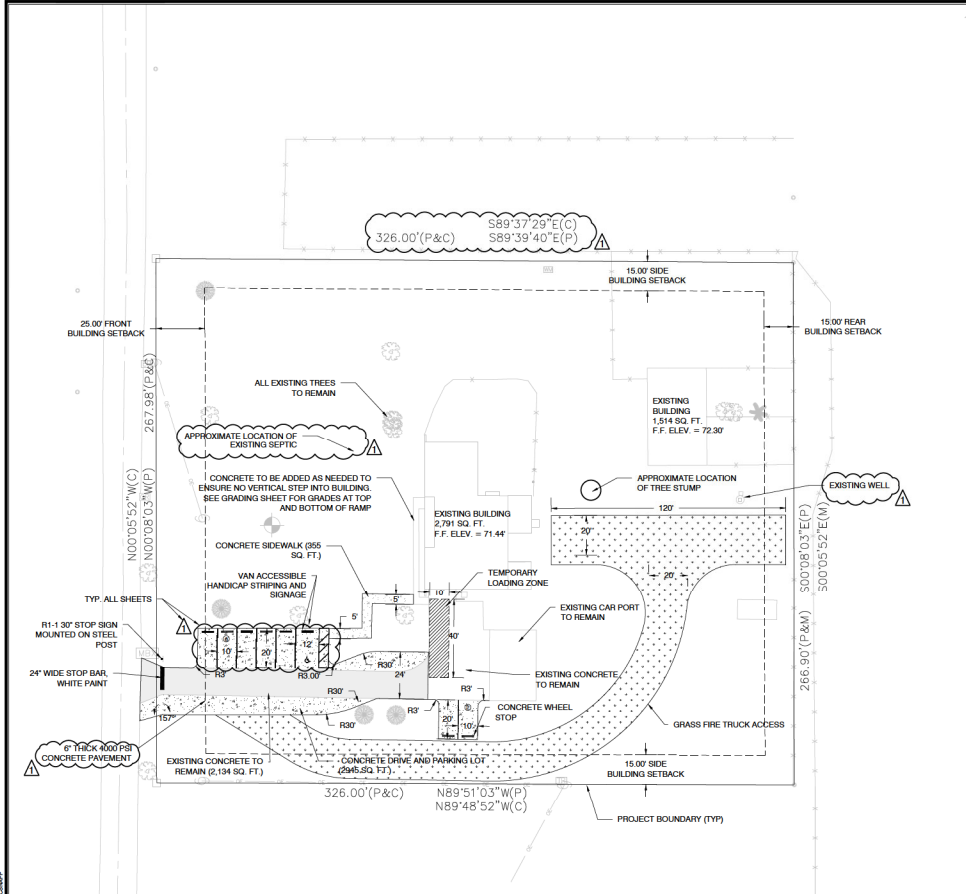


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



#A25-4176
TOTAL PET CARE
 PARCEL D20C005

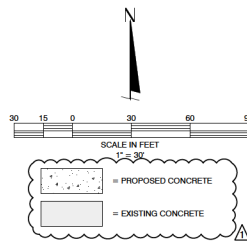
MAP 1B
LOCATION
MAP
OCT 2025



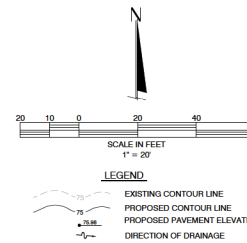
SITE DATA

- PROJECT AREA = 2.00 AC. (87,182.48 SQ. FT.)
- ZONING: C-3
- LAND USE: COMM
- PARCEL ID: D20-C005
- BUILDING TYPE: EXISTING
- PROJECTED NUMBER OF EMPLOYEES: 2
- PARKING DATA:
 - REQUIRED PARKING: 2,791 SQ. FT. OFFICE: 3 SPACES PER 1,000 SQ. FT. = 8 SPACES
 - TOTAL PARKING REQUIRED: 7 SPACES
 - TOTAL HANDICAP REQUIRED: 1 SPACE
 - STANDARD PARKING SPACES (PROVIDED): 10 x 20' SPACES = 7
 - HANDICAP PARKING SPACES (PROVIDED): 12 x 20' = 1
 - TOTAL PARKING PROVIDED: 8 SPACES
- ENGINEER/SURVEYOR: CLYMER, FARNER, BARLEY, INC. 7413 ALFORD AVENUE MIDDLETON, FL 34762 (850) 748-9126
- PERMITTING AGENCIES: CITY OF WILDWOOD
- SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):
 - PROPOSED CONCRETE DRIVEWAY = 2,955 SQ. FT. (0.07 AC.) 3.4% (SUBJECT TO VEHICULAR TRAFFIC)
 - EXISTING CONCRETE = 5,006 SQ. FT. (0.11 AC.) 5.7%
 - PROPOSED SIDEWALKS = 356 SQ. FT. (0.01 AC.) 0.4%
 - EXISTING SIDEWALKS = 191 SQ. FT. (0.004 AC.) 0.3%
 - EXISTING BUILDINGS = 4,305 SQ. FT. (0.10 AC.) 4.9%
 - EXISTING IMPERVIOUS AREA = 9,502 SQ. FT. (0.21 AC.) 10.9%
 - PROPOSED IMPERVIOUS AREA = 3,311 SQ. FT. (0.08 AC.) 3.8%
 - TOTAL IMPERVIOUS AREA = 12,813 SQ. FT. (0.29 AC.) 14.7%
 - OPEN AREA = 74,369 SQ. FT. (1.71 AC.) 85.3%
 - PROPERTY AREA = 87,182 SQ. FT. (2.00 AC.) 100%
- EXISTING BUILDING HEIGHTS: 20' MAX (ONE STORY)
- INTENDED USE: COMMERCIAL PET CARE FACILITY
- BUILDING SETBACKS:
 - FRONT: 25'
 - SIDE: 15'
 - REAR: 15'
- FIRE FLOW CALCULATIONS (REF. NFPA 1, CHAPTER 18 2024 ED.):
 - BUILDING TYPE = 1 TYPE 3-5 (1 TYPE 4-500) (NO 3/10/10/20)
 - BUILDING AREA = 2,791 SQ. FT.
 - TABLE 18.4.4.2.1 NFF = 1,500 GPM (2 HRS)

SITE PLAN



GRADING PLAN

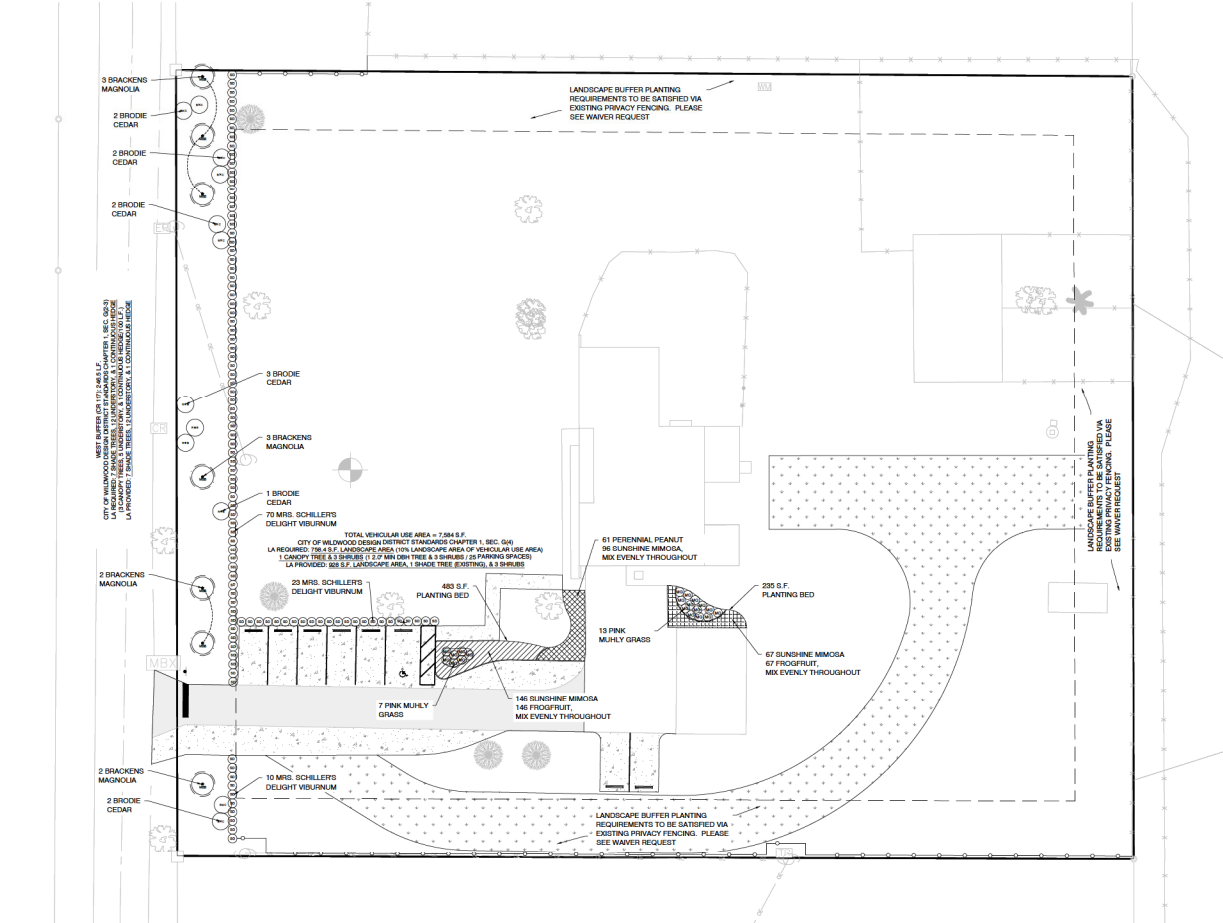
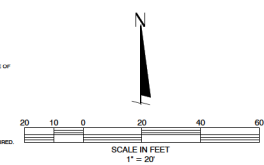


DATE	2025.01.08	CITY OF WILDWOOD, FL #1	BY	DAK
REVISIONS				
 CLYMER FARNER BARLEY CLYMER FARNER BARLEY, INC. 7413 ALFORD AVENUE MIDDLETON, FL 34762 (850) 748-9126				
TOTAL PET CARE MINOR SITE PLAN CITY OF WILDWOOD, FL SITE & GRADING PLAN				
SAVE DATE	1/8/2025	DRAWN BY	KAM	
CHECKED BY		PROJECT #	2025010066	
FILE NAME	SITE GRADING			
SHEET NUMBER 04				

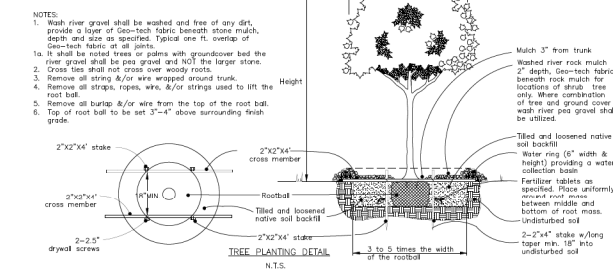
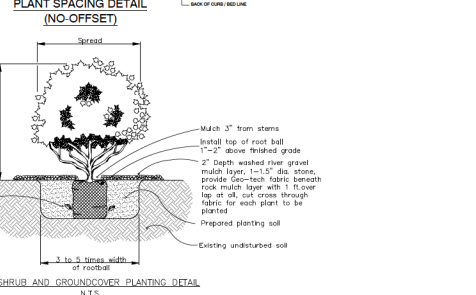
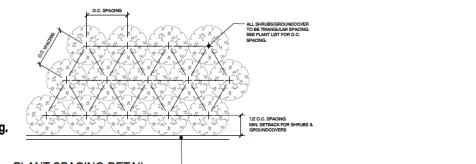
PROJECT NAME: TOTAL PET CARE - PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
811 +10	7	36.84%	Bracken's Brown Beauty Magnolia, <i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Native, High drought tolerance, 8' HT., 2' DBH, Florida Grade #1	Standard
	12	63.16%	Brodie Red Cedar, <i>Juniperus virginiana</i> 'Brodie'	Native, High drought tolerance, 8' HT., 2' DBH, Florida Grade #1	Full to Base
Total # Trees/Palms	19	19 Proposed trees requires more than 1 type of tree for diversity as per code Chapter 1, sec. 61(8) District Design Standards, please note existing trees on site are not listed in the plant list provided.			
SD	103	83.74%	Ms. Schillers Delight, <i>Viburnum ovalatum</i> 'Ms. Schiller's Delight'	Native, High drought tolerance, 30' HT. at planting	Full, Florida Grade #1 36" O.C.
	20	16.26%	Pink Muhly Grass, <i>Muhlenbergia capillaris</i>	Native, High drought tolerance, 30" HT. at planting	Full, Florida Grade #1 36" O.C.
Total # Shrubs	123	GROUND COVERS			
SEE PLAN	304	53%	Sunshine Mimosa, <i>Mimosa stipulosa</i>	Native, Moderate drought tolerance, 8-12' HT. at planting	Florida Grade #1 12" O.C.
SEE PLAN	213	37%	Frogfruit, <i>Phylla nodiflora</i>	Native, Moderate drought tolerance, 8-12' HT. at planting	Florida Grade #1 12" O.C.
SEE PLAN	61	11%	Perennial Peanut, <i>Arachis glabrata</i>	Non-Native, High drought tolerance, 8-12' HT. at planting	Florida Grade #1 18" O.C.
Total # Groundcover	578	OTHER LANDSCAPE MATERIALS			
	17 cubic yards	Mini Sap Pine Bark Nuggets @ 3" Depth of at All PROPOSED Landscape Planting Areas.			

LANDSCAPE & IRRIGATION GENERAL NOTES

- WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION. CALL 1-800-424-4774 48 HOURS PRIOR TO CONSTRUCTION.
- ALL TRIMMING AND DEBRIS ON THE SITE IS PROHIBITED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PROVIDED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PLANNING STANDARDS.
- A ONE HANDED PRECISION DRAIN COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES UNLESS IT CAN BE DEMONSTRATED THAT THESE OTHER SOURCES ARE NOT AVAILABLE.
- IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACKFLOW PREVENTER AT THE SERVICE CONNECTION POINT OF CONNECTION.
- THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRIGGERHEAD IRRIGATION OR SENSOR HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION. SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
- HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS. SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 80 FROM A WATER SUPPLY HOSE BIBB.
- THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
- THE SYSTEM MUST BE EQUIPPED WITH A MAIN SENSING DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SENSERLESS SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
- UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
- SOILS WITH ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTINGS WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLE FROM THE SITE AND SEND TO INDEPENDENT LABORATORY DETERMINE SOIL QUALITY FOR PLANTINGS AND PROVIDE SOIL AMENDMENTS REQUIRED TO PROMOTE HEALTHY PLANT GROWTH.
- ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOIL IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
- PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES AND HEADS MUST BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LOCATION OF PLANTS ON THE PLAN ARE QUANTITATIVE. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMAL GROWTH OF LANDSCAPE MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAR OF STAKE, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- ALL PLANT BEDS AND TREE SPACES SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 2" DEEP PINE BARK SUGGESTS. TREE SPACES SHALL BE A MINIMUM 36" RADIUS. ALL TREES SHALL BE STAKED.
- ANY NEW SCISSORED AREA SHALL BE MAINTAINED WITHIN A CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SCISSORED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR (MOVING AND PLACING) OF THE SITE AT ANY TRASH AND TREES ARE PLUMB AND PROPERLY STAKE FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND HAS RECEIVED CERTIFICATE OF OCCUPANCY AND PROVIDED FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
- TREES SHALL NOT BE TOPED OR ANCHORLESS PRUNED. THE SHAPING OF TREES TO FORM CIRCLES, OVALS, SQUARES AND OTHER HARD EDGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
- TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT BEDS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOIL BACK FILL SHALL BE ADJUSTED. CONTRACTOR SHALL ADD AIRFOAM FERTILIZER TABLETS TO EACH PLANT BED.
- ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.
- ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 36" IN HEIGHT.
- ALL EXISTING SPECIES, I.E. BRACKEN PEPER (*GEOPHYLLA TERRESTRIS*), PLAIN TREE (*ALOUPEZIA SUBROSTRATA*), AND CHINESE YALOW (*CAULIS LEUCOPHYLLA*) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. ENSURE THE REMOVAL BE TO A DEGREE THAT A POSTERIORI BE ENFORCED. THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIALS.
- IT IS NOTED THAT ALL DOORNS SHALL BE BAKA DOG & AREAS WHICH ARE DISTURBED SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POND SURROUNDING AREAS TO BE GRADE TO TWO-INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION WHEN ROLLING ON NEWLY LAD BAKA DOG. AREAS ARE TO BE WASHED BY TEMPORARY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL NEWLY LAD DOG HAS ESTABLISHED AND WITH TWO MOORING CYCLES.



811
Know what's below.
Call before you dig.
TICKET NUMBER(S): 065101564



BY: _____
REVISIONS: _____
DATE: _____

CLYMER FARMER BARKLEY, INC.
7413 ALFORD ROAD, JACKSONVILLE, FL 32216

CFB

TOTAL PET CARE
PARCEL D20C005
SUMNER COUNTY, FL

LANDSCAPE PLAN

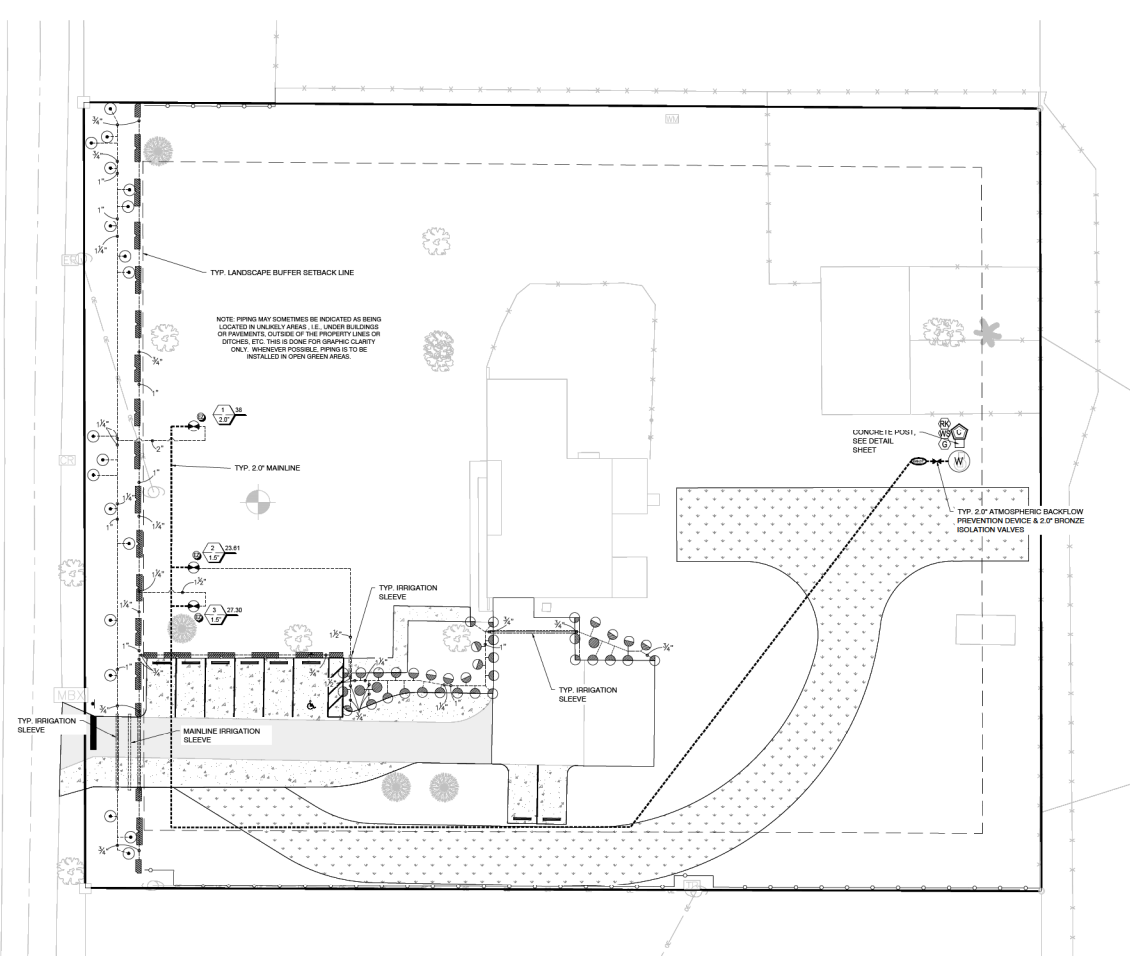
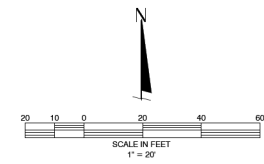
SAVE DATE: 5/5/2026
DRAWN BY: RJS
CHECKED BY: JAC
PROJECT #: E20205.00666
FILE NAME: 101_19513

SHEET NUMBER 02

IRRIGATION SYSTEM LEGEND

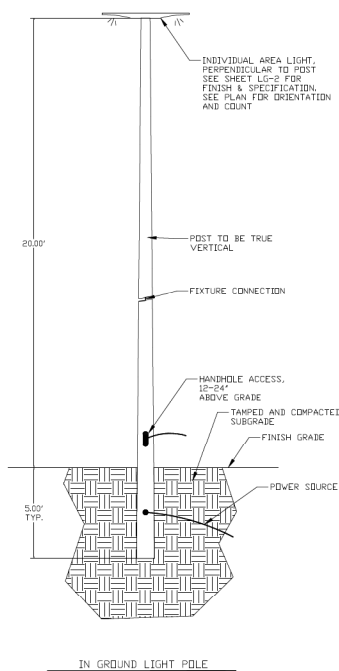
- 1. CONFIRM EXISTING WELL IS CAPABLE OF PROVIDING 40 GPM @ 60 PSI AT POINT OF CONNECTION. PROVIDE A BRONZE BALL VALVE DOWN STREAM WELL CONNECTION.
 - 2. PROVIDE 2.0" PRESSURE VACUUM BREAKER VALVE ON 2 INCH IRRIGATION MAIN LINE DOWN STREAM OF 2 INCH BRONZE BALL VALVE.
 - HUNTER ACC2-1200-SS WALL MOUNT OUTDOOR IRRIGATION CONTROLLER 12 STATION EXPANDABLE TO 42 STATIONS WITH (RK) RAIN SENSOR (WS,-WIRELESS MINI-CLICK) WITH HUNTER ROAM REMOTE CONTROL TRANSMITTER KIT (ROAM XL, SMART PORT WIRING HARNESS INCLUDED); PROVIDE GROUNDING OF IRRIGATION CONTROLLER.
 - 2 WIRE SYSTEM COORDINATE WITHIN 1.25 ELECTRICAL CONDUITS WITH SWEEPS IN ALL VALVE BOXES; PROVIDE ADDITIONAL 18-INCHES OF CONTROL WIRE IN EACH VALVE BOX. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER. COORDINATE WITH LANDSCAPE CONTRACTOR IN SCHEDULING WATERING TIMES DURING PLANTING PROCESS AND 6 MONTH WATERING SCHEDULE.
 - HUNTER #1-EZ DECODER; 1 STATION EZ DECODER
 - HUNTER PRO-SPRAY (PROS-06-SI POP UP FOR GRASS AREAS; PROS-12-SI 12" POP UP FOR SHRUB AREAS) WITH PRO ADJUSTABLE NOZZLES; LT BLUE 6A ADJUSTABLE 0-360° 5" RAD. @ 30 PSI; 90°-0.37 GPM, 120°-0.44 GPM, 180°-0.60 GPM, 270°-1.10 GPM, 360°-1.26 GPM. CONTRACTOR SHALL VERIFY NOZZLES UTILIZED AND ADJUST RADIUS TO FIT AREA TO BE IRRIGATED.
 - HUNTER STRIP PATTERN NOZZLES MODEL RCS-915 30 PSI, 5' X 15' - 0.65 GAL PER MIN.
 - HUNTER STRIP PATTERN NOZZLES MODEL SS-530 30 PSI, 5' X 30' - 1.30 GAL PER MIN.
 - HUNTER BUBBLER NOZZLES PCB MODEL 20 - 2 GAL PER MIN. UMBRELLA PATTERN
 - HUNTER ICV GLOBE ELECTRICAL SOLENOID VALVE ASSEMBLY SIZE AS NOTED PROVIDE BRONZE OR ALUMINUM TAG NOTING VALVE NUMBER AND TAG ON COVER OF VALVE BOX ELECTRICAL CONDUIT PROVIDED FROM IRRIGATION CONTROLLER TO EACH SOLENOID VALVE AND SWEEPS IN EACH VALVE BOX & SPLICE BOXES; 18 INCH ADDITIONAL TWO CONTROL WIRE COILED IN EACH VALVE BOX. 1.25-INCH ELECTRICAL CONDUIT MINIMUM SIZE.
 - 2.0 - INCH BRONZE ISOLATION BALL VALVE IN FDOT TRAFFIC RATED VALVE BOX LABEL TO "IRRIGATION VALVE" ON VALVE BOX LID
 - IRRIGATION MAINLINE SCHEDULE 40 PVC, 2.0 INCH DIAMETER (AS NOTED ON DWG. NO SUBSTITUTION ON SIZE PIPE 18"-24" BELOW PROPOSED GRADE INCLUDE 1.25" DIAMETER ELECTRICAL CONDUIT FOR 2 WIRE SYSTEM ADJACENT TO MAIN IRRIGATION LINE
 - IRRIGATION LATERAL LINE PVC SCHEDULE 40 SIZE PIPE AS SHOWN ON DRAWING 12" BELOW GRADE
 - TYPICAL IRRIGATION SLEEVE PIPE SIZE TWICE THE SIZE PIPE PASSING THROUGH SLEEVE PVC SCHEDULE 40 PIPE & SHALL EXTEND 1 FT. PASS HARD SURFACE AND ENDS DUCT TAPPED.
- Valve Callout**
- Valve Number
 Valve Flow
 Valve Size

TOTAL PET CARE - IRRIGATION VALVE SCHEDULE					
ZONE	TYPE	SIZE	GPM	RUN TIME MINUTES	TOTAL GPM
1	2 GALLON BUBBLERS (TREES)	2.0-INCH	38.00	15	570
2	LIGHT BLUE GA 12" POP-UP SPRAY (SHRUBS)	1.5-INCH	23.61	20	472.2
3	STRIP SPRAYS (GRASSES)	1.5-INCH	27.30	20	546
TOTAL GALLONS RUN TIME (66 MIN) TOTAL GPM					1,588.20
RUN IRRIGATION SYSTEM TWICE A WEEK TOTAL GPM					3,176.40



BY									
REVISIONS									
DATE									
CLYMER FARMER BARKLEY, Inc. 7413 ALFORD AVE. JACKSONVILLE, FL 32216 (904) 722-1111									
TOTAL PET CARE PARCEL D20C005 SUMNER COUNTY, FL IRRIGATION PLAN									
DRAWN DATE	1/22/2025								
DRAWN BY	NS								
CHECKED BY	ELC								
PROJECT #	EP2025-02600								
FILE NAME	102_19C.dwg								
SHEET NUMBER	03								

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Client: _____
Project: _____
Date: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	6,000 - 30,000
Weight Range	39 - 209
Efficiency Range (LPW)	72 - 162
Weight (each)	20 (3.0)
Control Options	IMBST, ALB, ALS, 2-Phy, PC

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum with the access door located underneath.
- Fixtures are finished with LSI's DuraDri[®] polyester powder coat finishing process. The DuraDri finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Precision silicon reflector system provides exceptional coverage and uniformity in distribution types 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 70 or 80 CRI Minimum
- Integral lower (L) and integral half lower (H) options available for enhanced backlight control.

Electrical

- High performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (20-277 VAC). Input 50/60Hz or optional high voltage (347-480 VAC).
- 1-1/2 Calibrated Life: >60K hours
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to 122°F). 30L lumen packages rated to +42°C.
- Power factor >90
- Input power stays constant over life.
- Field replaceable 100V surge protection device meets a minimum Category C Low output board to maximize heat dissipation.
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared (PIR) motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- AvLinx[™] Blue wireless control system with technology partner Linear incorporates Luminaire Level Lighting Controls (LLL) and high-end trim.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 awg wire.
- Utilizes LSI's traditional BS grill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty> for more information.

Listings

- Listed to UL, IESNA and UL, ETL
- Meets Buy American Act requirements.
- DarkSky approved with 3000K color temperature selection and fixed mounting.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1
- 30 rated for ANSI C136.31 high vibration applications are qualified.
- IEC 60598-1 rated luminaire per IEC 60598-1
- Suitable for wet locations.
- DesignLights Consortium[™] (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc.com/qualified-products to confirm which version are qualified.

Mirada Small Area Light (MRS)

See [specifications](#) | Call us at (800) 456-7890

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: MRS LED 10E 5L FT 10W 80 40 700X ALUMINUM BOX H

Part	Light Form	Luminaire Package	Lens	Distribution	Control(s)	Notes	Ship
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