



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
May 5, 2026 2:15 PM
City Hall Commission Chamber
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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting April 07, 2026, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

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

Parcel D20C005

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the conversion of an existing 3,000 SF residential building and a 1,500 SF enclosed barn 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. **The Project Review Committee recommends approval.**

2. **26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance Parcels D30-016, D30-043, D30-083, & D30-097**

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a variance to remove 41 heritage trees as part of the Northern Pines Subdivision. Justification has been provided by the applicant, see attached. A portion of the trees were mitigated per the requirements of the Land Development Regulations (LDR) 6.10, with remaining mitigation being exempt within the Developer's Agreement as part of offsite infrastructure improvement credits. **Staff recommends approval.**

3. **26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance Parcel C13-034**

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a Heritage Tree Removal Variance application request to remove two (2) heritage trees for the Summerfield Cottages Project. Justification has been provided by the applicant, see attached.

Staff recommends approval.

V. 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.

May 5, 2026 2:15 PM

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Planning & Zoning Regular Meeting April 07, 2026, at 2:15 PM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 April 7, 2026 2:15 PM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Lammers	Lieutenant	Present
McKenna Page	Planner	Present
David Clarkson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2:42 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting March 03.2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 3, 2026 meeting.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 25-4602-RZ-Small RV Wildwood

Special Magistrate Holt read aloud the title of 25-4602-RZ-Small RV Wildwood and stated letters of opposition were received from direct notices sent to Martin & Bonita Reidy and Danielle & Michael Moore. Planner Bondi presented Ordinance O2026-9 and explained this was a companion case to Ordinance O2026-8. She stated this item proposed a Zoning Map Amendment change for the subject parcel. Bondi provided a brief overview of the request and reiterated the potential traffic and safety concerns as stated in the previously heard companion case.

Applicant Representative Mike Rankin stated he had no further comments other than what he had stated during the previously heard companion case during the LPA meeting.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt stated that she would recommend a denial of this request because of the possible detriment to public safety and not traffic concerns.

Special Magistrate Holt recommended denial of Ordinance O2026-9 to be forwarded to the City Commission for final determination.

RESULT:	Recommends Denial
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. 26-1205 - RZ - 72 Seminole Path

Special Magistrate Holt read aloud the title of 26-1205 - RZ - 72 Seminole Path and stated she received a letter of opposition from Michelle Curtis. Planner Lammers presented Ordinance O2026-13 and explained this item proposed a Zoning Map Amendment change to the zoning district of the subject parcel from R-6M to MHP. Lammers stated this was the companion case to Ordinance O2026-12 which was previously heard at the LPA meeting. She explained the applicant intended to replace a previous mobile home on the parcel within an established mobile home park community and reiterated many details that were provided in the previously heard companion case.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of Ordinance O2026-13 to be forwarded to the City Commission for final determination.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. 25-0361 - PLAT - Wildwood Oaks Final Plat

Special Magistrate Holt read aloud the title of 25-0361 - PLAT - Wildwood Oaks Final Plat. Planner Page provided a brief explanation of the final plat. She noted the usage of the different lots on the parcel and presented the necessary criteria related to its development.

Applicant Representative Mitch Collins stated he was available for any questions.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of 25-0361 - PLAT - Wildwood Oaks Final Plat to be forwarded to the City Commission for final determination.

RESULT:	Passed
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

4. 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks

Special Magistrate Holt read aloud the title of 25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks. Planner Page provided a brief explanation of the final plat. She noted the relevant criteria within the Land Development Regulations, Design District Standards and 2050 Comprehensive Plan.

Applicant Representative Mitch Collins stated he was available for any questions.

There were no further comments from owners, applicants or the public at large.

Special Magistrate Holt made a favorable recommendation of 5-2484 - SP - Christian Brothers Automotive at Wildwood Oaks site plan to be forwarded to the City Commission for final determination.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:58 p.m.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 25-4176 (SP) Total Pet Care

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

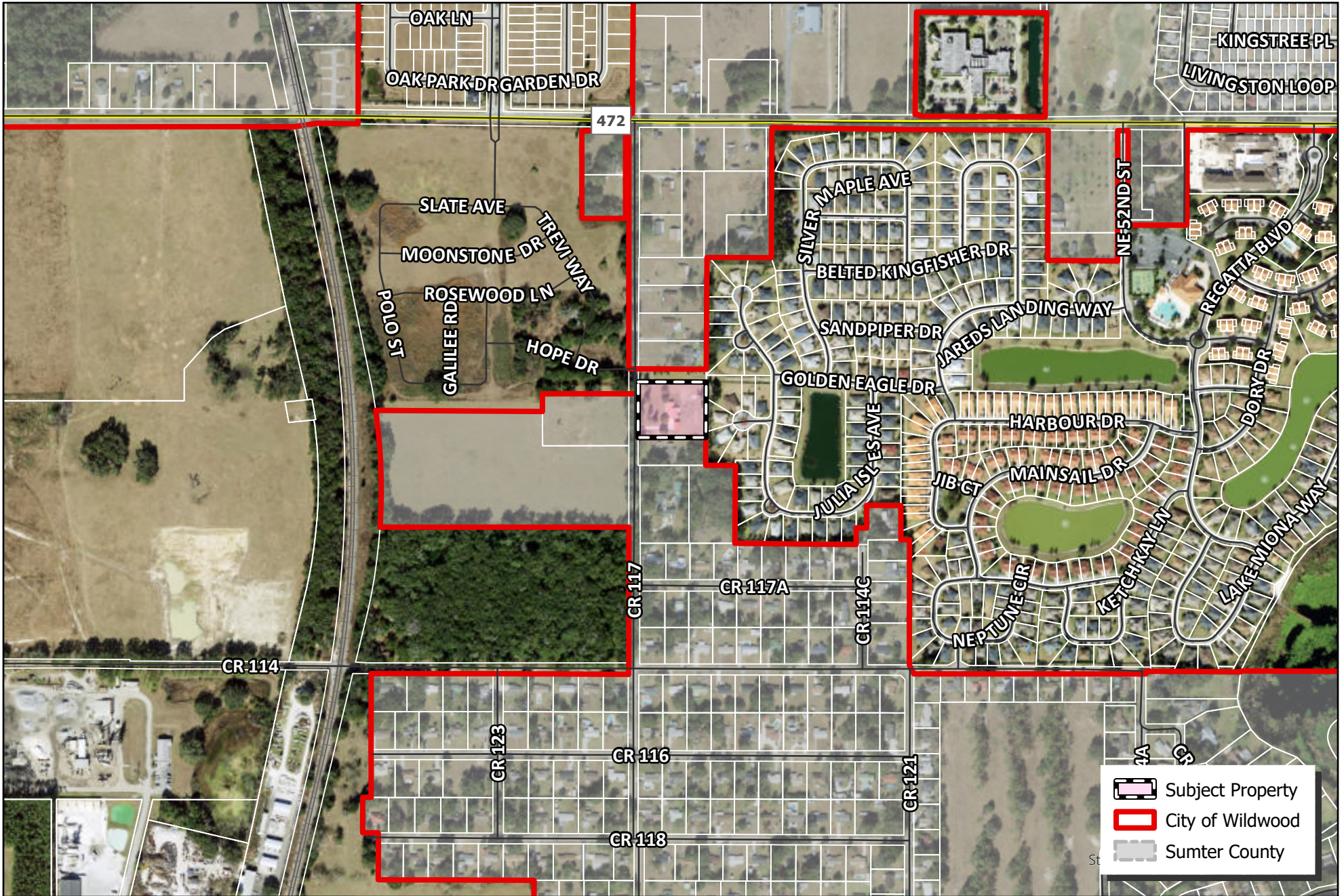
Case Number	26-4176 (SP) Total Pet Care
Owner/Applicant	Total Pet Care LLC
Acreage	2 +/-
Property Location	The subject property is generally located approximately 0.24 miles south of the C 472 and CR 117 intersection, located east along CR 117.
Parcel	D20C005
Date	April 28, 2026

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate meeting for the conversion of an existing 3,000 SF residential building and a 1,500 SF enclosed barn to accommodate a pet training facility with infrastructure improvements, per the attached plans. A technical waiver was approved at the April 14, 2026, PRC meeting 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.

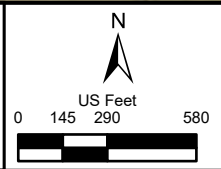
25-4176 meets the criteria, with the approved technical waiver, set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



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



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: TOTAL PET CARE

PROJECT NUMBER: EP2025.03655 (25-4176)

1. Briefly describe your waiver request:

Use 6' height PVC privacy fencing to satisfy landscaping buffer requirements for the North, East, and South property lines.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:

District Design Standards, Chapter 1, Section G (3a-b)

3. Please provide the justification for your waiver request:

Existing PVC privacy fencing is already present on the adjacent North and East properties along the property line. Additional fencing for TOTAL PET CARE will match existing fencing specifications and tie in at the appropriate locations.

Name (print): Elijah Ellingson

Date: 1/7/2026


Signature: Elijah Ellingson

FOR OFFICE USE ONLY

recommends approval

recommends approval with the following conditions:

recommends denial/table item/other: _____

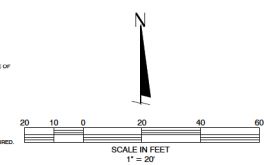


Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

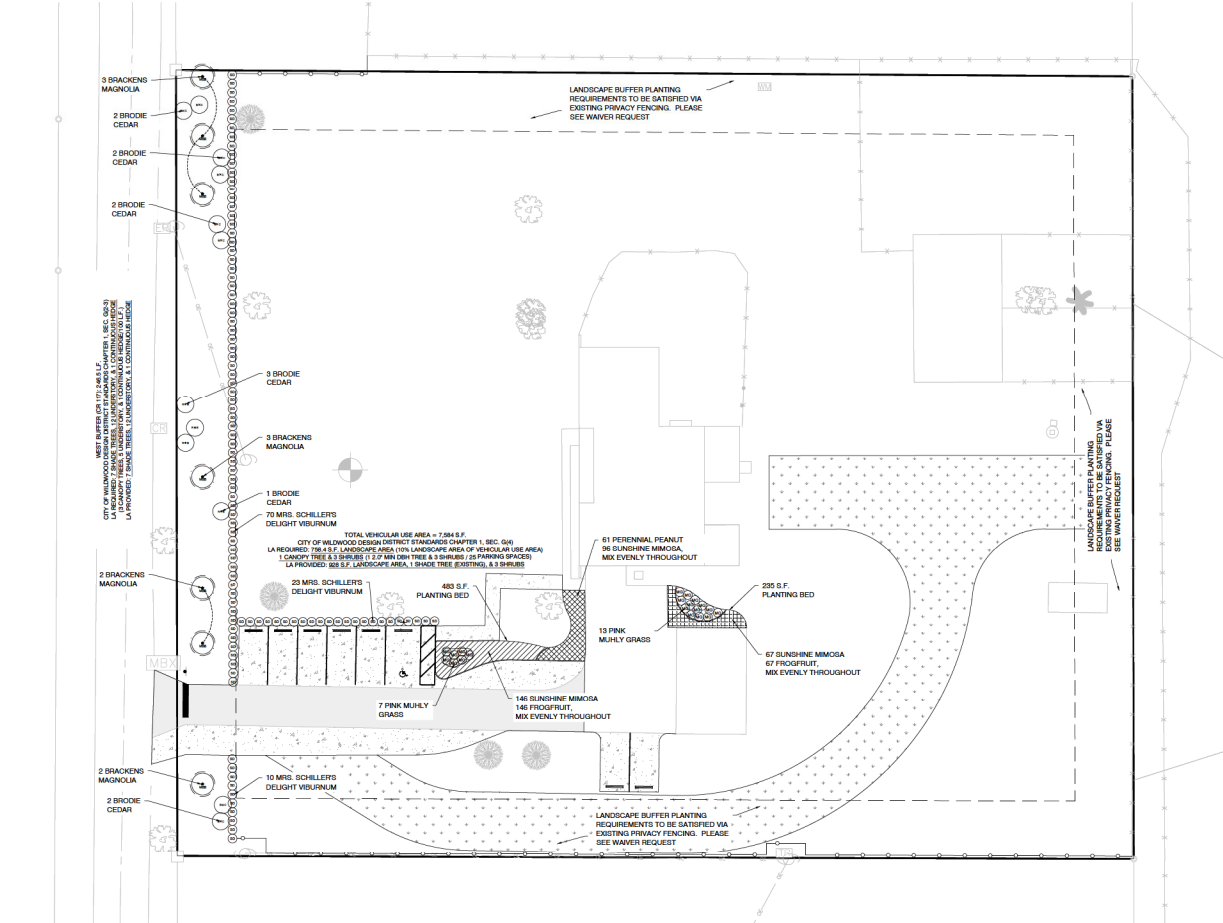
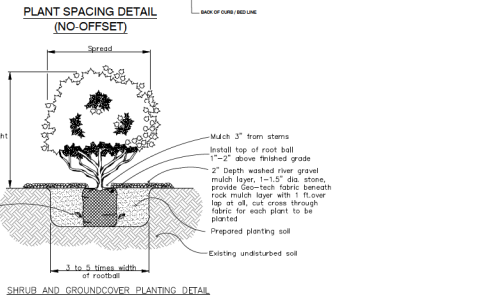
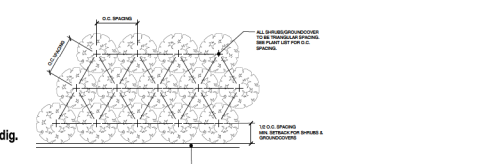
PROJECT NAME: TOTAL PET CARE - PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
811 +10	7	36.84%	Bracken's Brown Beauty Magnolia, <i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Native, High drought tolerance, 8' HT., 2' DBH, Florida Grade #1	Standard
	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. 65(3) 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 obtovatum</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-88 PRUNING STANDARDS.
- A ONE-HANDLED PRUNING TOOL 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 SPRINKLER 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 SPRINKLER 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 MATERIALS 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 INDICATIVE. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONFORMANCE 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 FINE BARK SUGGESTS. TREE SPACES SHALL BE A MINIMUM 36" RADIUS, ALL TREES SHALL BE STAKED.
- ANY NEW SCISSOR-GRAZED AREA SHALL BE MAINTAINED UNTIL THE CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SCISSOR-GRAZED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR (MOWING AND PLOWING) 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 ANCHORLESSLY 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 PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOIL BACK FILL SHALL BE ADAPTED. CONTRACTOR SHALL ADD AIRFOAM FERTILIZER TABLETS TO EACH PLANT PIT.
- 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 YALLOW (*SAULUS BUNGEANA*) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. PROVIDE THE REMOVAL BE TO AGENCY THAT A POSITION FOR RELOCATION IS REQUESTED. THE AREA MUST BE RESTORATION WITH SUITABLE MATERIALS.
- IT IS NOTED THAT ALL DOORNOSS SHALL BE BARRA DOO & AREAS WHICH ARE DISTURBED SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POOL SURROUNDING AREAS TO BE GRADED TO TWO-INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION WITHIN ROLLING OR HENRY LAD BARRA DOO. AREAS ARE TO BE WASHED BY TEMPORARY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL HENRY LAD DOO HAS ESTABLISHED AND WITH TWO MOWING CYCLES.



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



BY: _____
REVISIONS: _____
DATE: _____

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

LANDSCAPE PLAN

TOTAL PET CARE
PARCEL D20C005
SUMNER COUNTY, FL

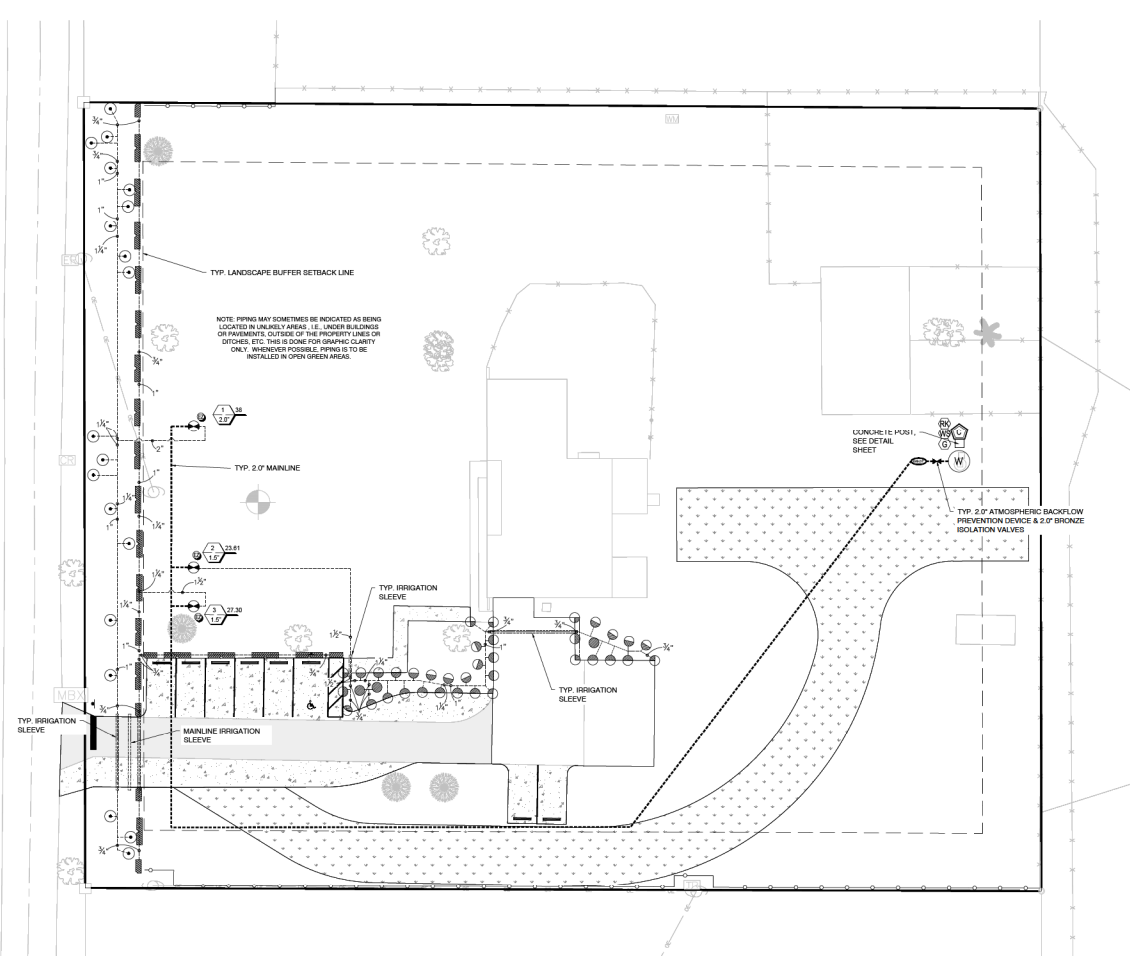
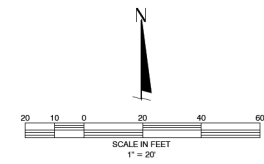
SAVE DATE: 5/5/2020
DRAWN BY: JMS
CHECKED BY: JMS
PROJECT #: E20005.00666
FILE NAME: 101_19513

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 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 6A 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_191.dwg								
SHEET NUMBER	03								

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

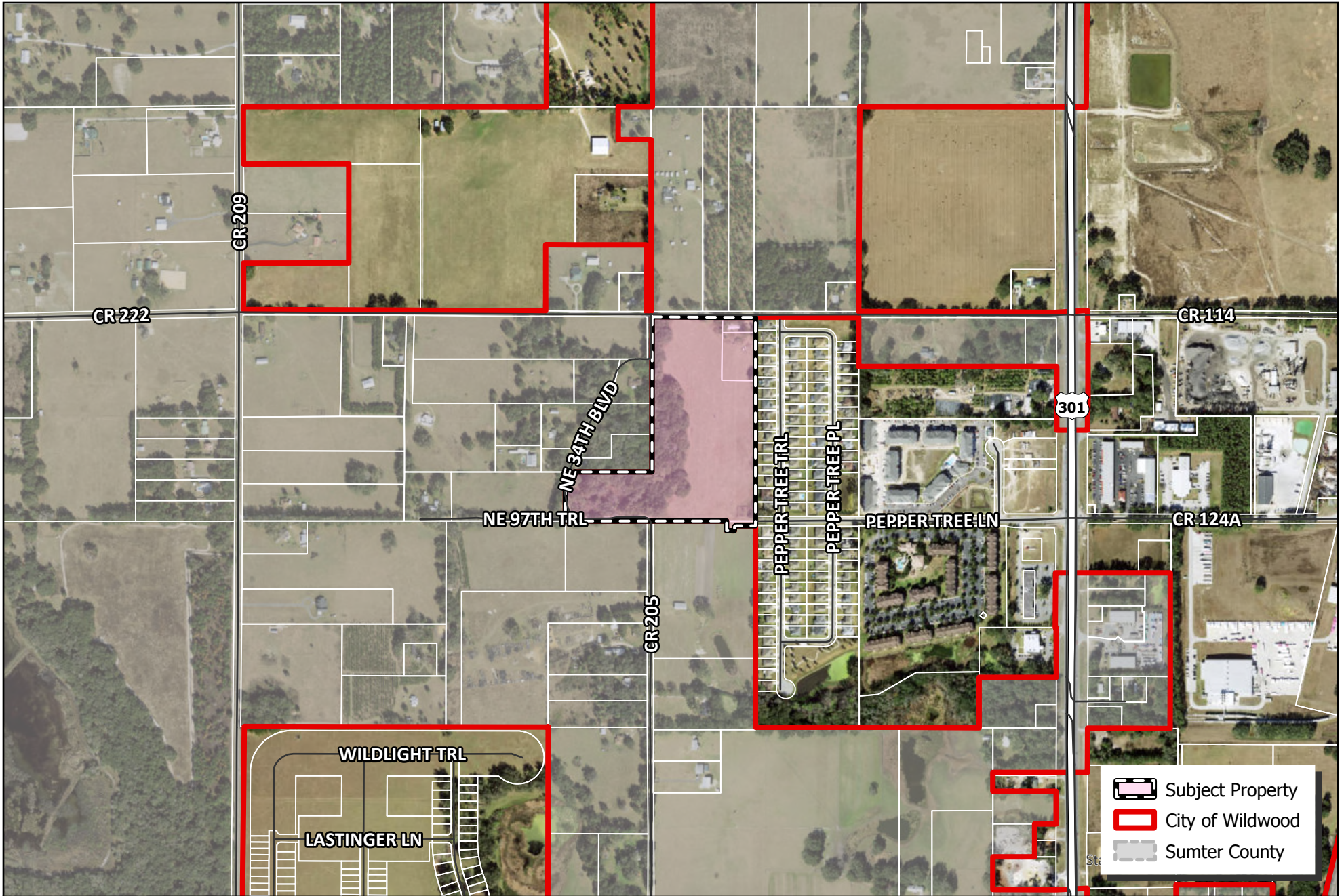
HISTORY/FACTS/ISSUES:

Case Number	26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance
Owner/Applicant	MXPT Land LLC
Acreage	24.04 +/-
Property Location	The subject property is generally located approximately 0.38 miles west of N US 301 and CR 222 intersection, south along CR 222.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	April 28, 2026

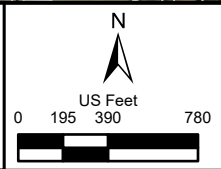
The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a variance to remove 41 heritage trees as part of the Northern Pines Subdivision. Justification has been provided by the applicant, see attached. A portion of the trees were mitigated per the requirements of the Land Development Regulations (LDR) 6.10, with remaining mitigation being exempt within the Developer's Agreement as part of offsite infrastructure improvement credits.



Amanda Bondi
Planning Manager, Development Services



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



#26-1572
NORTHERN PINES SUBDIVISION
 PARCELS D30-016, D30-043, D30-083 & D30-97

MAP 1B
LOCATION
MAP
APR 2026

March 30, 2026

Mrs. Melanie Strickland
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

RE: **Northern Pines Subdivision (A25-3061) Tree Variance Submittal**
(CFB # EP2025.00286)

Dear Mrs. Strickland:

The City of Wildwood Land Development Regulations (LDR) Section 6.10 provides protection standards for Heritage Trees and requires a variance and supporting justification for removal associated with commercial and non-residential development. The Applicant has carefully evaluated the proposed project site and has exhausted every reasonable and practicable alternative to preserve, work around, or incorporate Heritage Trees into the project design. Multiple site layouts were evaluated, including adjustments to building footprints, internal circulation, grading limits, and infrastructure alignments, in an effort to minimize tree impacts to the greatest extent practicable.

Despite these efforts, a substantial portion of Heritage Trees proposed for removal are located at elevations of 96.00 feet or lower which places them within the top of bank of the proposed stormwater retention ponds. These ponds are a required component of the project's stormwater management system and are necessary to meet applicable water quantity and quality standards. Stormwater generated within these low-lying areas cannot be effectively captured or conveyed outside of the proposed pond footprints without creating adverse drainage conditions. Eliminating or reducing these ponds would result in uncontrolled runoff and the potential for offsite stormwater impacts, which would be inconsistent with City and regulatory requirements.

Additionally, the remainder of Heritage Trees located within 25 feet of jurisdictional wetland impact areas cannot be reasonably preserved due to unavoidable construction activities. The required de-mucking process, removal of organic soils, and grading necessary to stabilize wetland impact areas would result in substantial disturbance to critical root zones. Retaining these trees under such conditions would likely lead to long-term decline, instability, or failure, creating safety concerns and undermining the intent of the Heritage Tree protections.

Based on the above, the applicant respectfully submits that all reasonable alternatives to avoid or minimize heritage tree impacts have been exhausted. The requested variance represents the minimum necessary relief to allow for a code compliant stronger design and innovative environmentally responsible site development while remaining consistent with the overall intent of section 6.10 of the City of Wildwood land development regulations.

Sincerely,

CLYMER, FARNER, BARLEY, Inc.

David Loy

David Loy, CE, ISA Certified Arborist

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			
FDEP WATER			
FDEP SEWER			
SUMTER COUNTY ROW UTILIZATION			

DATE	REVISIONS	BY
12-01-2025	REV 1: PER COMMENTS CITY OF WILDWOOD	DLJ/LC
01-30-2026	REV 2: PER COMMENTS CITY OF WILDWOOD	EJE
03-03-2026	REV 3: PER COMMENTS CITY OF WILDWOOD	EJE

TREE EVALUATION, LANDSCAPE & IRRIGATION PLANS OF NORTHERN PINES SUBDIVISION

PROJECT TEAM

OWNER/DEVELOPER
MRP1 LAND LLC
210 N BUNNY AVE SUITE B
ORLANDO, FL 32803
GIOVANNI FERNANDEZ, MANAGER
(702) 296-6945

ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
TYLER D. COONS, P.E.
FL LIC. NO. 99025
(852) 748-3126

SURVEYOR
CLYMER FARNER BARLEY SURVEYING LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
DAVID R. SHAW, PSM
FL REG. NO. 7119
(852) 748-3126

LANDSCAPE ARCHITECT
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
LEROY CHIN
(852) 748-3126

UTILITY CONTACTS

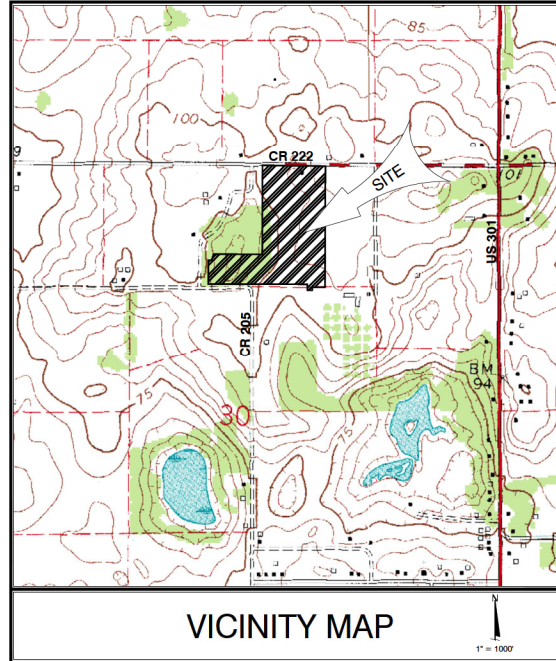
WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(852) 330-1346

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC
COOPERATIVE, INC. (SECCO)
P.O. BOX 301
SUMTERVILLE, FL 33585
(852) 793-3801; EXT. 1300

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8506 NE 44TH DR
WILDWOOD, FL 34785
(852) 748-0236

CABLE TELEVISION/ INTERNET/ TELEPHONE
SPECTRUM
3611 QUEEN PALM DR.
TAMPA, FL 33619
(813) 362-0121

SHEET INDEX	
Sheet Number	Sheet Title
C-1	COVER SHEET
TR-1	TREE EVALUATION PLAN
L-1	PLAN KEY
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
IR-1	IRRIGATION PERMIT PLAN
IR-2	IRRIGATION PERMIT PLAN
IR-3	IRRIGATION DETAILS



VICINITY MAP

SECTION 30; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988
DESIGN SPEED = 20 MPH
POSTED SPEED = 20 MPH

NOTE: IMPACT FEES WILL BE PAID AT THE TIME OF THE ZONING CLEARANCE APPLICATIONS FOR EACH INDIVIDUAL HOME

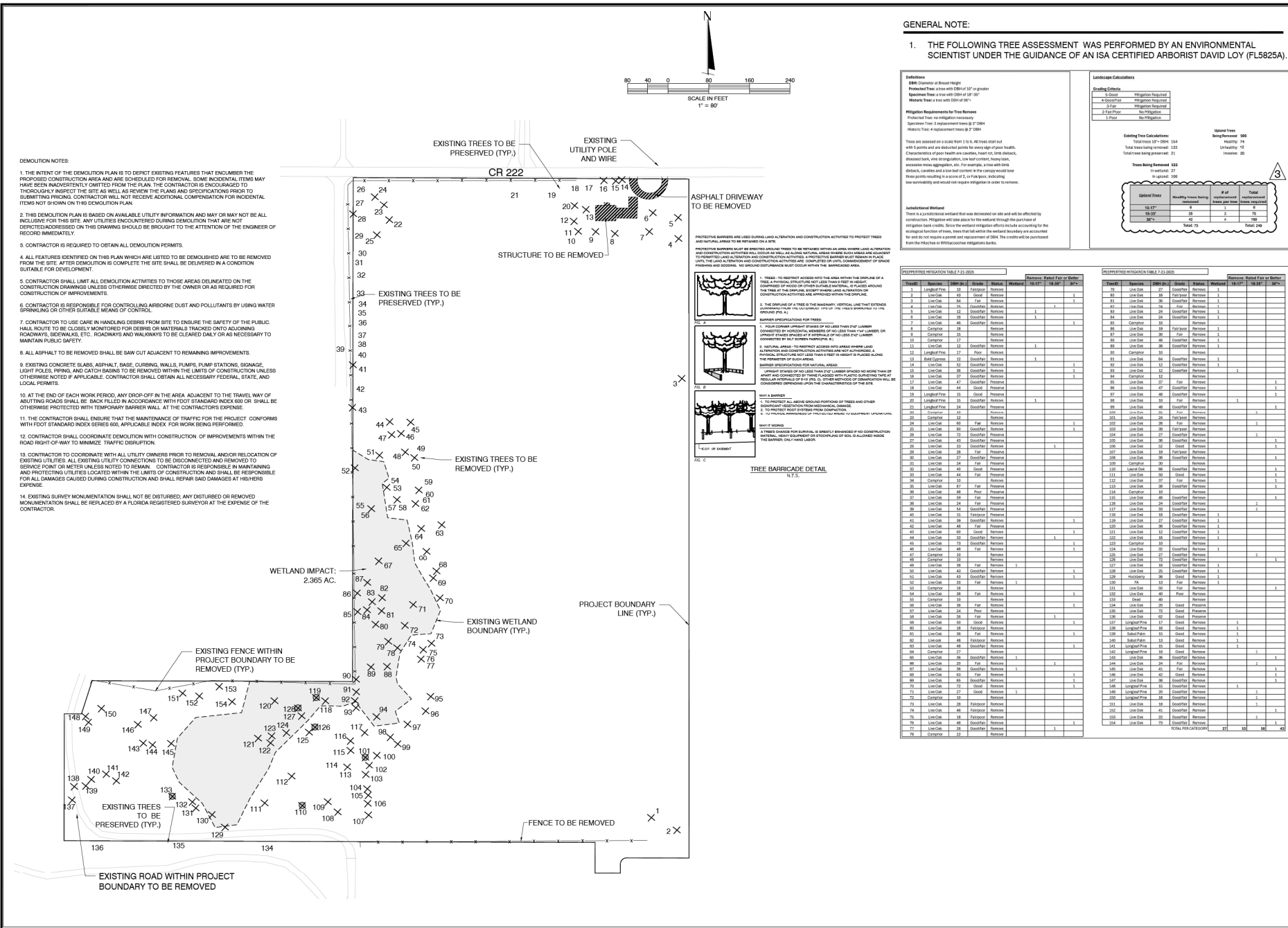


Leroy Chin, Jr. Digitally signed by Leroy Chin, Jr.
Date: 2026.03.03 23:27:15 -05'00'

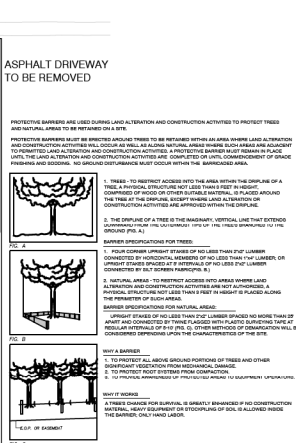
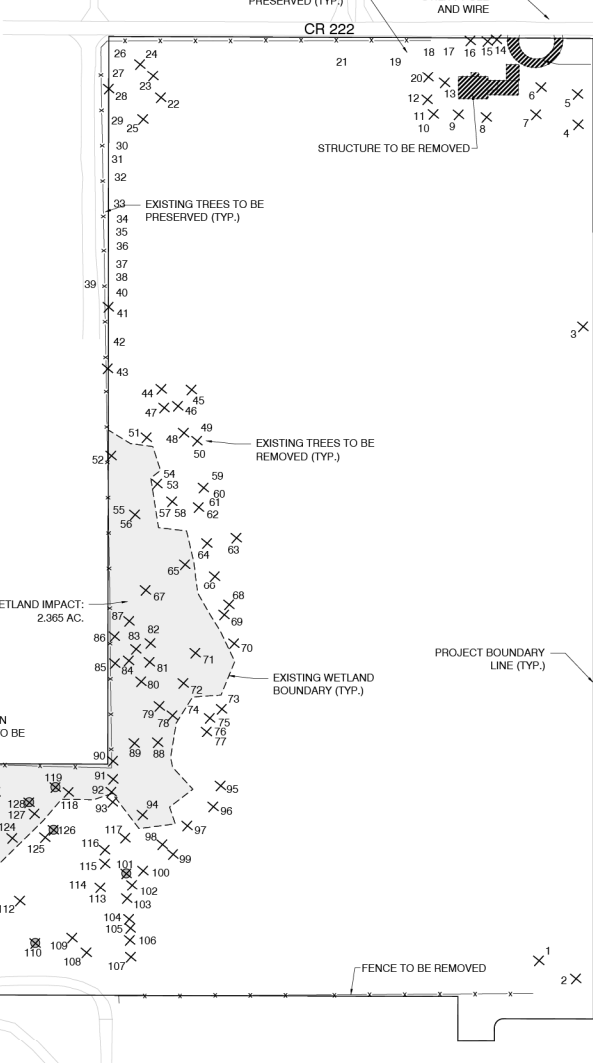


CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(852) 748-3126

NORTHERN PINES SUBDIVISION



- DEMOLITION NOTES:**
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCLUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROPOSALS. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DETECTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
 3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
 4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
 5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
 6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
 7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIAL TRACKED ONTO ADJACENT ROADWAYS, SIDEWALKS, AND CATCH BASINS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
 8. ALL ASPHALT TO BE REMOVED SHALL BE SAWN OUT ADJACENT TO REMAINING IMPROVEMENTS.
 9. EXISTING CONCRETE SLABS, ASPHALT, BASE CURBS, WALLS, PUMPS, PUMP STATIONS, SIGNAGE, LIGHT POLES, PILING, AND CATCH BASINS TO BE REMOVED WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IF APPLICABLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY FEDERAL, STATE, AND LOCAL PERMITS.
 10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ADJUTING ROAD SHALL BE BACK FILLED IN ACCORDANCE WITH FOOT STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
 11. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FOOT STANDARD INDEX SERIES 600, APPLICABLE INDEX FOR WORK BEING PERFORMED.
 12. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.
 13. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OF METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR BAD DAMAGES AT HIS/HERS EXPENSE.
 14. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED. ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A FLORIDA REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.



GENERAL NOTE:

1. THE FOLLOWING TREE ASSESSMENT WAS PERFORMED BY AN ENVIRONMENTAL SCIENTIST UNDER THE GUIDANCE OF AN ISA CERTIFIED ARBORIST DAVID LOY (FL5825A).

Definitions:

DBH: Diameter at Breast Height

Protected Tree: Tree with DBH of 10" or greater

Endangered Tree: Tree with DBH of 8" or greater

Hazardous Tree: Tree with DBH of 6" or greater

Pruning Requirements for Tree Retention:

Protected Tree: Pruning required every 3-5 years

Endangered Tree: Pruning required every 2-3 years

Hazardous Tree: Pruning required every 1-2 years

Landmark Calculations:

Category	Pruning Required
4-6" DBH	Pruning Required
7-9" DBH	Pruning Required
10-12" DBH	No Pruning
13-15" DBH	No Pruning

Tree Being Retained: 133

Tree Being Removed: 155

Tree Being Pruned: 17

Tree Being Preserved: 21

Tree Being Retained: 133

Tree Being Removed: 155

Tree Being Pruned: 17

Tree Being Preserved: 21

Tree Being Retained: 133

Tree Being Removed: 155

Tree Being Pruned: 17

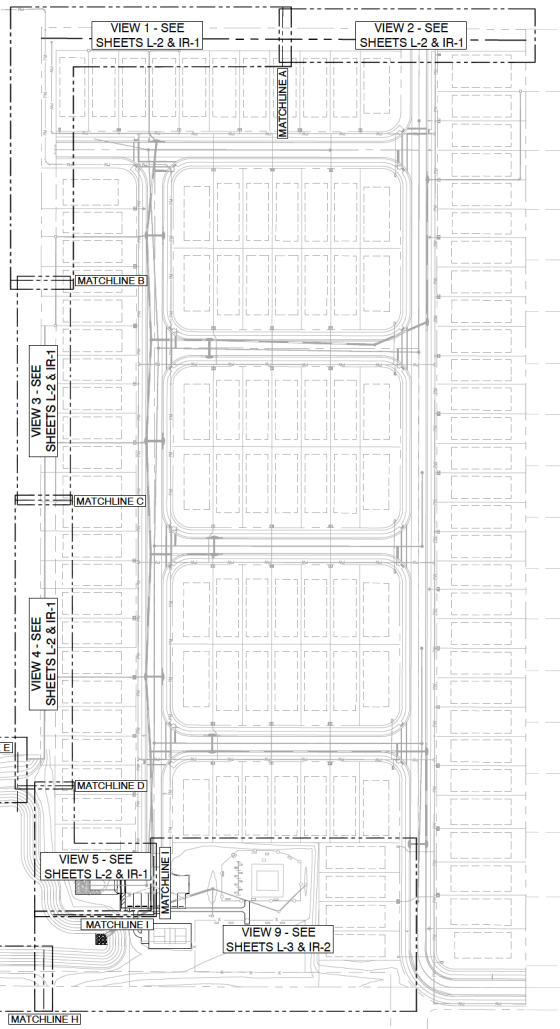
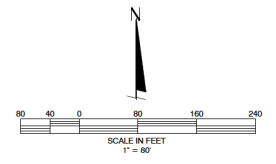
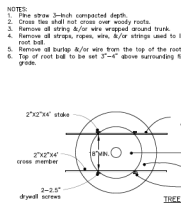
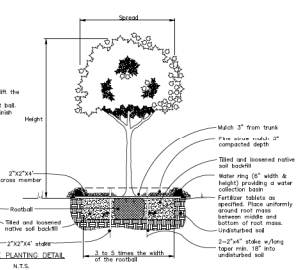
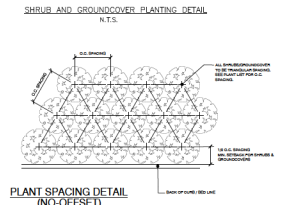
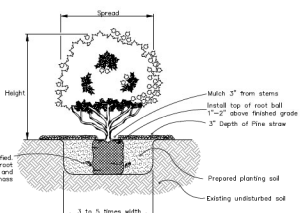
Tree Being Preserved: 21

PROPOSED MITIGATION TABLE 2-11-2025

Tree ID	Species	DBH (in)	Health	Structure	Location	Remove	Plant	Plant	Plant
1	Live Oak	10	Good	Branch	Branch	1	1	1	1
2	Live Oak	10	Good	Branch	Branch	1	1	1	1
3	Live Oak	10	Good	Branch	Branch	1	1	1	1
4	Live Oak	10	Good	Branch	Branch	1	1	1	1
5	Live Oak	10	Good	Branch	Branch	1	1	1	1
6	Live Oak	10	Good	Branch	Branch	1	1	1	1
7	Live Oak	10	Good	Branch	Branch	1	1	1	1
8	Live Oak	10	Good	Branch	Branch	1	1	1	1
9	Live Oak	10	Good	Branch	Branch	1	1	1	1
10	Live Oak	10	Good	Branch	Branch	1	1	1	1
11	Live Oak	10	Good	Branch	Branch	1	1	1	1
12	Live Oak	10	Good	Branch	Branch	1	1	1	1
13	Live Oak	10	Good	Branch	Branch	1	1	1	1
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15	Live Oak	10	Good	Branch	Branch	1	1	1	1
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136	Live Oak	10	Good	Branch	Branch	1	1	1	1
137	Live Oak	10	Good	Branch	Branch	1	1	1	1
138	Live Oak	10	Good	Branch	Branch	1	1	1	1
139	Live Oak	10	Good	Branch	Branch	1	1	1	1
140	Live Oak	10	Good						

LANDSCAPE & IRRIGATION GENERAL NOTES

- WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION. CALL 1-800-452-4770 48 HOURS PRIOR TO CONSTRUCTION.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 TRIMMING STANDARDS.
- A ONE HUNDRED PERCENT (100%) 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 THEY ARE AVAILABLE.
- IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACK FLOW PREVENTER AT THE SERVICE CONNECTION (POINT OF CONNECTION).
- THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SPOKER 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 ONE CASE SHALL PLANTED VEGETATION AREA BE MORE THAN 50' 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 RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER 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 SAMPLES 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 SOO IN ORDER TO STABILIZE SOIL AND CONTROL EROSION/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 "GRABES AND STANDARDS FOR NURSERY PLANTS" LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANS THE CONTRACTOR SHALL PROVIDE FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 2" PRIOR TO LANDSCAPE INSTALLATION.
- ALL PLANTING BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP DRESSED WITH 1" DEEP FINE BARK/MULCHETS OR FINE STRAW. TREE RINGS SHALL BE A MINIMUM 48" DIAMETER. ALL TREES SHALL BE STAKED.
- ANY NEW SOO SHALL BE ARGENTINE BANNA CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOO AREAS SHALL BE MAINTAINED BY THE CONTRACTOR MOVING AND PILING ON THE SITE OF ANY TRASH AND TREES ARE PILES 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 TOPPED OR IMPROPERLY PRUNED. THE SKEWING OF TREES TO FORM PINNACLES, 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 PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOO BACK FILL SHALL BE ADAPTED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
- ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF 8 FEET ALONG THE PROPERTY BOUNDARY. HEDGES SHALL BE TRIMMED TO THE MAXIMUM HEIGHT OF THE MASONRY WALL, TRIMMED TO A MAXIMUM WIDTH FROM FACE OF MASONRY WALL 12-18 INCHES MAXIMUM WIDTH AND ALLOWED TO SPREAD NORTH AND SOUTH ALONG THE FACE OF THE MASONRY WALLS.
- ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 3' IN HEIGHT.
- ALL EXOTIC SPECIES, I.E. BRAZILIAN PEPPER (SHRUBS TERSEBINTHIFOLIA), PINK TREE MELALEUCA (QUINCAGENARIA) AND CHINESE YALOW (SHRUBS SERRIFOLIUM) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHEN NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIALS.
- IT IS NOTED THAT ALL SOODING AREAS SHALL BE BANNA SOO AND NO IRRIGATION SYSTEM TO BE INSTALLED IN THESE BANNA LAWN AREAS. ALL DISTURBED AREAS SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR RUNOFF TO RETENTION POND AREAS. SURROUNDING AREAS TO BE GRADED TO TWO INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A SMOOTH TRANSITION AFTER ROLLING ON NEW LAWN BANNA SOO. AREAS ARE TO BE WATERED BY TEMPORARY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL NEW LAWN SOO HAS ESTABLISHED AND AFTER TWO MOWING CYCLES.
- ALL GRASS AREAS WITHIN 50 FT. LANDSCAPE BUFFER SHALL BE SOOED WITH BANNA SOO. ALL OTHER DISTURBED AREA OF SITE SHALL BE SEEDS.
- ALL DISTURBED AREAS OUTSIDE OF PROPERTY BOUNDARY SHALL BE RESTORED TO ITS ORIGINAL CONDITION IMMEDIATELY AND TO THE ACCEPTABLE CONDITION OF THE OWNERS REPRESENTATIVE AT NO EXTRA COST TO THE PROJECT.
- NO TREE SHALL BE PLANTED IN A LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLE BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROTECTED UTILITY LINES.



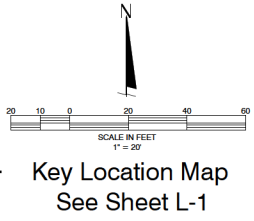
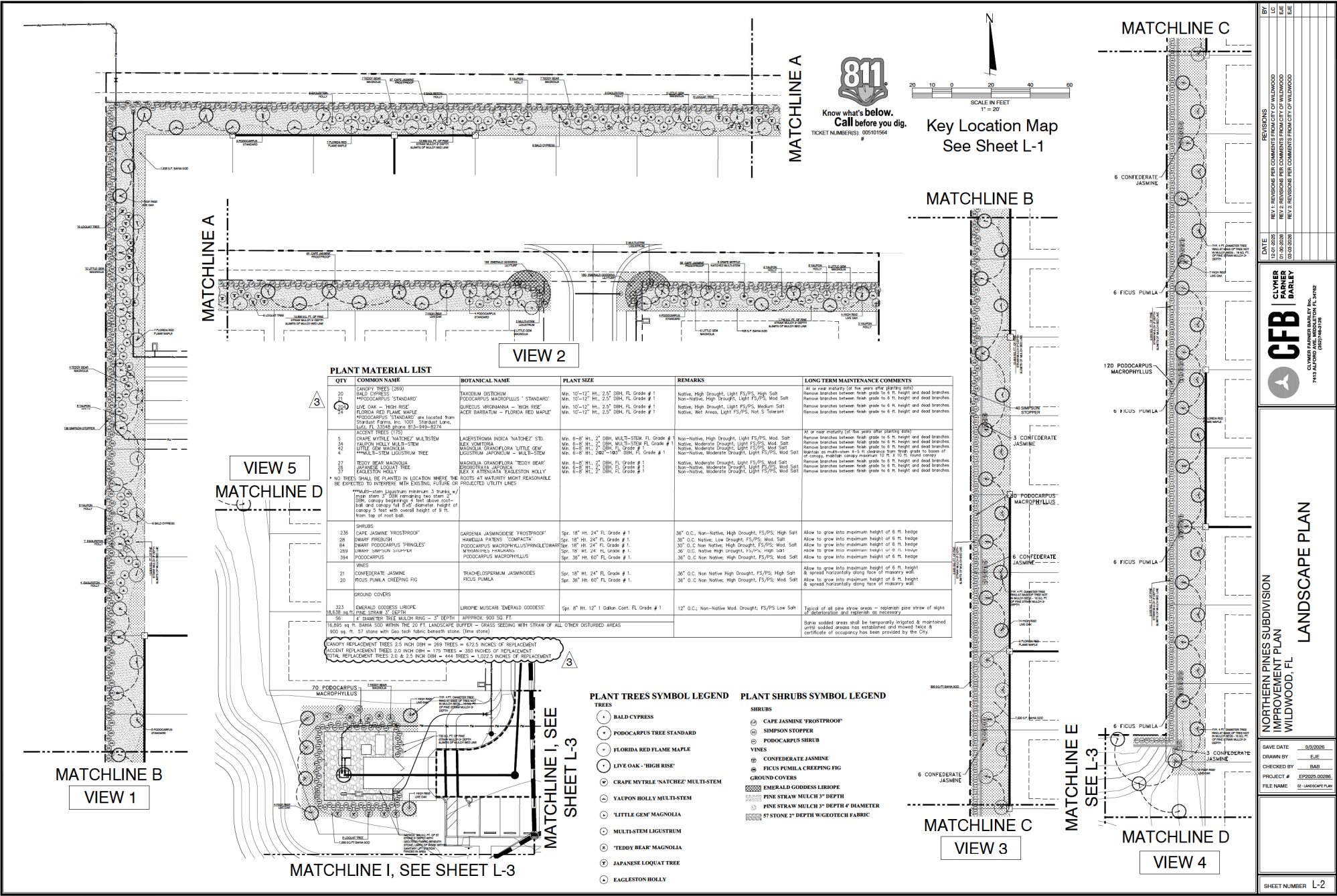
DATE	REVISIONS	BY
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01-08-2026	REV 2: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE
02-05-2026	REV 3: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE

CFB
CLYMER FARMER BARLEY INC.
1741 ALFORD ROAD
DADE COUNTY, FL 33178

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILDWOOD, FL
PLAN KEY

SAVE DATE:	3/20/2025
DRAWN BY:	EJJE
CHECKED BY:	BAE
PROJECT #:	EPOS025_00086
FILE NAME:	02 - LANDSCAPE PLAN

SHEET NUMBER L-1



QTY	COMMON NAME	BOTANICAL NAME	PLANT SIZE	REMARKS	LONG TERM MAINTENANCE COMMENTS
20	GANYO TREES (269)	TAXODIUM DISTICHUM	Min. 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, High Drought, Light PS/PS, High Salt	All or near maturity (of 10 years after planting 2022)
36	HAIRY CYPRESS	PODOCARPUS MACROPHYLLUS 'STANDARD'	Min. 10'-12" Ht., 2.5" DBH, FL Grade # 1	Non-Native, High Drought, Light PS/PS, Mod Salt	Remove branches between fresh grade to 6 ft. height and dead branches
24	LIVE OAK - 'HIGH RISE'	QUERCUS VIMBRANEA - HIGH RISE	Min. 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, High Drought, Light PS/PS, Medium Salt	Remove branches between fresh grade to 6 ft. height and dead branches
4	FLORIDA RED FLAME MAPLE	ACER BARBATUM - FLORIDA RED MAPLE	Min. 10'-12" Ht., 2.5" DBH, FL Grade # 1	Native, Mod. Areas, Light PS/PS, Not S Tolerant	Remove branches between fresh grade to 6 ft. height and dead branches
5	ACCENT TREES (175)	LAURISTOMA INDICA 'NATCHEZ' STD.	Min. 6'-8" Ht., 1" DBH, MULTI-STEM, FL Grade # 1	Non-Native, High Drought, Light PS/PS, Mod. Salt	All or near maturity (of 10 years after planting 2022)
14	CRAPE MYRTLE 'NATCHEZ' MULTI-STEM	LEX VOMITORIA	Min. 6'-8" Ht., 1" DBH, MULTI-STEM, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
4	YAUPON HOLLY MULTI-STEM	MAGNOLIA GRANDIFLORA 'LITTLE VIEW'	Min. 6'-8" Ht., 1" DBH, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
27	TEDDY BEAR MAGNOLIA	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	Min. 6'-8" Ht., 1" DBH, FL Grade # 1	Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
37	JAPANESE LOQUAT TREE	EVERSHEDDIA AMERICANA	Min. 6'-8" Ht., 1" DBH, FL Grade # 1	Non-Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
1	EAGLESTON HOLLY	ILEX X ATTENUATA 'EAGLESTON HOLLY'	Min. 6'-8" Ht., 1" DBH, FL Grade # 1	Non-Native, Moderate Drought, Light PS/PS, Mod. Salt	Remove branches between fresh grade to 6 ft. height and dead branches
<p>* NO TREES SHALL BE PLANTED IN LOCATION WHERE THE ROOTS AT MATURITY MIGHT REASONABLY BE EXPECTED TO INTERFERE WITH EXISTING, FUTURE OR PROTECTED UTILITY LINES</p> <p>** Magnolia/Liquidambar minimum 3' spacing w/ 1" root stem 3" DBH remaining top stem 2" DBH canopy height 5' feet above root ball and canopy full 8" diameter, height of canopy 2 feet with overall height of 8 ft. from top of root ball.</p>					
236	CAPE JASMINE 'FROSTPROOF'	GARDENIA JASMINODES 'FROSTPROOF'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. hedge
28	EMERALD GODDESS LIROPE	HAMELIA PATENS 'COMPACTA'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, Low Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
84	EMERALD GODDESS LIROPE	PODOCARPUS MACROPHYLLUS 'PRINKLEDWAVE'	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
269	EMERALD GODDESS LIROPE	MITRASYNDES PHOENICIS	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Native High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. hedge
384	EMERALD GODDESS LIROPE	PODOCARPUS MACROPHYLLUS	Spr. 36" Ht. 60" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. hedge
21	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINODES	Spr. 18" Ht. 24" Fl. Grade # 1	36" O.C. Non-Native High Drought, PS/PS, High Salt	Allow to grow into maximum height of 6 ft. height & spread horizontally along base of masonry wall
20	FICUS PUMILA CREEPING FIG	FICUS PUMILA	Spr. 36" Ht. 60" Fl. Grade # 1	36" O.C. Non-Native, High Drought, PS/PS, Mod. Salt	Allow to grow into maximum height of 6 ft. height & spread horizontally along base of masonry wall
323	EMERALD GODDESS LIROPE	LIROPE MUSCARI 'EMERALD GODDESS'	Spr. 6" Ht. 12" 1 Gallon Cont. FL Grade # 1	12" O.C. Non-Native Mod. Drought, PS/PS Low Salt	Typical of all pine straw areas - replace pine straw of signs of deterioration and replace, as necessary
35	6" DIAMETER TREE MULCH RING - 3" DEPTH	APPROX 900 SQ. FT.			Burn sodded areas shall be temporarily irrigated & maintained until sodded areas has established and issued Notice of Occupancy has been provided by the City.
<p>16,690 sq ft. BAKHA 500 WITH THE 20 FT. LANDSCAPE BUFFER - GRASS SEEDING WITH STRAW OF ALL OTHER DISTURBED AREAS</p> <p>900 sq ft. 2" stone with Geo. Tech fabric (barrier stone. One stone)</p>					
<p>GANYO REPLACEMENT TREES 2.5 INCH DBH = 269 TREES = 672.5 INCHES OF REPLACEMENT</p> <p>ACCENT REPLACEMENT TREES 2.0 INCH DBH = 175 TREES = 350 INCHES OF REPLACEMENT</p> <p>TOTAL REPLACEMENT TREES 2.0 & 2.5 INCH DBH = 444 TREES = 1,022.5 INCHES OF REPLACEMENT</p>					

- PLANT TREES SYMBOL LEGEND**

 - BALD CYPRESS
 - PODOCARPUS TREE STANDARD
 - FLORIDA RED FLAME MAPLE
 - LIVE OAK - 'HIGH RISE'
 - CRAPE MYRTLE 'NATCHEZ' MULTI-STEM
 - YAUPON HOLLY MULTI-STEM
 - 'LITTLE GEM' MAGNOLIA
 - MULTI-STEM LIGUSTRUM
 - 'TEDDY BEAR' MAGNOLIA
 - JAPANESE LOQUAT TREE
 - EAGLESTON HOLLY

PLANT SHRUBS SYMBOL LEGEND

 - CAPE JASMINE 'FROSTPROOF'
 - SIMPSON STOPPER
 - PODOCARPUS SHRUB
 - CONFEDERATE JASMINE
 - FICUS PUMILA CREEPING FIG
 - GROUND COVERS
 - EMERALD GODDESS LIROPE
 - PINE STRAW MULCH 3" DEPTH
 - PINE STRAW MULCH 3" DEPTH 4" DIAMETER
 - 57 STONE 3" DEPTH W/GEOTEC FABRIC

REVISIONS	DATE	BY
REV 1: REVISION PER COMMENTS FROM CITY OF WILWOOD	12-01-2022	EJE
REV 2: REVISION PER COMMENTS FROM CITY OF WILWOOD	01-08-2023	EJE
REV 3: REVISION PER COMMENTS FROM CITY OF WILWOOD	02-03-2023	EJE

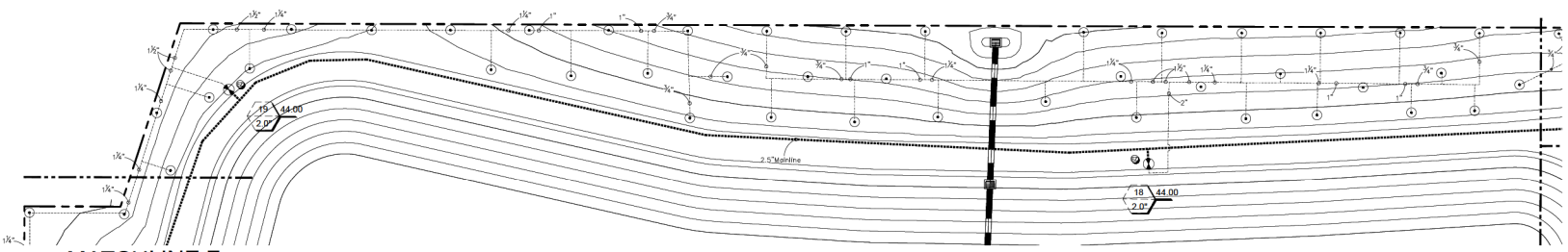
CFB
CLYMER FARMER BARLEY INC.
1413 ALFORD ROAD, WILWOOD, FL 34786

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILWOOD, FL

SAVE DATE	01/05/2023
DRAWN BY	EJE
CHECKED BY	BAR
PROJECT #	010000-0000
FILE NAME	02 - LANDSCAPE PLAN

SHEET NUMBER: L-2

VIEW 6



MATCHLINE E;
MATCHLINE F;
SEE SHEET IR-1

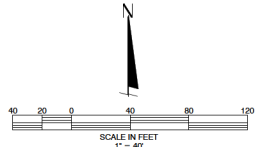
MATCHLINE F

MATCHLINE F

MATCHLINE G

VIEW 8

MATCHLINE H



MATCHLINE I, SEE
SHEET IR-1

MATCHLINE I, SEE
SHEET IR-1

VIEW 7

VIEW 9

MATCHLINE G
MATCHLINE H

NORTHERN PINES SUBDIVISION - IRRIGATION VALVE SCHEDULE			
ZONE	TYPE	VALVE SIZE	GPM
1	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	38.00
2	HUNTER STRIP SPRAY NOZZELS	2-INCH	38.00
3	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
4	HUNTER STRIP SPRAY NOZZELS	2-INCH	41.50
5	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
6	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
7	HUNTER STRIP SPRAY NOZZELS	2-INCH	37.70
8	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
9	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
10	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
11	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
12	HUNTER STRIP SPRAY NOZZELS	2-INCH	40.30
13	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
14	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	42.00
15	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
16	HUNTER STRIP SPRAY NOZZELS	1.5-INCH	27.30
17	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
18	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
19	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
20	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
21	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
22	HUNTER STRIP SPRAY NOZZELS	2-INCH	42.90
23	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
24	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
25	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
TOTAL GALLONS PER MINUTE			1098.8
GPM (ZONE RUN-TIME 15 MINUTES)			16,332.00
GPM (RAN TWICE A WEEK)			32,664.00

DATE	REVISIONS
12-01-2025	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
01-30-2026	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
02-25-2026	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD

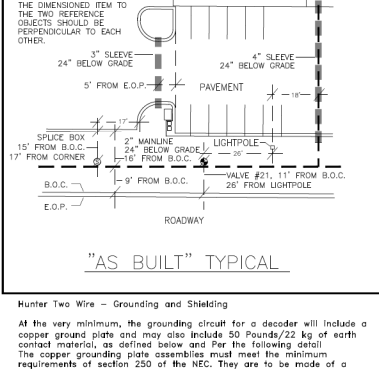
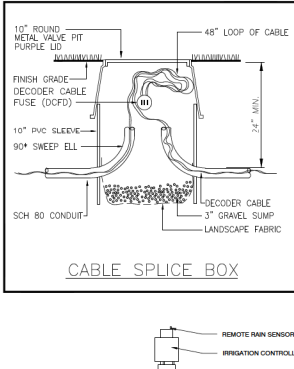
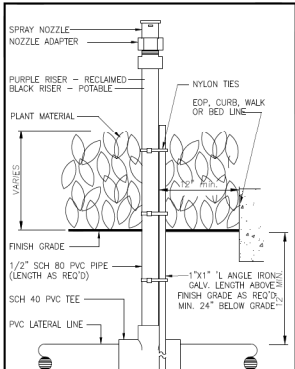
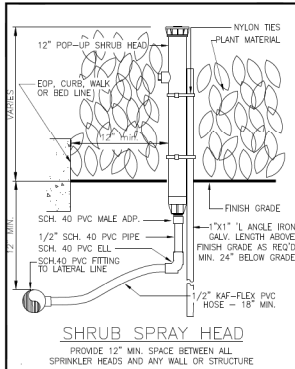
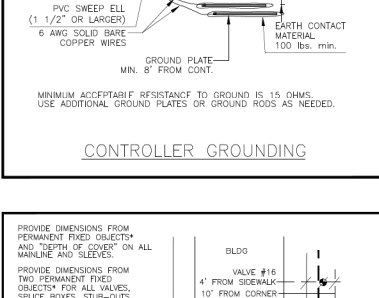
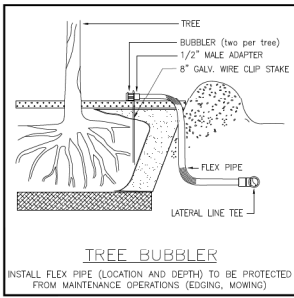
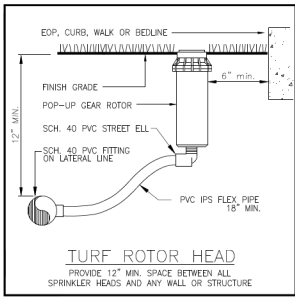
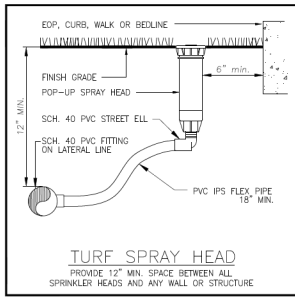
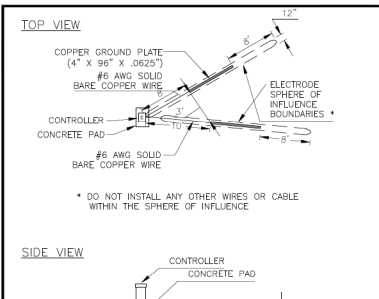
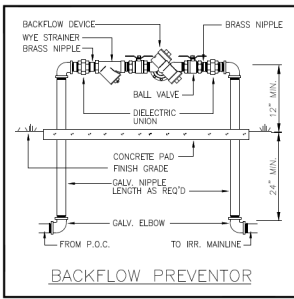
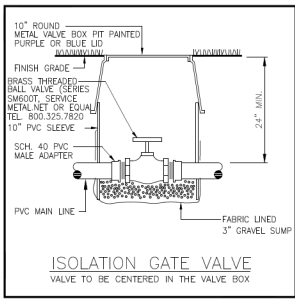
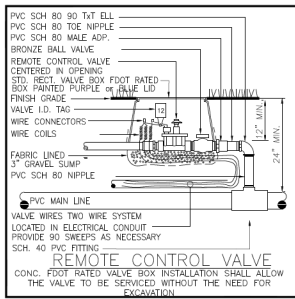
811
Know what's below.
Call before you dig.
TICKET NUMBER(S): 005101964

CFB
CLYMER FARNER BARLEY
7413 ALFORGE ROAD, WILDWOOD, FL 34787

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILDWOOD, FL
IRRIGATION PERMIT PLAN

SAVE DATE: 3/20/2025
DRAWN BY: EJE
CHECKED BY: BJB
PROJECT # EPOSD0008
FILE NAME: 00 - IRRIGATION PLAN

SHEET NUMBER: IR-2



811

Know what's below.
Call before you dig.

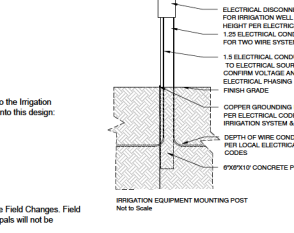
TICKET NUMBERS: 05510154

FIELD CHANGES:

This Irrigation Design was based on the most recent site and landscape plan available to the Irrigation Designer at the time of the design. The following irrigation principals were incorporated into this design:

- Dedicated bubbler zones for all new trees.
- Dedicated spray zones for all new annual beds.
- Landscape beds and soil are on separate zones.
- Spray heads and rotator / rotors are on separate zones.
- All sprinkler heads within a zone are "matched precipitation rate".
- "Single row" sprinklers (along edge of pavement, fence line, pond bank) are on separate zones from areas covered by "square" or "triangular" spaced sprinklers.

Site and/or Landscape changes that were made after the time of this design will require Field Changes. Field Changes made by the Irrigation Contractor that do not incorporate these irrigation principals will not be accepted and will be corrected at the Irrigation Contractors expense.



Hunter Two Wire - Grounding and Shielding

At the very minimum, the grounding circuit for a decoder will include a copper ground plate and may also include 50 Pounds/22 kg of earth contact material, as defined below and per the following detail. The copper grounding plate assemblies must meet the minimum requirements of section 250 of the NEC. They are to be made of a copper alloy intended for grounding applications and will have minimum dimensions of 4" x 36" x 0.0825" (100 mm x 1.2 m x 1.58 mm). A 10=100/3 m continuous length (no splices allowed unless using an exothermic welding process) of 10 AWG/5 mm2 solid bare copper wire is to be attached to the plate using an approved welding process. This wire is to be connected to the decoder's ground wire and 10 AWG/5 mm2 bare copper "shielding wire" as shown in wiring details. A 50-pound/22 kg bag of earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6 7/8 in wide trench per detail below. Salts, fertilizers and other chemicals are not to be used in an attempt to improve soil conductivity because these materials are corrosive and will cause the copper conductors and electrodes to erode and become less effective with time. Install all grounding circuit components in straight lines. When it is necessary to make bends, do not make sharp turns. To prevent the electrode-discharged energy from re-entering the underground cables, all electrodes shall be installed 6 to 8 feet/2 to 2.5 m away from said cables, and at right angles to the two-wire path. If more than one electrode is used to achieve lower resistance, the spacing between any two electrodes shall be 15 to 20 feet/4.5 to 6 m, so that they don't compete for the same soil. The earth-to-ground resistance of this circuit is to be no more than 10 ohms. If this resistance is more than 10 ohms, then additional ground plates and earth contact material are to be installed in the direction of an irrigated area. It is required that the soil surrounding copper electrodes be kept at a minimum moisture level of 15% of all times by dedicating an irrigation station to each controller location.

- IRRIGATION NOTES:**
- PROVIDE IRRIGATION WELL, INCLUDE SW/FWD PERMIT, INCLUDE MOBILIZATION, WELL DEVELOPMENT & PUMP SYSTEM INSTALLATION BASE ON THE FOLLOWING:
 - INSTALL IRRIGATION WATER WELL & A 1/2" SUBMERGIBLE PUMPING SYSTEM. WELL MUST BE AT 75 FT FROM SEPTIC SYSTEM, 18 INCHES ABOVE GROUND TO PREVENT POWER LINES AND 75 FEET FROM FENCE.
 - 200 FT (PLUS OR MINUS) 4-INCH WATER WELL DRILLING PROVIDING 60 GAL. PER MIN. @ 40 PSI
 - 125 FT. (4 OR 3/4-INCH GALV. CASING INCLUDING 1.5 DISCHARGE - CONTROL BOX SHALL HAVE BUILT IN 20 VOLT RUM START RELAY FOR IRRIGATION CONTROL TO RUN 24 VOLT MASTER WIRE TO OTHER MISCELLANEOUS PARTS & SUPPLIES
 - INCLUDE MOBILIZATION & DEMOBILIZATION EQUIPMENT
 - CONTAIN SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT/COUNTY/CITY PERMITS
 - PUMPING SYSTEM
 - 3 HP 208 VOLT 3 PHASE SUBMERGIBLE PUMP & CONTROL PANEL, WELL SEAL, 2-INCH CYCLE STOP VALVE, 40 FEET OF 2 INCH DROP PIPE & SUBMERGIBLE WIRE, COORDINATE WITH GENERAL CONTRACTOR OF ELECTRICAL VOLTAGE AND PHASE FOR THE PROPOSED BUILDING ADJACENT, WELL ELECTRICAL SHALL MATCH POWER TO BUILDING CHECK VALVE, W/200 TAP, PRESSURE SWITCH ELECTRICAL VARIABLE SPEED DRIVE TO PROTECT SUBMERGIBLE PUMP, LIQUID PRESSURE GAUGE & SPOUT INSTALLED AT WELL. COORDINATE WITH G.C. FOR ELECTRICAL SERVICE AND GROUNDING OF THE WELL.
 - PROVIDE 2" PRESSURE VACUUM BREAKER VALVE ON 2 INCH IRRIGATION MAIN LINE DOWN STREAM FROM IRRIGATION WELL.
 - STEEL CONTROL PANEL
 - PROVIDE WARRANTY OF PUMPING SYSTEM FOR ONE YEAR AND ALL DEFECTIVE PARTS AND 90 DAY ON ALL LABOR FROM DATE OF INSTALLATION AND APPROVAL BY THE OWNER.
 - Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. If such obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
 - Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, "great" areas.
 - If required, the Irrigation Contractor shall provide all the necessary "Right of Way" use permits from any governing agencies associated with this project.
 - Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
 - Mainline is to be installed with a minimum of 18"-24" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
 - Unless otherwise indicated, all sleeves shall be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2". Sleeves under pavement shall be installed per the 2015 ILLINOIS HANDBOOK UNDER LAYING 3048-P-2015. Sleeves must extend beyond paved surfaces a minimum of 12-inches and end of pipes shall be ducted taped. A 3/2"x2 inch stake shall be staked at each end of stake irrigation sleeve. Blue for potable irrigation sleeve, Purple for reclaim sleeves, stake shall be driving a minimum of 1 foot into the ground and 2 feet above the finish grade. Irrigation contractor shall coordinate location of irrigation sleeves with the site contractor.
 - Wherever practical, install valves in matched beds and/or out of high traffic areas. All valves and wire splices shall be installed in fiber concrete valve boxes with diamond plated steel lids (available from Ferguson Waterworks).
 - Remote Control Valves (16" x 25" x 12") std. red box
 - Isolation Gate Valves (16" x 25" x 12") std. red box
 - Wire Splices (16" x 25" x 12") std. red box
 - The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape GEO fabric to create a drainage stomp.
 - All valve box are fiber concrete 13" 24"x12" BOX W/O RDR LID Model No. SP-A012412M with metal flap LIDS to be painted "PURPLE" for reclaim and painted "BLUE" for irrigation potable water. IRRIGATION CONTRACTOR provide sample paint colors to Owner for approval prior to painting lids. Unpainted FDOT traffic rated boxes are available from Ferguson Waterworks, TEL: Tampa FL Waterworks RMA, 800 E. 80th Ave, Tampa, FL 33610-0000, phone 813-627-1240, fax 813-627-1299. No substitution will be accepted for this line item unless approved by Owner.
 - Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
 - The two-wire path between the controller and the decoders shall be two (2) UL Listed, single strand, type UF 600 Volt control cables (12-1 AWG). Use one (1) RED and one (1) BLUE colored wire to match color coded connections on the decoders. Maximum distance from the controller to the furthest decoder shall be 1,500'. Install Decoder Cable in a 1" PVC conduit. Provide electrical ends sweeps in solenoid valve boxes and splice boxes.
 - All Decoders shall be installed in the valve box along with the solenoid that they are connected to.
 - All splices to the control wiring shall be made with 3M WDB 6-6000 Volt, UL Listed direct bury splice kits Use "yellow" or "red" kits as needed. All control wires shall be installed in electrical conduits no smaller than 1 inch diameter with 90 degree sweeps.
 - All top-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:
 - 1/2" mist spray heads 18" of 2" Heavy Wall PVC IPS hose
 - 3/4" mist spray heads 18" of 2" Heavy Wall PVC IPS hose
 - The tops of all shrub sprinklers shall be installed 12" above the height of the surrounding plant material. For plant heights of 12" or more, support the riser with a 1"x1 galvanized L stake and nylon cable ties. All risers shall be placed a minimum of 12" from any sidewalk, edge of pavement or structure and a minimum of 24" below finish grade and 2 inches below top of irrigation level.
 - Location of all sprinkler heads shall be site adjusted to minimize water overflow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent flooding.
 - Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Codes.
 - At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (intermatic #AG2401 or equal).
 - At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 10 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
 - The wireless rain shutoff device shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
 - THE IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. THE AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, the hydrants, etc.). Include detail of cover on mainline and sleeves. AS-BUILT Irrigation drawings shall be provided prior to final payment and reviewed by the Owner and his representative.
 - No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals of all irrigation equipment to the Owner's Representative for approval prior to beginning installation.
 - Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local codes.
 - No irrigation shall be installed where system might interfere with existing or future projected utilities lines.

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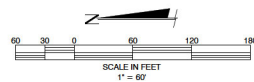
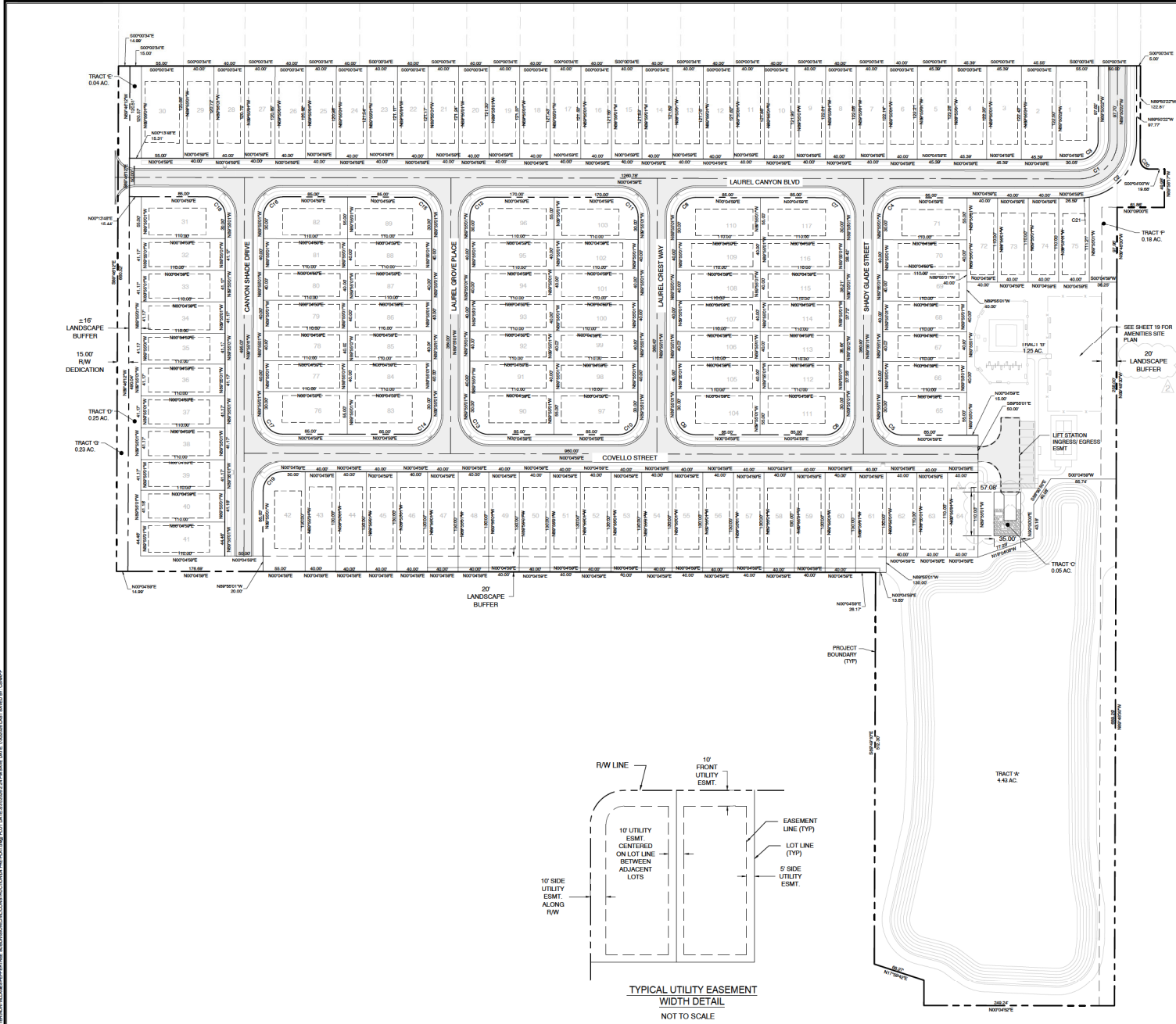
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PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG	CHORD
C1	78.47	50.00	80°52'22"	49.93	S44°52'42"E	78.47
C2	104.22	75.00	79°37'19"	62.51	S50°01'43"E	104.22
C3	39.24	25.00	89°55'22"	24.97	S44°52'42"E	39.24
C4	39.27	25.00	90°00'00"	25.00	N44°55'01"W	39.27
C5	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C6	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C7	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C8	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C9	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C10	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C11	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C12	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C13	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C14	39.27	25.00	90°00'00"	25.00	S44°55'01"E	39.27
C15	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C16	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C17	39.27	25.00	90°00'00"	25.00	S45°04'59"W	39.27
C18	39.27	25.00	90°00'00"	25.00	N45°04'59"E	39.27
C19	39.27	25.00	90°00'00"	25.00	N44°55'01"E	39.27
C20	18.87	12.00	90°06'37"	12.02	S45°06'49"W	18.87
CD1	13.49	75.00	101°10'00"	6.76	050°01'02"E	13.49

SITE NOTES

PARCELS: D30-016, D30-043, D30-083, D30-097

BUILDING SETBACKS = 5' SIDE YARD, 10' REAR YARD, 20' FRONT YARD.

LANDSCAPE BUFFERS = 20' ON THE WEST SIDE OF THE PROPERTY
15' ON NORTH SIDE OF PROPERTY
20' ON SOUTH SIDE OF PROPERTY

TRACT 'A' - 1.28 AC + 3.152 AC = 2.86 AC OF OPEN SPACE*
 TRACT 'B' - 1.25 AC = 0.98 AC OF OPEN SPACE
 TRACT 'C' - 0.05 AC = 0.03 AC OF OPEN SPACE
 TRACT 'D' - 0.25 AC = 0.25 AC OF OPEN SPACE
 TRACT 'E' - 0.04 AC = 0.04 AC OF OPEN SPACE
 TRACT 'F' - 0.18 AC = 0.18 AC OF OPEN SPACE
 TRACT 'G' - 0.18 AC = 0.18 AC OF OPEN SPACE
 LANDSCAPE BUFFERS - 0.37 AC = 0.37 AC OF OPEN SPACE

TOTAL OPEN SPACE 4.89 AC
 PROJECT AREA 24.04 AC

OPEN SPACE % = 4.89 AC / 24.04 AC * 100 = 20.3% OPEN SPACE

POND OPEN SPACE CREDIT* (3.152 AC) / 4.89 AC * 100 = 32.2%

* PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS, UP TO 50% OF THE DRAINAGE RETENTION AREAS MAY BE INCLUDED IN THE OPEN SPACE CALCULATION. HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM DRAINAGE RETENTION AREAS SHALL NOT EXCEED 50% OF THE TOTAL OPEN SPACE REQUIREMENT.

ALL ROADS TO BE DEDICATED TO THE CITY OF WILDWOOD.

THREE (3) AMENITIES ARE TO BE PROPOSED WITHIN TRACT B. THE AMENITIES ARE: DOG PARK, TOT LOT (PLAYGROUND), AND PICKLEBALL.

BASE FLOOD ELEVATION: 95.50'

THE SIGN PERMIT WILL BE SUBMITTED IN A SEPARATE APPLICATION. THE APPROVAL OF THE PRELIMINARY IMPROVEMENT PLAN DOES NOT APPROVE THE LOCATION OR SIGNAGE, IF SHOWN, WITHIN THE CIVIL PLAN SET.

SITE DATA	
TOTAL ACRES	24.04 AC
NUMBER OF UNITS	117
ZONING	R-2
LAND USE	MOR
DENSITY (DU/AC)	4.87 DU/AC
LENGTH OF ROADWAY	3,972 L.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT LENGTH	110'
WATER & SEWER SUPPLIED BY	CITY OF WILDWOOD
ELECTRIC SUPPLIED BY	SECO

BY: [Signature] DATE: 12-11-2025
 CITY OF WILDWOOD, FL #1
 CITY OF WILDWOOD, FL #2

DATE: 12-11-2025
 1:38:58

CLYMER FARMER BARLEY
 CLYMER FARMER BARLEY, INC.
 7413 ALFORD ROAD, PALM BEACH, FL 33410

CFB

NORTHERN PINES SUBDIVISION
 PRELIMINARY IMPROVEMENT PLAN
 WILDWOOD, FL
PRELIMINARY IMPROVEMENT PLAN

SAVE DATE: 1/30/2025
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT #: 220005.0006
 FILE NAME: 2024-1-30-2025

SHEET NUMBER 04



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 20, 2026

CASTEEL PAUL J & DIANE M
9917 CR 222A
WILDWOOD, FL 34785

RECEIVED

APR 20 2026

Your Parcel Number(s): D30-029

City Of Wildwood
Development Services Dept

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners adjoining a property which is being considered for a Variance approval to remove 41 heritage trees. All aspects of the project will be in accordance with subsections 3.12 and 6.10(M) of the Land Development Regulations.

OWNER: MXPT Land, LLC
APPLICANT: MXPT Land, LLC
CASE NUMBERS: 26-1572
PARCEL NUMBERS: D30-016, D30-043, D30-083, D30-097

The property is generally located approximately 0.38 miles west of the N US 301 and CR 222 intersection, south along CR 222.

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 May 5, 2026, at 2:15 PM, or immediately after the Local Planning Agency Meeting. 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) 330-1334.

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

- I support this request.
 - I do not object to this request.
 - I do not support this request for the following reason(s) habitat and species diversity.
- These trees are a part of the community's identity. Ecological importance as major*

➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 27, 2026

RECEIVED

CASTEEL PAUL J JR & SUSAN L
9846 NE 34TH BLVD
WILDWOOD, FL 34785

APR 27 2026

Your Parcel Number(s): D30-039 D30-055, D30-099

City Of Wildwood
Development Services Dept

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___ I support this request.

___ I do not object to this request.

I do not support this request for the following reason(s) The trees are home to Great Horned Owls and Pileated Woodpeckers which are

Protected. Also they are 100+ years old and not replacable,
➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 20, 2026

FORT MELISSA A & JAMES T
3238 NE 97TH TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30-084, D30-086

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners adjoining a property which is being considered for a Variance approval to remove 41 heritage trees. All aspects of the project will be in accordance with subsections 3.12 and 6.10(M) of the Land Development Regulations.

OWNER: MXPT Land, LLC
APPLICANT: MXPT Land, LLC
CASE NUMBERS: 26-1572
PARCEL NUMBERS: D30-016, D30-043, D30-083, D30-097

The property is generally located approximately 0.38 miles west of the N US 301 and CR 222 intersection, south along CR 222.

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 May 5, 2026, at 2:15 PM**, or immediately after the Local Planning Agency Meeting. The decision of the Planning and Zoning Board/Special Magistrate will be binding in this matter.

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I support this request.

I do not object to this request.

^{we} do not support this request for the following reason(s) - *These heritage trees are part of my childhood homeplace. They support wildlife in the area that -*
➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.

has lost their homes due to the destruction of other heritage trees in the area. The hammock area within these trees was underwater ^{quite a bit} and provided for the animals. I was told the hammock was considered "wetlands".

We believe these heritage trees fit the criteria for Tree City USA program and they should be preserved as a park or walking area for the development that will be built on the land. These trees would make the area an inviting place to live and still show the rural and beautiful side of Wildwood.

John Fort

Melissa Fort

April 28, 2026



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 20, 2026

WILLIAMS PAMELA S TRUSTEE
9862 NE 34TH BLVD
WILDWOOD, FL 34785

RECEIVED

APR 27 2026

Your Parcel Number(s): D30-011

City Of Wildwood
Development Services Dept

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA
NO CHANGES WILL BE MADE TO YOUR PROPERTY

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I support this request.

I do not object to this request.

I do not support this request for the following reason(s) leave the trees alone!
We need a buffer

➤ *Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.*

Good afternoon, my name is Pam Casteel Williams. I own parcel D30-011. When I first turned in my objection letter to the cutting down of the 41 trees, I just wrote "leave the trees alone. We need them as a buffer".

The more I thought about it, the more I realized that is just a tip of the iceberg for me. And you should know how I really feel about this.

I have lived on land adjacent to MXPT LAND's purchased property all of my 71 years. This is some of the most beautiful property left in our area of Sumter County. The trees are works of God and we take much pride in them. Not even just the trees on our properties but the ones adjacent to us. Your parcel in question is a major reason for our love for these trees. We grew up with those exact trees to play around and climb. My children, in their 40s and 50s, also grew up playing in and around those same trees.

I wonder when the new owners looked at these parcels they purchased, they saw them with only a vision of the Almighty Dollar ^{and} how many houses can be put in there.

I would sincerely request that you come out again, bring the members of the city of Wildwood development services department and look at what you're requesting to destroy. Really look at it. These trees and the coverage & protection they provide have been home for bobcats, woodpeckers, squirrels, Florida Panthers, turkeys, gophers and even black bear.

And even if you look at this in the eyes of prospective homeowners, wouldn't you want a few trees to look out your windows? Wouldn't you want to know that you are protecting Florida wildlife by having nearby trees for protection and shelter?

It seems like every development in Sumter County now has the very minimal of trees allowed. They're filled up completely with houses a few feet from the next house. Please consider being different. Leave the trees.

Adendum to my form submitted on Tuesday, 4/28/26 for the Heritage Tree public hearing on 5/5/2026

Paul J. Casteel
9917 CR222A
Wildwood, FL 34785

RECEIVED

APR 29 2026

Owner and applicant MXPT Land LLC
Case Number 26-1572
Parcel Numbers D30-016, D30-043, D30-083, D30-097

City Of Wildwood
Development Services Dept

I object to the request to remove heritage trees from this property in accordance with Wildwood's Code of Ordinances, amended by Ordinance O2018-11 and the fact that Wildwood has been a Tree City USA community for, I believe, 36 years. I object for the following reasons:

1. The trees we are considering are native and long-lived.
 - a) The oaks are very old and do of course meet the 24" - 36" DBH requirement.
 - b) The large pine trees on this property do not meet the DBH requirement, but do meet the requirement of being "large specimens of their species" and they have been here for a long period of time. I am 78 years old and remember them being very tall when I was a boy. I wouldn't doubt that some are at or very near 100 years old. I specifically remember as a boy that one day I was on our front porch and remember something fairly large falling out of the top of one of them. We thought at the time that it must be a bobcat, but didn't see it when we got down there.
2. They are ecologically important.
 - a) During high water, some of the said property is damp or wet. I don't know if it's considered to be wetlands, but I've walked it many times in my youth and had to avoid water and mud. I've seen turtles at times. There are ferns growing in the shade of the trees that may be due to this dampness.
 - b) It is habitat for several species of animals. They either continuously live in, or use this property at different times of the year. There was once a large rabbit population, but there aren't as many as there once was. Other species are bob-white quail, owls, various song birds and woodpeckers, turkeys, fox, coyote, bobcats, raccoons, opossums, armadillos, gray and fox squirrels. At certain times of the year, we see migratory birds. Years ago we heard a Florida panther one night and later a bear even came through.
3. They are of historical value and are a part of our community's identity and rural character. I have seen people stop on CR222A and take pictures of the overhanging tree canopy. People who have visited have spoken of the beauty of the huge oaks. One over-hanging the road is about 5' wide. I don't know how large some of the other ones in the interior may be.
4. Overall, these trees are large, historic, and ecologically important. They provide wildlife habitat and should be preserved because if they are removed, the only adjoining habitat left (on the west side) would not be enough to provide ample cover for as much wildlife.

I imagine a retention pond will be required for the development. This part of the property is on the lower end and would be the obvious place for one. I would like to suggest that some of the smaller brush and undergrowth could be removed and there would be ample room to have an impressive retention area networking between the heritage trees. This would add natural beauty to the area as opposed to a big hole in the ground, which no-one likes.

Thank you for your consideration

Paul J. Casteel Page 33 of 43



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

RECEIVED

APR 30 2026

City Of Wildwood
Development Services Dept

April 20, 2026

REPKA GERALD LAWRENCE & MARLEN
9812 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE002

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APPLICANT: MXPT Land, LLC
CASE NUMBERS: 26-1572
PARCEL NUMBERS: D30-016, D30-043, D30-083, D30-097

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

I support this request.

I do not object to this request.

I do not support this request for the following reason(s) FREE LINE SHADE REDUCES WATER + NUTRIENT NEEDS

➤ Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

April 20, 2026

SERRANO-FLAISHER ENID
9800 PEPPER TREE TRL
WILDWOOD, FL 34785

RECEIVED

APR 30 2026

Your Parcel Number(s): D30BE005

City Of Wildwood
Development Services Dept

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- I support this request.
- I do not object to this request.
- I do not support this request for the following reason(s) _____

➤ *Responses must be received no less than five calendar days prior to the meeting date(s) above for consideration.*

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance

Case No. 26-1664 - Heritage Tree Variance — Summerfield Cottages

Applicant Robert Morgado P.E. with Bohler Engineering, FL LLC

Owner(s) BSFR Two Owner I L.P.

Property Location The property is addressed as 11156 CR 209, Oxford, FL 34484, approximately 390 feet west and 175 feet south of the intersection of CR 209 and CR 214.

Parcel No. C13-024

Date April 29, 2026

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for the removal of two Heritage Live Oak Trees to accommodate the southern vehicular entry drive for the approved Summerfield Cottages Site Plan, a multifamily project proposing 275 units.

SUMMARY: The variance is in accordance with the provisions of Chapter 6, Section 6.10 (M) of the City of Wildwood Land Development Regulations, which requires the submittal of a Heritage Tree Removal variance application for any commercial/non-residential property owner who desires to remove a healthy heritage tree. The Heritage Tree Removal Variance application was submitted on April 17, 2026, and deemed sufficient to proceed through the review process. The applicant is seeking to remove a 56-inch Live Oak Tree (Tree No. 2) and a 52-inch Live Oak Tree (Tree No. 37), both of which qualify as heritage trees based on having

caliper inches of 36 inches or greater. Notices were sent to adjacent property owners, the subject parcel was posted, and an ad in the newspaper was published regarding this request. As of the writing of this report, staff has received no responses and/or comments from the public regarding this application.

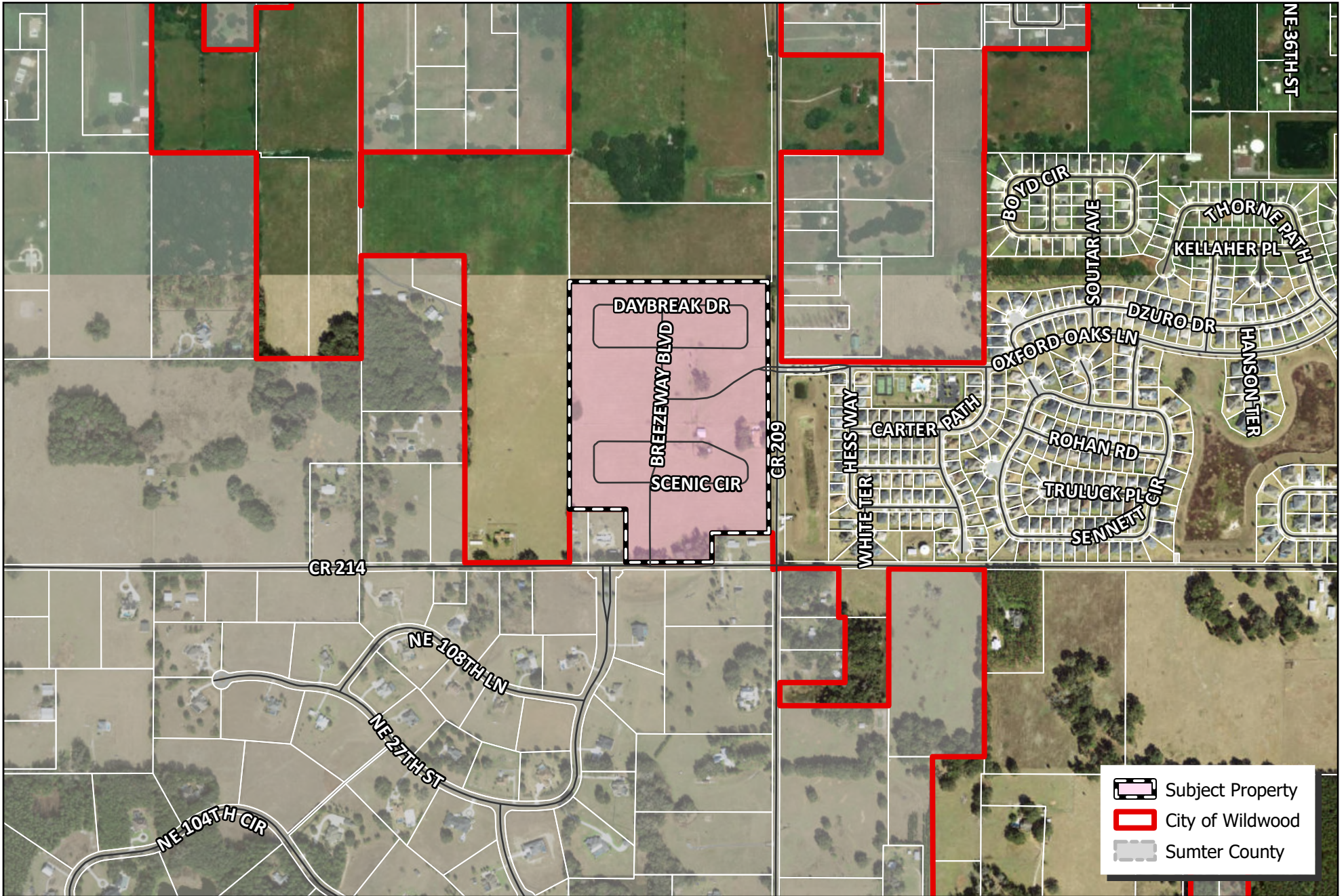
BACKGROUND: The subject parcel is approximately 49.270 acres of land located in Section 13, Township 18 South and Range 22 East. The property is zoned R-2 and the future land use is Medium Residential Density (MDR). On November 14, 2025, Summerfield Cottages was issued a Development Order to proceed with the construction of the approved site plan. Shortly after commencing site work, it was identified that the existing Heritage Live Oak Trees were in conflict with the clear site zones.

JUSTIFICATION: Per the applicant, removal is required to keep these zones remaining free of visual obstructions. The applicant stated that in the design process, they made calculated efforts to place point of ingress/egress not to impact the existing trees. However, after deliberation of additional studies and concepts, the effort did not result in a design that would lead to the saving of the two trees.

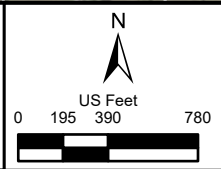
STAFF RECOMMENDATION: Development Services staff recommends approval based on the fact that the applicant has exercised, to the best practicable extent, preserving 17 other Heritage trees onsite. In addition, the applicant has acknowledged that this approval could result in a monetary mitigation fee requirement rather than a tree replacement requirement. Staff believes that just replacing the heritage trees inch for inch with new trees does not mitigate the removal of the caliper inches lost in addition to the heritage status of the trees.



Wendy Then, AICP, CFM
Assistant Development Services Director



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



#26-1664
SUMMERFIELD COTTAGES
 PARCEL C13-024

MAP 1B
LOCATION
MAP
APR 2026

April 16, 2026

City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Project Name: Summerfield Cottages – Modification
Application No.: #A26-0983

To whom it may concern,

Based on the minor site plan modification property, vehicular access along the south property line has been positioned in a manner that has resulted in the proposed removal of two existing trees, no. two (2) and thirty-seven (37). The current site plan's southern vehicular entry drive, the clear sight zones required at this location have proven to conflict with these existing trees. Their removal is required to maintain that these zones remain free of visual obstructions. Within the parameters of the jurisdictional code calculated efforts to place the vehicular point of ingress/egress not to impact the existing trees was a primary objective with the site design. Additional studies and concepts were deliberated hoping to determine an option that would enable these two trees to remain. The effort did not result in a design that would lead to the saving of these two trees. The two trees requested for removal are live oak trees with caliper inches that qualify the trees as heritage trees. This designation results in a monetary mitigation fee requirement over caliper inch replacement with the planting of new trees as a viable option. The plans, including an update schedule and mitigation table are located on sheets C-701 and C-703.

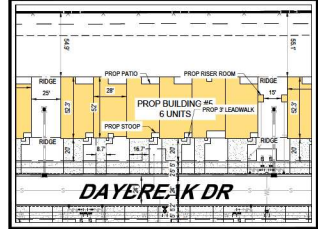
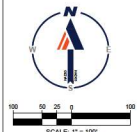
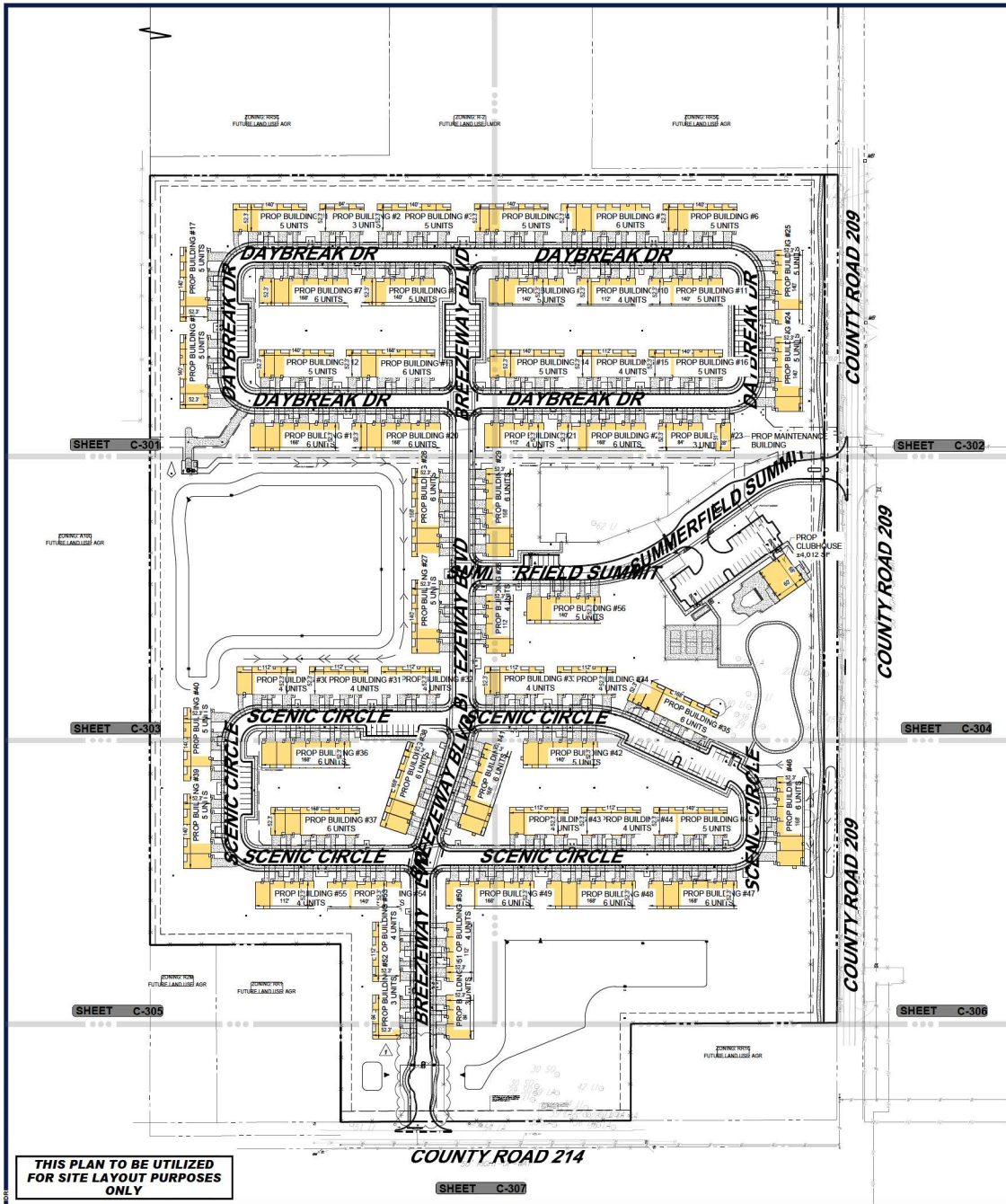
Sincerely,



BOHLER ENGINEERING

Robert Morgado, P.E.
Project Manager, Land Development

cc: File



LEGEND

SITE PLAN

- EX PROPERTY LINE
- EX ADJACENT PROPERTY LINE
- EX ROAD CENTERLINE
- PROP PROPERTY LINE
- PROP BUFFER
- PROP SETBACK
- PROP PARKING COUNT
- PROP SIGN
- PROP BUILDING ENTRANCE
- PROP CONCRETE SIDEWALK
- PROP PDOT TYPE F CURB
- PROP PDOT TYPE E CURB

ZONING TABLE

ZONE: R-2 (MEDIUM DENSITY RESIDENTIAL)
USE: SINGLE FAMILY ATTACHED

SITE DATA

FLOOD ZONE	X
SITE AREA	440.27 AC
PERVIOUS AREA	11,354,280 SF (41.59 AC)
IMPERVIOUS AREA	479,129 SF (14.18 AC)
PAVEMENT AREA	435,662 SF (14.17 AC)
BUILDING AREA	443,009 SF (14.01 AC)
GROSS FLOOR AREA	435,882 SF
TULSA (3 BEDROOMS)	11,439 SF X 181 UNITS = 2,071,839 SF
RICHMOND (2 BEDROOMS)	11,023 SF X 21 UNITS = 231,483 SF
FRESH (2 BEDROOMS)	11,033 SF X 27 UNITS = 297,891 SF
MAINTENANCE BUILDING	11,445 SF
CLUBHOUSE	44,912 SF

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
BUILDING SETBACKS (MIN)		
FRONT	20 FT	40.2 FT
SIDE	10 FT	10 FT
REAR	10 FT	10 FT
LANDSCAPE BUFFERS (MIN)		
FRONT	25 FT	25 FT
SIDE	25 FT	25 FT
REAR	25 FT	25 FT
MAX DENSITY	6 UNITS PER AC + 44,927 SQ FT UNITS = 296 UNITS	275 UNITS
MIN OPEN SPACE	20%	45%
MIN LIVING AREA	750 SF	11,023 SF (MIN)
FAR	0.30	0.17
MIN BUILDING SEPARATION	15 FT	120 FT (MIN)

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED
STANDARD SPACES	2 SPACES PER UNIT = 275 UNITS X 2 SPACES = 550	TULSA 180 UNITS X 2 SPACES = 360 SPACES RICHMOND 21 UNITS X 1 SPACES = 21 SPACES FRESH 27 UNITS X 2 SPACES = 54 SPACES TOTAL SURFACE SPACES = 435 SPACES
BIKEWAY SPACES	500	121 SPACES (8 ADA)
		TOTAL OVERALL SPACES = 1,061 SPACES

SITE NOTES:

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF WILLOWood DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF WILLOWood LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. ALL DIMENSIONS ARE SHOWN AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. 'B.C.' INDICATES DIMENSION IS TO BACK OF CURB.
4. ALL RADI DIMENSIONS ARE 7' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE COUNTY OR CITY RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
10. ALL DISTURBED AREAS WITHIN THE COUNTY OR CITY RIGHT-OF-WAY WILL BE SOODED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
14. TSP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
15. PROFORM DOCUMENTATION FOR ALL PUBLIC UTILITY ASSESSMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATION OF COMPLETION.
16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

RIGHT-OF-WAY NOTES:

1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
2. ALL AREAS WITHIN THE F.D.O.T., COUNTY, OR CITY RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SOODED.
3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL F.D.O.T., COUNTY, OR CITY OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES OR THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULLBOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLES SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAPPED PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 2% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 2% BUT LESS THAN 4% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 2% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED BY
1	2025-03-11	FOR REVIEW/REVISIONS	DR

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR CONSTRUCTION

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PROJECT No.: FL2402129-00-04
DRAWN BY: SUITE 101E
CHECKED BY: HM
DATE: 03/11/2025
CAD ID: P-CIVL-SITE

SITE PLAN DOCUMENTS

FOR

BSFR TWO OWNER I LP

PROPOSED DEVELOPMENT
11156 CR 209, OXFORD, FL 34484

BOHLER

1900 NW CORPORATE BOULEVARD SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 574-0200
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FLORIDA REG. NO. 12578

STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
No. 12578
BOHLER, JAMES W.
CIVIL ENGINEER

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:
C-300

ORG. DATE: 06/02/2025

