



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

**Agenda**  
**Regular Meeting**  
**May 12, 2026 10:00 AM**  
Commission Conference Room 124  
100 N Main Street

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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.

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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.

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**I. Call to Order**

**II. Roll Call**

**III. APPROVAL OF SUMMARY MINUTES**

- 1. Project Review Committee Regular Meeting April 14, 2026, at 10:00 AM.**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- 1. 25-3061 (PLAT) Northern Pine Subdivision Improvement Plat  
Parcels D30-016, D30-043, D30-083, & D30-097**

The applicant is seeking a favorable recommendation from the Project Review Committee for an improvement plan consisting of 117 single-family lots with associated infrastructure including running a 6" force main approximately 2,690 linear feet along the north side of CR 222, on 24 acres, MOL. The

subdivision is to include the following amenities; a tot lot, a dog park, and a pickle ball court. **Staff recommends approval contingent on resolution of the outstanding comments.**

2. **25-4838 SPM - The Wash Saloon**

**Parcels G05D046 and G05D047**

The applicant is seeking approval from the Project Review Committee meeting for the conversion of an existing 8,288 SF commercial building to accommodate a laundromat with infrastructure improvements, per the attached plans. A technical waiver was submitted to reduce the required parking amount from 33 parking spaces to 9. **Staff recommends approval.**

3. **26-0689 (SP) 708 N Main Modification**

**Parcel G06C005**

The applicant is seeking a favorable recommendation from the Project Review Committee for a minor modification to the previously approved site plan for a 1,222 square foot commercial building with infrastructure improvements, per the attached plans. **Staff recommends approval.**

4. **26-1168 (SP) VOSO Phase 31YZ Master Plan**

**Parcels K22-001, K26-002, K27-001, K34-001, & K35-001**

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 641.30 acres, MOL. **Staff recommends approval.**

VI. **ADJOURNMENT**

**May 12, 2026 10:00 AM**

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

**SUBJECT:** Project Review Committee Regular Meeting April 14, 2026, at 10:00 AM.

**REQUESTED ACTION:**

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

PROJECT REVIEW COMMITTEE  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 April 14, 2026 10:00 AM  
 COMMISSION CONFERENCE ROOM 124

(meeting taped)

**I. Call to Order**

Development Services Director Strickland brought the meeting to order at 10:00. a.m.

**II. Roll Call**

Attendee Name	Title	Status
Melanie Strickland	Development Services Director	Present
Jason McHugh	City Manager	Present
Jason Martin	Assistant Utilities Director	Present
Jeremy Hockenbury	Public Works Director	Present
Randall Parmer	Police Chief	Present
Daniel Horner	City Consulting Engineer	Present by Phone
Joshua Bills	City Attorney	Present
Jackson Shelton	Deputy City Clerk	Present
Wendy Then	Asst Development Services Director	Present
Lindsey Day	Assistant Planner	Present
Amanda Bondi	Planner	Present

**III. APPROVAL OF SUMMARY MINUTES**

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

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

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Public Works Director Hockenbury
<b>SECONDER:</b>	Utility Deputy Director Martin
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Utility Deputy Director Martin

**IV. OLD BUSINESS**

None.

## V. NEW BUSINESS

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

Development Services Director Strickland read aloud 25-4176 (SP) Total Pet Care. She explained the applicant sought favorable recommendation for the conversion of a 3,000 square foot residential building to accommodate a pet training facility with infrastructure improvements on approximately 2 acres. Strickland stated a technical waiver had been submitted for the northern, southern and eastern landscaping buffer requirements. Strickland noted a vinyl fence would be installed in lieu of typical buffer requirements.

Applicant Representative Cyrus Snapp with Clymer Farner Barley, Inc. stated he was available for any questions.

Strickland summarized that the property was annexed many years ago under different administrative procedures and was processed as 1 of 500 parcels within a large-scale amendment. She stated the owner was repurposing the residential structure into a pet care facility and all standard documentation was required. She remarked that staff recommended approval.

City Manager McHugh asked if anyone had talked to Lakeside Landing regarding the eastern buffer within the technical waiver. Strickland replied that Lakeside Landing preferred fencing over the buffer requirements.

Motion by City Manager McHugh, seconded by Public Works Director Hockenbury, to approve 25-4176 (SP) Total Pet Care. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Public Works Director Hockenbury
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Utility Deputy Director Martin

## VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:04 a.m. Motion by City Manager McHugh, seconded by Police Chief Parmer, to adjourn. Motion carried unanimously.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	City Manager McHugh
<b>SECONDER:</b>	Police Chief Parmer
<b>AYES:</b>	Development Services Director Strickland, City Manager McHugh, Public Works Director Hockenbury, Police Chief Parmer, Utility Deputy Director Martin

SEAL

PROJECT REVIEW COMMITTEE  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

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

**SUBJECT:** 25-3061 (PLAT) Northern Pine Subdivision Improvement Plat

**REQUESTED ACTION:** Staff recommends approval contingent on resolution of the outstanding comments.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	25-3061 (PLAT) Northern Pines Subdivision Improvement Plat
Owner/Applicant	MXPT Land, LLC
Acreage	24.04 +/-
Property Location	The subject property is generally located approximately 0.38 miles west of the N US 301 and CR 222 intersection, south along CR 222.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	May 4, 2026

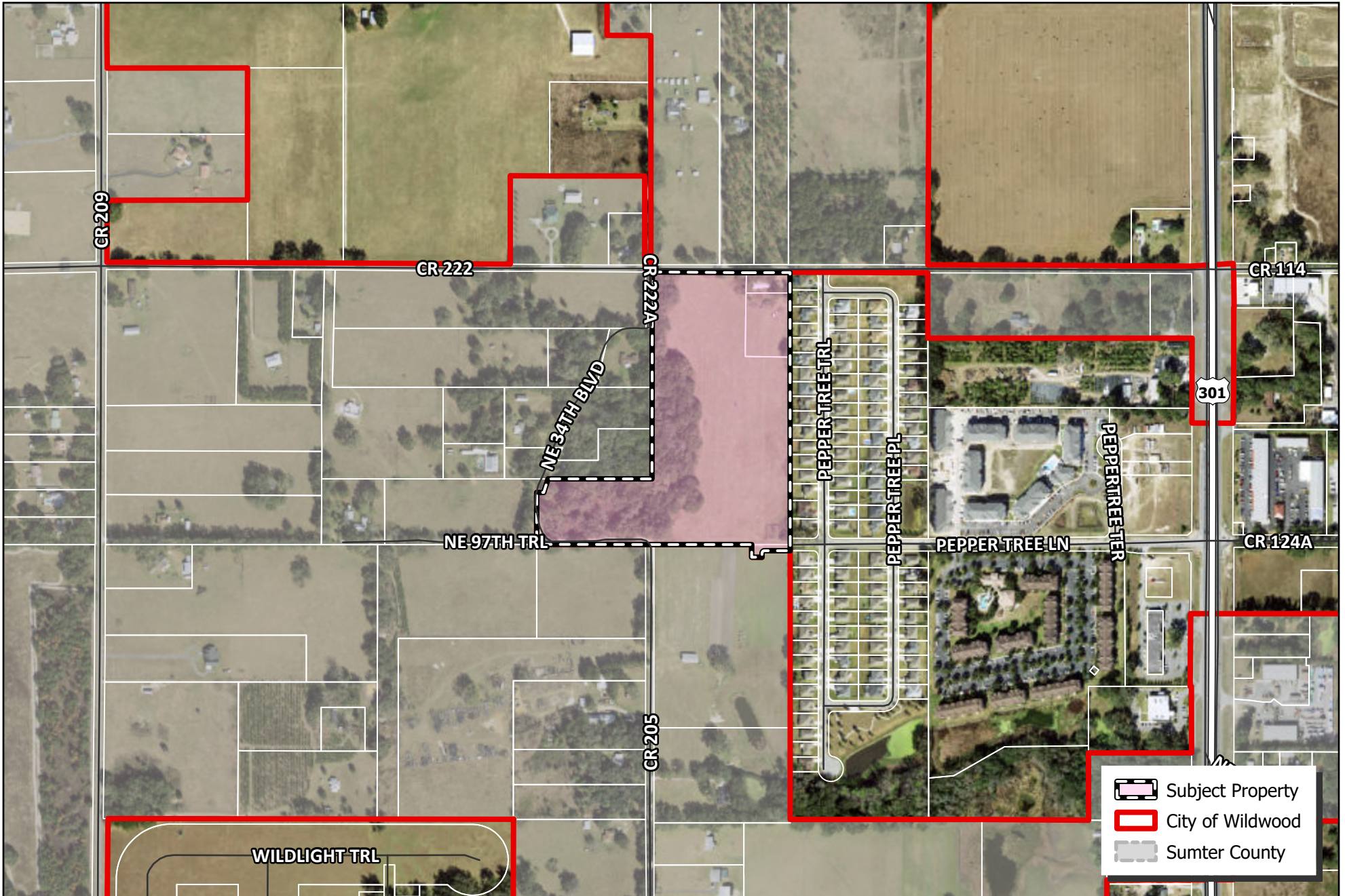
The applicant is seeking a favorable recommendation from the Project Review Committee for an improvement plan consisting of 117 single-family lots with associated infrastructure including running a 6" force main approximately 2,690 linear feet along the north side of CR 222, per the attached plans. The subdivision is to include the following amenities; a tot lot, a dog park, and a pickle ball court. As part of the landscape plans and tree survey, 41 heritage trees are to be removed to accommodate the proposed plans, in which a Tree Variance was heard under project number 26-1572 and approved by the Planning and Board/Special Magistrate at the May 5, 2026, P&Z meeting. A portion of the trees were mitigated per the requirements of the Land Development Regulations (LDR) 6.10, with the remaining mitigation being exempt within the Developer's Agreement as part of the offsite infrastructure improvement credits.

There are outstanding comments from the city attorney, utility department, and city engineer. A submittal was made on April 29, 2026, to address the city engineer and utility comments, with responses due post agenda. For the city attorney items, the applicant is currently working on providing a performance surety for the offsite infrastructure improvements, while the remaining infrastructure is to follow LDR 5.5(D)(13) requirements. The city has agreed to own and maintain the roads within this subdivision and language will be included within the developer's agreement.

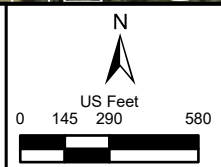
25-3061 will meet the criteria within the Northern Pines Developer's Agreement, Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan upon resolution of all outstanding comments.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi  
Planning Manager, Development Services



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



#A25-3061  
**NORTHERN PINES SUBDIVISION**  
 PARCELS D30-016, D30-043, D30-083 & D30-097

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY 2026**

**City of Wildwood, Florida**  
**Planning & Zoning Board/Special Magistrate**

The case below was heard on Tuesday, May 5, 2026, by the Special Magistrate. The applicant seeks approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Variance to remove 41 heritage trees as part of the Northern Pines Subdivision. 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. The subject property is generally located approximately 0.38 miles west of N US 301 and CR 222 intersection, south along CR 222.

**Case Number:** 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance

**Owner/Applicant(s):** MXPT Land LLC

**Parcel(s):** D30-016, D30-043, D30-083, & D30-097

Under Land Development Regulation (LDR) § 1.7(B)(3), the Planning and Zoning Board/Special Magistrate has a duty to make a final determination on all proposed variances.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.12(A) and 6.10(M), the Special Magistrate

grants the Variance.

grants the Variance with the following conditions:

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denies the Variances.

other: \_\_\_\_\_

Dated: May 5, 2026

  
Lindsay C.T. Holt  
Special Magistrate City of Wildwood



**CFB**

CLYMER  
FARNER  
BARLEY

VIA Portal Upload  
April 29, 2026

Mrs. Melanie Strickland  
CITY OF WILDWOOD  
100 N. Main Street  
Wildwood, Florida 34785

**RE: Northern Pines Subdivision (Project # A25-3061)  
Response to Review Comments  
(CFB No.EP2025.00286 )**

Dear Mrs. Strickland:

Please find attached our responses to the City's request for additional information dated April 24, 2026:

**City Attorney:**

1. Please confirm the City of Wildwood has agreed in writing to accept the following from the developer (General Note # 2 on sheet 02).
  - A. Response: The City of Wildwood has not yet agreed in writing to accept the roadways from the developer. A request letter has been included within the resubmittal package. These roadways have been designed to City of Wildwood standards, and connect directly to "Pepper Tree Lane", a City of Wildwood maintained road.
    - I. **Acknowledged, comment remains until confirmation received from the City of Wildwood.**
    2. THE CITY OF WILDWOOD WILL OWN AND MAINTAIN THE LIFT STATION, ROADWAYS, WATER, WASTEWATER, AND REUSE UTILITIES. THE DEVELOPER WILL GRANT ALL NECESSARY EASEMENTS FOR OWNERSHIP OF UTILITIES.

Response: Acknowledged.

2. LDR 5.5(D)(13) – Please provide a surety for performance bond for lift station and roadways, if roadways are to be dedicated to the City of Wildwood. (See note # 2 above.)
  - A. Response: This should be a standing comment. Surety for performance bond shall be provided at time of final plat, for all improvements not completed at the time of recording.
    - I. **Standing Comment.**

Response: Acknowledged.

3. City Attorney reserves the right to make further comments upon resubmittal.
  - A. Response: Acknowledged.
    - I. **Standing comment.**

Response: Acknowledged.

**City of Wildwood: Utility Department : Sheet 27 & 28:**

- 1. The connection to the existing force main is to be a wet tap with a stainless-steel sleeve and gate valve as per the Approved Materials List.**

Response: Sheet 28 has been updated to reflect this.

- 2. Please provide confirmation that the ARV is being installed at the highest point on the force main.**

Response: The ARV has been relocated to the highest point on the force main, see Sheet 27.

**City Engineer : Mohammed Murad KHA**

- 1. Please provide a 6-inch stub out with valve and cap from PT11 outside the limits of the road for the City of Wildwood's force main connection.**

Response: A 6-inch stub out with valve and plug has been provide from manhole PT11 to outside the limits of the road for the City's force main connection. See Sheets 09 and 11.

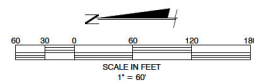
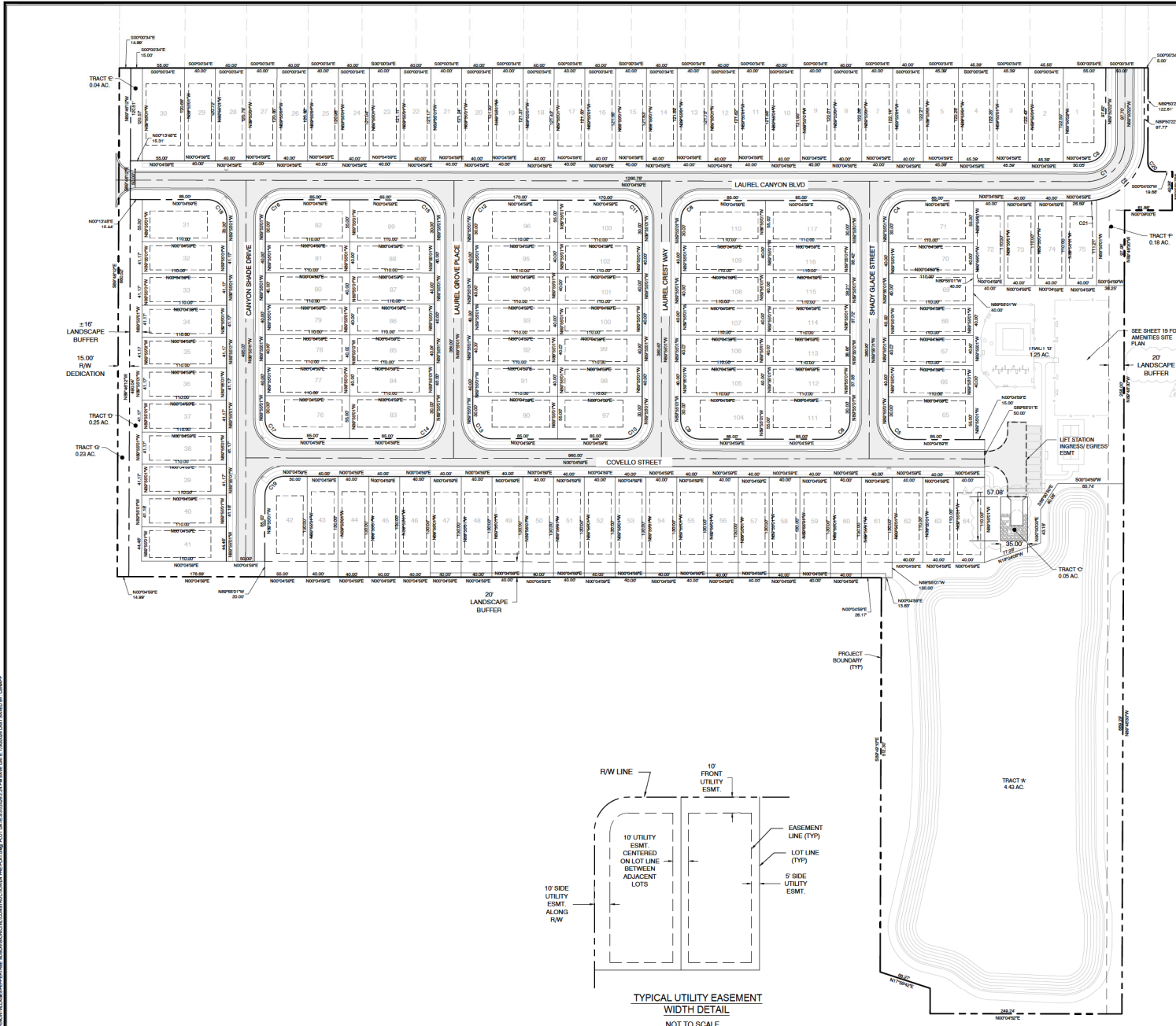
Please feel free to contact our office should you have further comments regarding this project.

Sincerely,  
CLYMER, FARNER, BARLEY, Inc.

*Cyrus Snapp*  
Cyrus Snapp, P.E.

Sincerely,  
CLYMER, FARNER, BARLEY, Inc.

*Tyler Counts*  
Tyler Counts, P.E.  
CS/TC/LW



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°50'01"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°50'01"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°50'01"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°50'01"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°50'01"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°50'01"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°50'01"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	S44°50'01"E	39.27
C19	39.27	25.00	90°00'00"	25.00	N45°04'59"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°01'00"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 + 3.15/2 AC = 2.86 AC OF OPEN SPACE\*  
 TRACT 'B' - 1.25 AC = 0.88 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\* (3.15/2 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: 1-28-25  
 CITY OF WILDWOOD, FL #1  
 CITY OF WILDWOOD, FL #2

REVISIONS

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

**CFB**

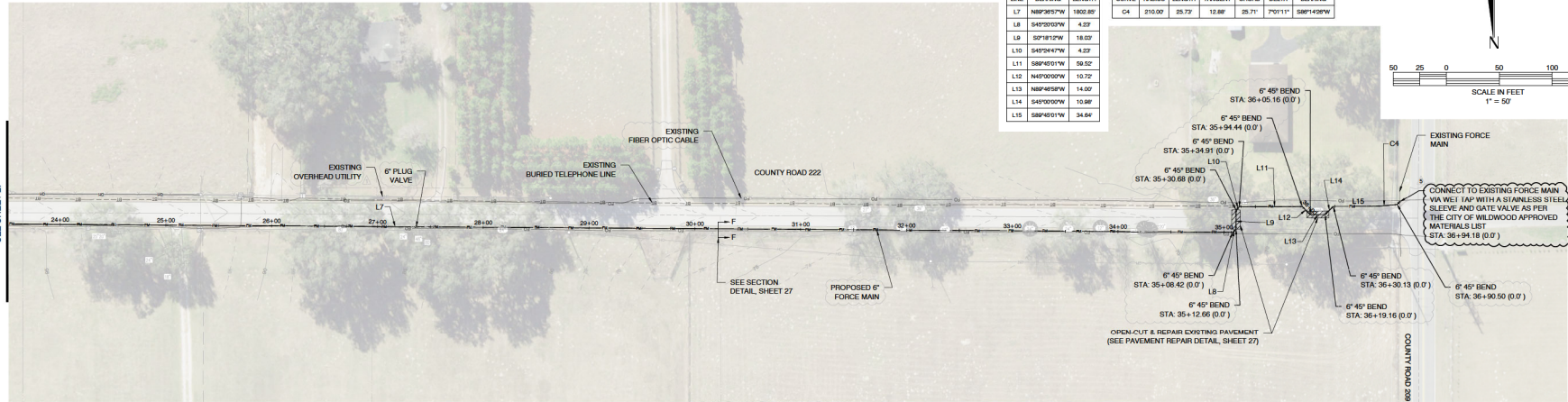
NORTHERN PINES SUBDIVISION  
 PRELIMINARY IMPROVEMENT PLAN  
 WILDWOOD, FL  
**PRELIMINARY IMPROVEMENT PLAN**

SAVE DATE: 1/30/2025  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT #: 250005.0006  
 FILE NAME: 2504 & 5006.dwg

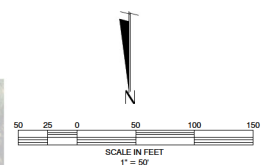
SHEET NUMBER 04



MATCHLINE STATION 23+50.00  
SEE SHEET 27

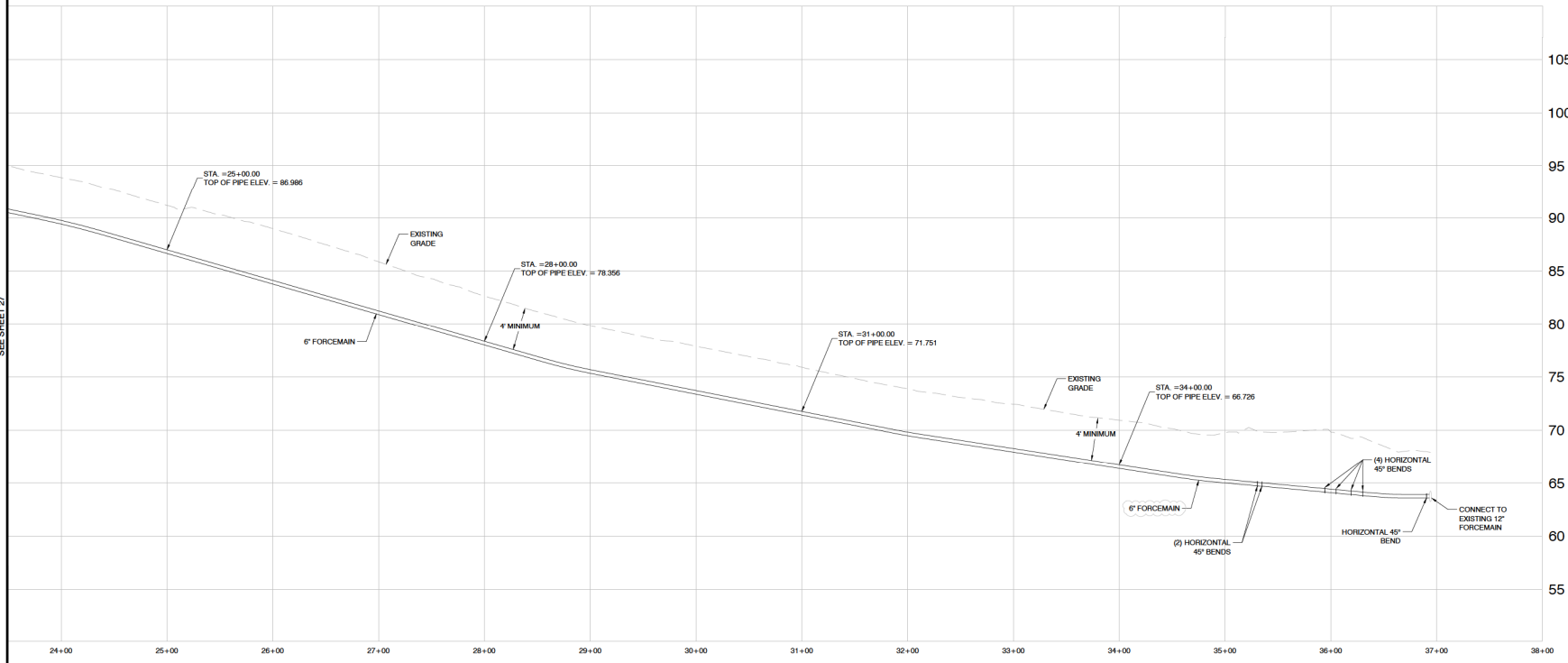


ALIGNMENT LINE TABLE			ALIGNMENT CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
L7	N89°32'37\"	1802.83	C4	210.00'	23.72'	12.88'	25.71'	7°01'11\"	S89°14'39\"W
L8	S45°20'03\"W	4.23							
L9	S2°18'12\"W	18.02'							
L10	S49°34'47\"W	4.23							
L11	S89°45'11\"W	59.52'							
L12	N49°00'00\"W	13.72'							
L13	N89°45'00\"W	14.00'							
L14	S45°00'00\"W	13.88'							
L15	S89°45'11\"W	34.64'							



6" FORCE MAIN  
STATIONS 23+50 TO 36+90.06

MATCHLINE STATION 23+50.00  
SEE SHEET 27



BY	DATE	REVISIONS
DAK		
DAK		

DATE	BY	CITY OF WILDOOD IAN #1
04-28-2023		CITY OF WILDOOD IAN #5

**CFB**  
CLYMER FARMER BARLEY, Inc.  
7413 ALFORD ROAD, WILDOOD, FL 34782

NORTHERN PINES SUBDIVISION  
PRELIMINARY IMPROVEMENT PLAN  
WILDOOD, FL  
**FORCE MAIN PLAN & PROFILE 2**

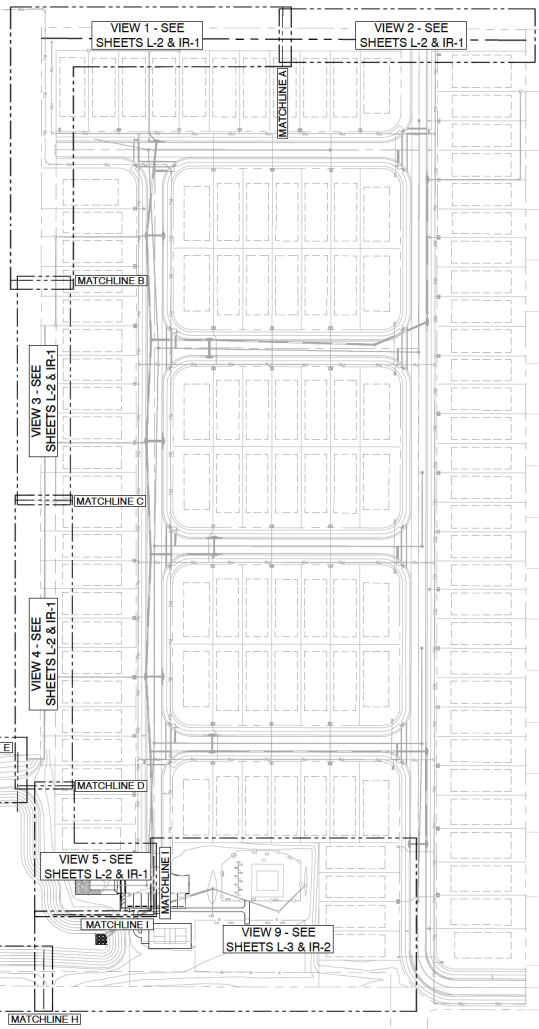
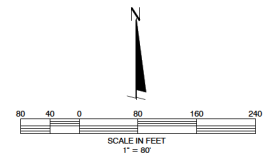
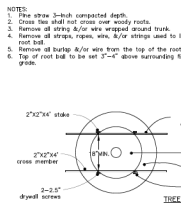
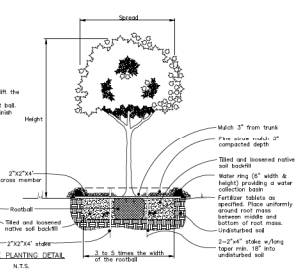
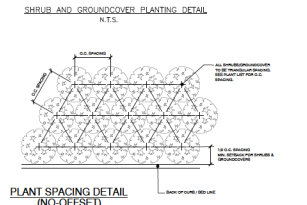
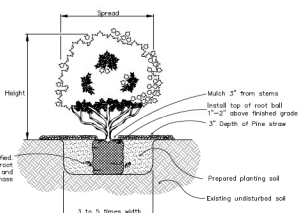
DATE	4/28/2023
DRAWN BY	DAK
CHECKED BY	TJC
PROJECT #	23P005.0006B
FILE NAME	23 FORCE MAIN PLAN

SHEET NUMBER 28



- 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 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 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 TOPICED OR IMPROPERLY PRUNED. THE SCHEDULING OF TREES TO FORM APPLIED, 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 ADJUTED. CONTRACTOR SHALL ADD AGROFORM FERTILIZER TABLETS TO EACH PLANT PIT.
  - ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF 9 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 (SCHINUS TEREBINTHIFOLIA), PLUNK TREE (MELALEUCA QUINCLENERTIA) AND CHINESE YALOW (SAPINDUS SPERMIFERUM) 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 LAD BANNA SOO. AREAS ARE TO BE WATERED BY TEMPORARY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL NEW LAD SOO HAS ESTABLISHED AND AFTER TWO MOWING CYCLES.
  - ALL GRASS AREAS WITHIN 50 FT. LANDSCAPE BUFFER SHALL BE SOODED WITH BANNA SOO. ALL OTHER DISTURBED AREA OF SITE SHALL BE SEEDD.
  - 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
11-01-2025	REV 1: REVISION PER COMMENTS FROM CITY OF WILDWOOD	LCZ
01-08-2025	REV 2: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE
02-05-2025	REV 3: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE

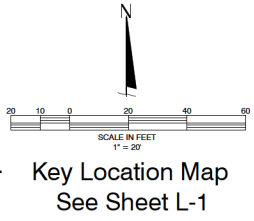
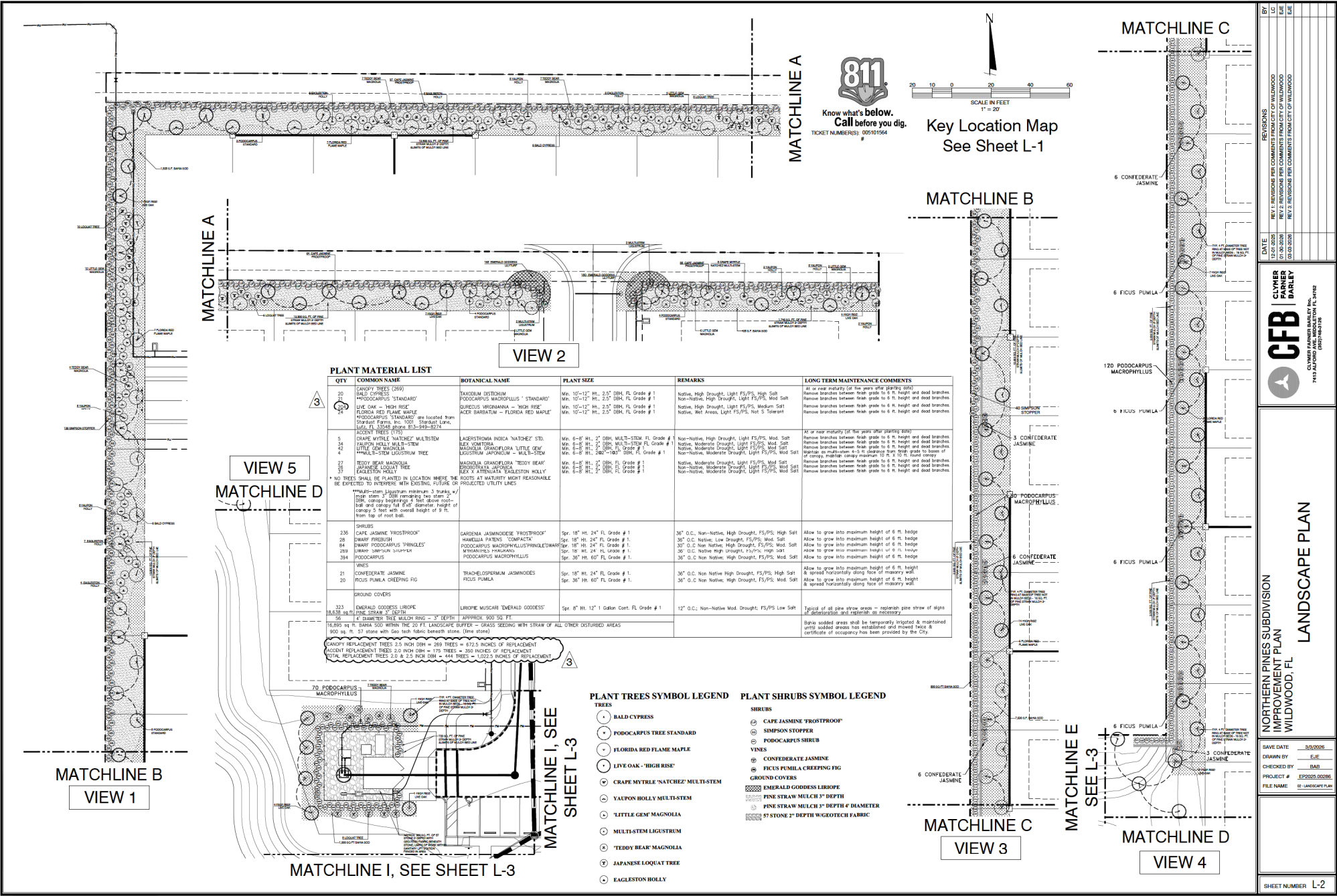
**CFB**  
CLYMER FARMER BARLEY INC.  
1741 ALFORD ROAD  
DADEWOOD, FL 33478

NORTHERN PINES SUBDIVISION  
IMPROVEMENT PLAN  
WILDWOOD, FL

PLAN KEY

SAVE DATE:	3/20/2025
DRAWN BY:	EJBE
CHECKED BY:	BAE
PROJECT #:	EPOD05-00086
FILE NAME:	05-LANDSCAPE PLAN

SHEET NUMBER:	L-1
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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 2025)
36	BALD CYPRESS	PODOCARPUS '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)	LASERTONIA 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 2025)
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	ELAEAGNUS 'JAPANESE'	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/ 1/2" stem 2' 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	SHRUBS	GARDENIA JASMINODESSE '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	SHRUBS	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	SHRUBS	PODOCARPUS 'BINKLEY'	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	SHRUBS	LYRAPHYLLON 'SIMPSON'	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
384	SHRUBS	PODOCARPUS	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	GROUND COVERS	LYRAPHYLLON '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
16,690 sq ft	EMERALD GODDESS LYRAPHYLLON	LYRAPHYLLON 'EMERALD GODDESS'	APPROX. 900 SQ. FT.		
35	3" DIAMETER TREE MULCH RING - 3" DEPTH				
16,690 sq ft	3" DIAMETER TREE MULCH RING - 3" DEPTH				
900 sq ft	3" DIAMETER TREE MULCH RING - 3" DEPTH				
<p>16,690 sq ft. 3" DIA. MULCH RING - 3" DEPTH. APPROX. 900 SQ. FT.</p> <p>900 sq ft. 3" DIA. MULCH RING - 3" DEPTH. APPROX. 900 SQ. FT.</p> <p>16,690 sq ft. 3" DIA. MULCH RING - 3" DEPTH. APPROX. 900 SQ. FT.</p> <p>900 sq ft. 3" DIA. MULCH RING - 3" DEPTH. APPROX. 900 SQ. FT.</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 &amp; 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 LYRAPHYLLON
- PINE STRAW MULCH 3" DEPTH
- PINE STRAW MULCH 3" DEPTH 4" DIAMETER
- 57 STONE 3" DEPTH W/GEOTEX FABRIC

**REVISIONS**

DATE	BY	REVISION
12-01-2025	REV 1	REVISE PER COMMENTS FROM CITY OF WILWOOD
01-08-2026	REV 2	REVISE PER COMMENTS FROM CITY OF WILWOOD
03-03-2026	REV 3	REVISE PER COMMENTS FROM CITY OF WILWOOD

**DATE:** 12-01-2025  
**BY:** CLYMER FARMER BARILEY  
**PROJECT #:** 25-00000000  
**FILE NAME:** 25-LANDSCAPE PLAN

**CLYMER FARMER BARILEY INC.**  
 7413 ALFORD ROAD  
 GAINESVILLE, FL 32609

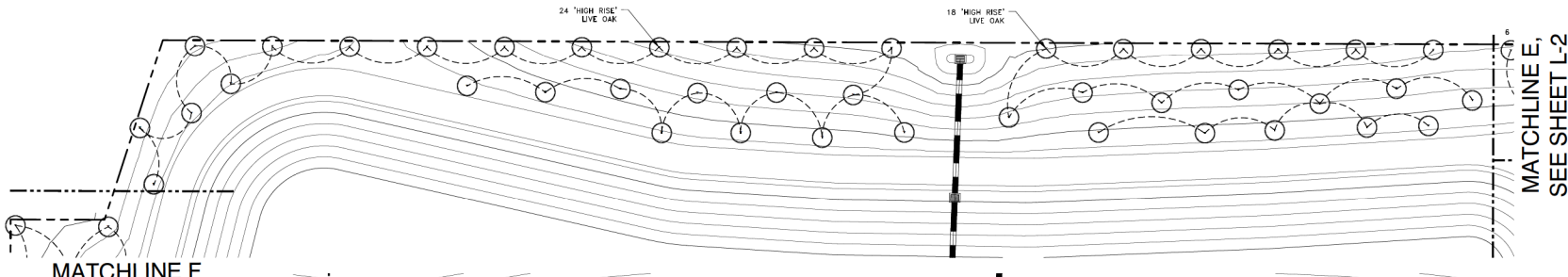
**LANDSCAPE PLAN**

**NORTHERN PINES SUBDIVISION  
 IMPROVEMENT PLAN  
 WILWOOD, FL**

**SAVE DATE:** 12-01-2025  
**DRAWN BY:** EJE  
**CHECKED BY:** BAR  
**PROJECT #:** 25-00000000  
**FILE NAME:** 25-LANDSCAPE PLAN

**SHEET NUMBER:** L-2

VIEW 6



Know what's below.  
Call before you dig.  
TICKET NUMBERS: 005101564

DATE	REVISIONS
12-01-2025	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILWOOD
01-08-2026	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILWOOD
02-25-2026	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILWOOD

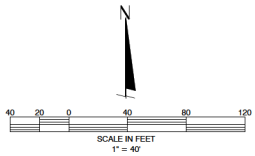
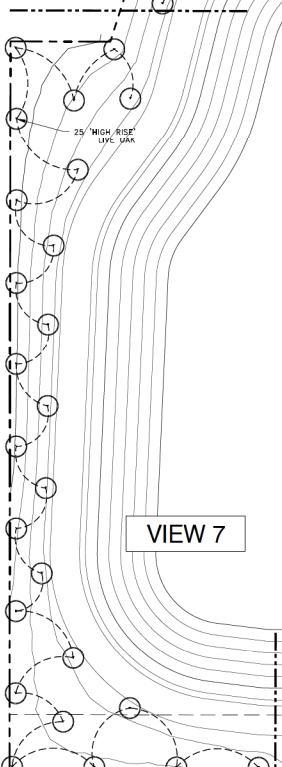
MATCHLINE F

MATCHLINE E,  
SEE SHEET L-2

MATCHLINE G

VIEW 8

MATCHLINE H



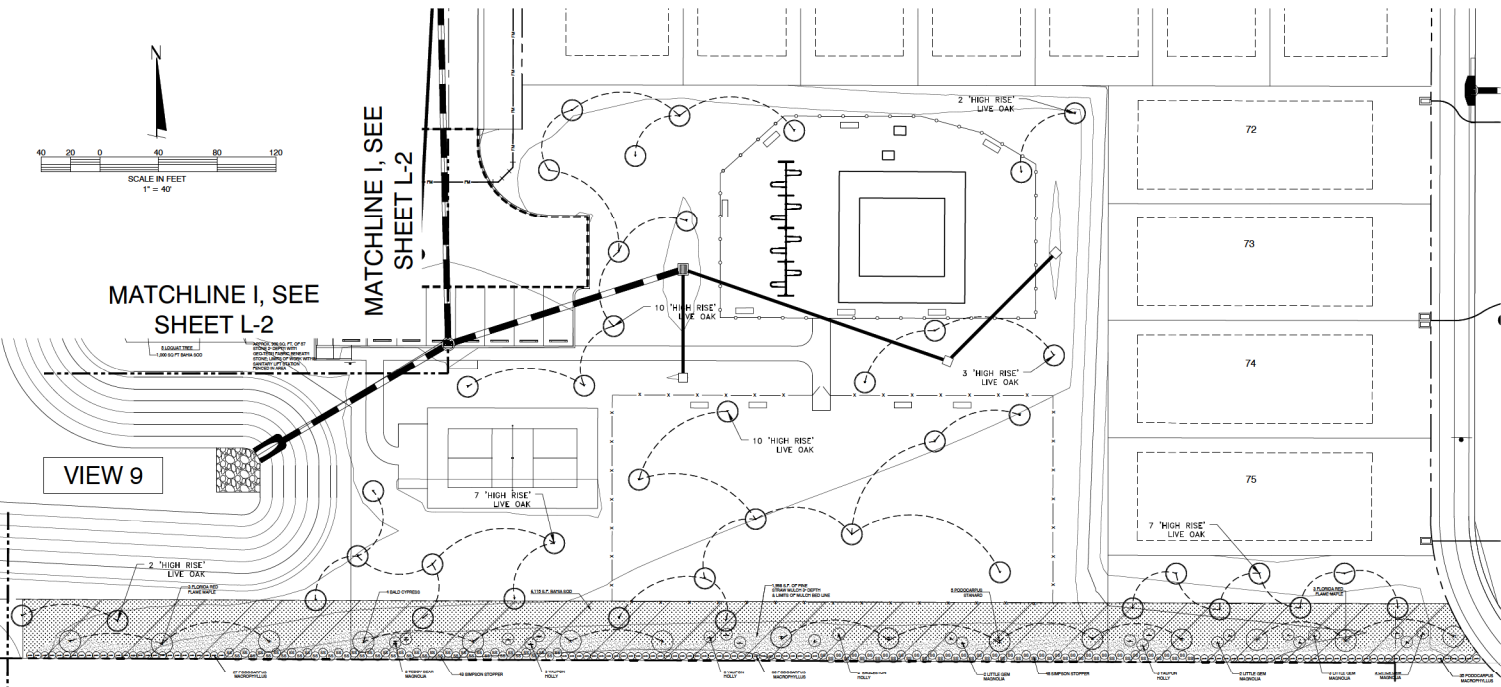
VIEW 7

VIEW 9

MATCHLINE I, SEE SHEET L-2

MATCHLINE I, SEE SHEET L-2

MATCHLINE G  
MATCHLINE H



CFB FARNER BARLEY  
CLYMER FARNER BARLEY, INC.  
7413 ALABAMA AVE. NW  
DUBLIN, GA 31006

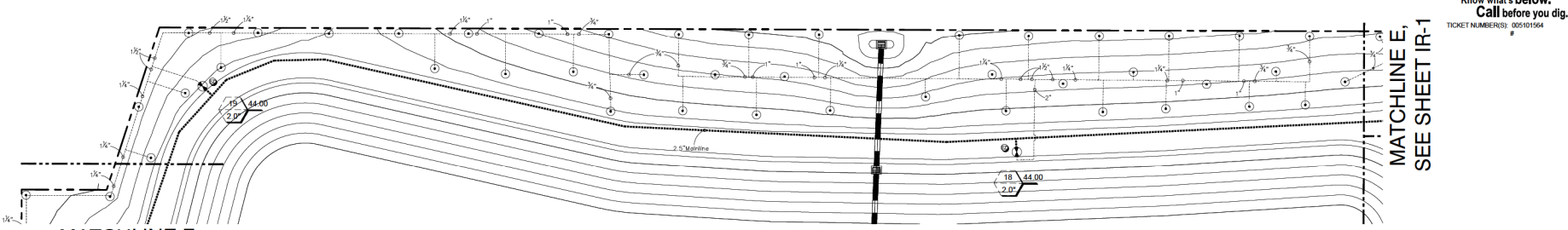
NORTHERN PINES SUBDIVISION  
IMPROVEMENT PLAN  
WILWOOD, FL  
LANDSCAPE PLAN

DATE	3/20/2025
DRAWN BY	EJE
CHECKED BY	BAR
PROJECT #	EP0003-0006
FILE NAME	02-LANDSCAPE PLAN

SHEET NUMBER L-3



VIEW 6

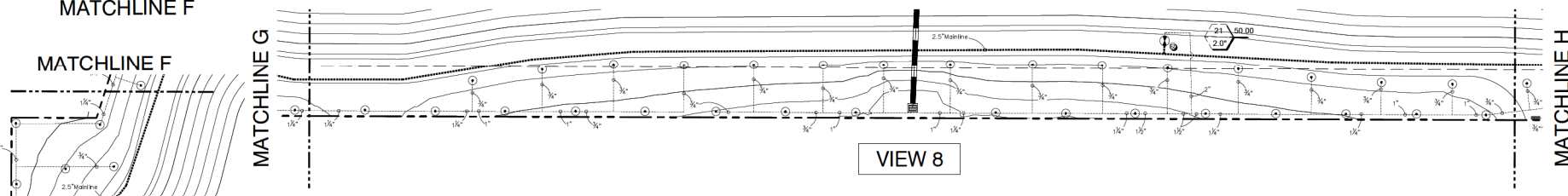


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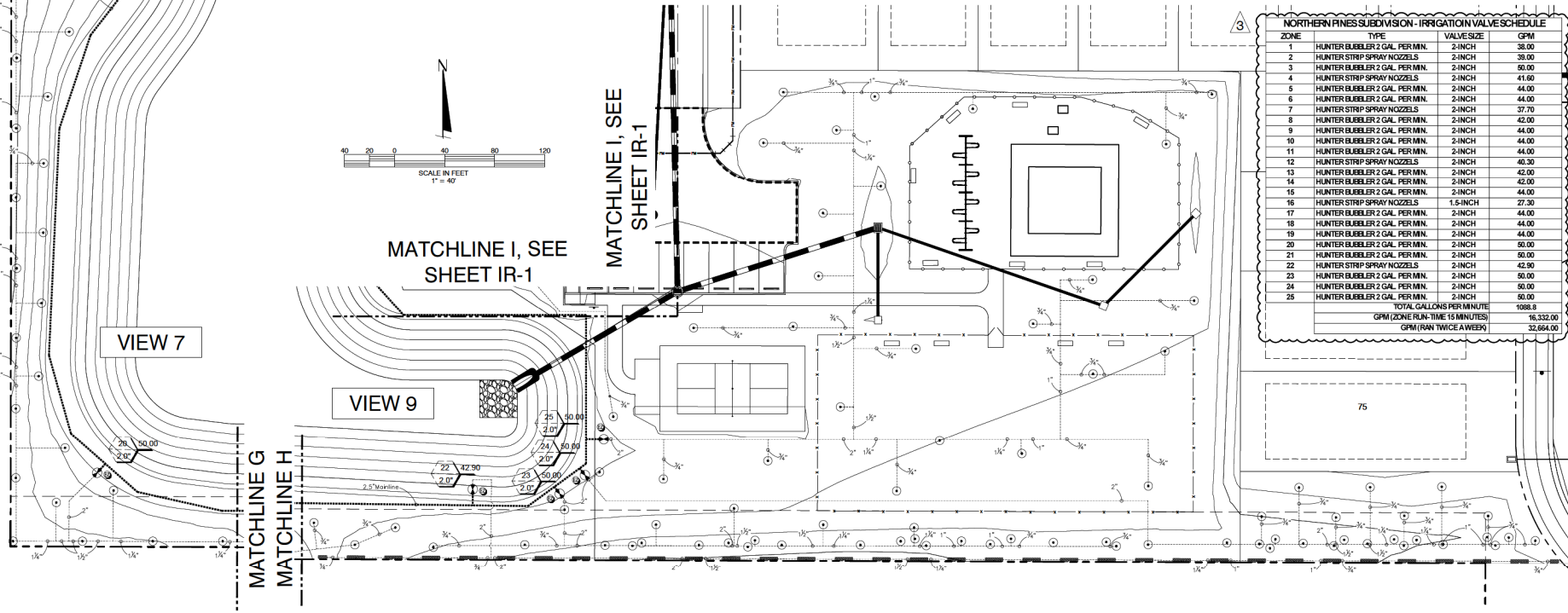
DATE	REVISIONS
12-01-2025	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
01-08-2026	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD
02-25-2026	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILDWOOD

BY: LJC  
EJE  
BAE  
LCE

CLYMER FARNER BARLEY  
**CFB**  
CLYMER FARNER BARLEY, INC.  
7413 ALFORGE DRIVE  
DADE COUNTY, FL 33126



VIEW 8



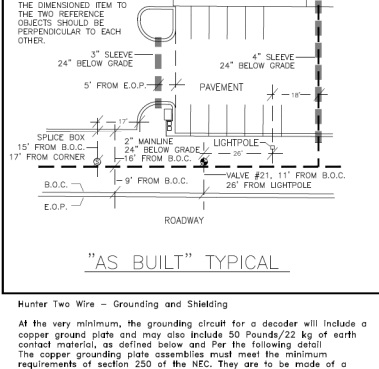
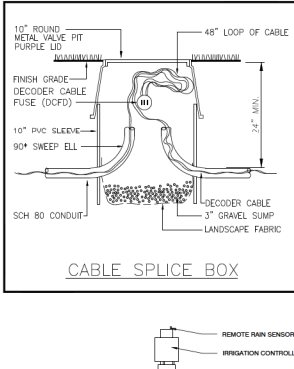
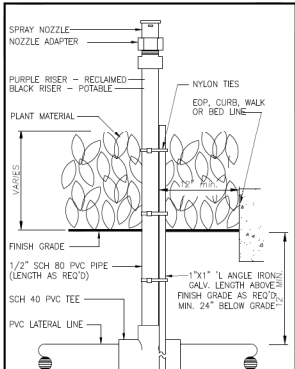
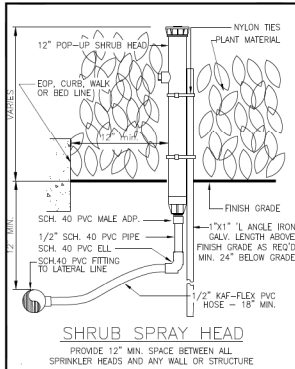
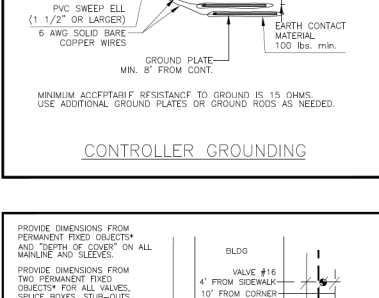
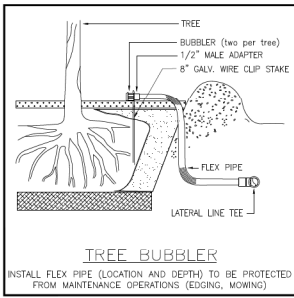
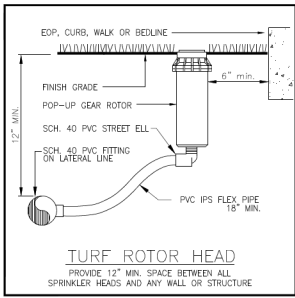
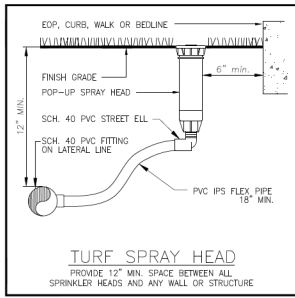
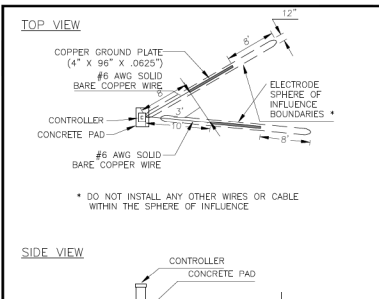
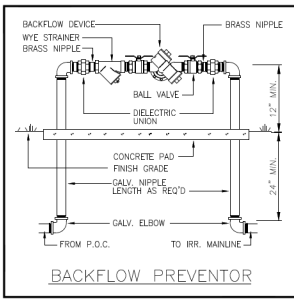
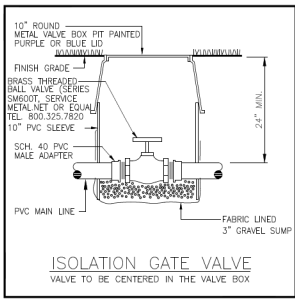
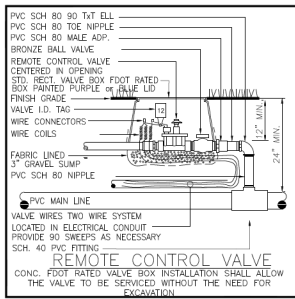
ZONE	TYPE	VALVE SIZE	GPM
1	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	38.00
2	HUNTER STRIP SPRAY NOZZELS	2-INCH	38.00
3	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	50.00
4	HUNTER STRIP SPRAY NOZZELS	2-INCH	41.50
5	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
6	HUNTER BUBBLER 2 GAL. PER MN.	2-INCH	44.00
7	HUNTER STRIP 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: 12-01-2025  
DRAWN BY: EJE  
CHECKED BY: BAE  
PROJECT # EPOSD0008  
FILE NAME: 00 - IRRIGATION PLAN

NORTHERN PINES SUBDIVISION  
IMPROVEMENT PLAN  
WILDWOOD, FL

IRRIGATION PERMIT PLAN

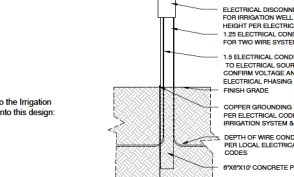
SHEET NUMBER: IR-2



**811**  
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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.



**Hunter Two Wire - Grounding and Shielding**

All 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 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 at 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 FILTER FROM 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 PUMP TO BUILDING CHECK VALVE, W/2" 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 vertically 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. These include: 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 LOWN 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 sump.
- 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 BY 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. Sixth 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 design 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 are 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 shaft 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 manlines 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.

DATE	REVISIONS	BY	LCZ
12-07-2025	REV 1: REVISION PER COMMENTS FROM CITY OF WILDMOOD		
01-08-2026	REV 2: REVISION PER COMMENTS FROM CITY OF WILDMOOD		
03-03-2026	REV 3: REVISION PER COMMENTS FROM CITY OF WILDMOOD		

<p><b>CLYMER BARBER</b></p> <p><b>CFB</b></p> <p>CLYMER FARMER BARBER, LLC 1410 ALFORD ROAD TAMPA, FL 34610</p>	<p><b>IRRIGATION DETAILS</b></p> <p><b>WILDMOOD, FL</b></p> <p><b>NORTHERN PINES SUBDIVISION</b></p> <p><b>IMPROVEMENT PLAN</b></p>
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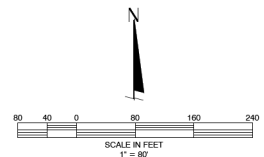
  

<p>DATE: 03/20/2026</p> <p>DRAWN BY: EJE</p> <p>CHECKED BY: BAB</p> <p>PROJECT #: 050205-0006</p> <p>FILE NAME: 05-IRRIGATION.PLAN</p>	<p>SHEET NUMBER: IR-3</p>
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C:\ALUMINUM\ALUMINUM\PROJECTS\NORTH PINES SUBDIVISION PRELIMINARY LIGHTING\DRAWING\LIGHTING\LIGHTING.LAY DWT DATE: 2/20/2025 4:48 AM SAVE DATE: 2/20/2025 4:48 AM DWT: 2/20/2025 4:48 AM

**NOTES:**

1. THIS LIGHTING LAYOUT WAS DESIGNED TO PROVIDE GENERAL AND THEMATIC LIGHT THROUGHOUT THE NEIGHBORHOOD. FIXTURES HAVE BEEN LOCATED AT INTERSECTIONS AND ALONG STREETS TO PROVIDE MINIMAL LIGHT FOR THIS RURAL RESIDENTIAL USE. CARE HAS BEEN TAKEN TO AVOID EXCESSIVE LIGHT THAT WOULD CREATE LIGHT POLLUTION AND BECOME A DISTRACTION FOR HOMEOWNERS.
2. ALL LIGHTS SHALL BE LOCATED BETWEEN THE CURB AND SIDEWALK. INSTALL A MINIMUM OF 2' FROM BACK OF CURB.
3. INSTALL LIGHTS AT THE INTERSECTION OF LOTLINES OR INTERSECTIONS, AS SHOWN.



<b>Product</b>	<b>Category</b>	<b>Type</b>	
Lexington	Street	Post Top	

### Streetworks

#### LXF / LXT Lexington

Decorative Post Top Luminaire

**Typical Applications:**  
 Commercial Buildings, Restaurants, Retail Stores, Building Entrances

**Product Certifications:**  
 ETL, UL, IES, ICES, IP65

**Product Features:**  
 • 14400K LED  
 • 14400MVA surge protection available  
 • 30' vibration tested

**Quick Facts:**  
 • Replaces up to 400W equivalent HID  
 • Asymmetric & Symmetric distributions  
 • 0-150° dimming driver standard  
 • UL 1449/MDV surge protection available  
 • 30' vibration tested

**Dimensional Details:**

COOPER Lighting Solutions      Product Code: LXF15000      1/2025

### Streetworks

#### LXF / LXT Lexington

**Ordering Information**

Product Code	Description	Options	Notes
LXF15000	LXF 1.5m Luminaire	Standard	
LXF18000	LXF 1.8m Luminaire	Standard	

**Product Specifications**

<p><b>Material:</b>                      • Cast aluminum body with epoxy resin coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Finish:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Weight:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Dimensions:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p>	<p><b>Material:</b>                      • Cast aluminum body with epoxy resin coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Finish:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Weight:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p> <p><b>Dimensions:</b>                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating                      • Cast aluminum body finished with powder coating</p>
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**LENS OPTIONS**

Clear lens	Textured lens	Frosted lens	Reflective lens	Custom Mount Mount

COOPER Lighting Solutions      April 2025 4/25/25

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p>DATE</p> <p style="text-align: center;"><b>CFB</b>                  CLYMER FARMER BARLEY, Inc.                  7415 ALUFORD AVENUE, WILDWOOD, FL 34785                  PHONE: 888-382-2222</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">NORTHERN PINES SUBDIVISION                  PRELIMINARY IMPROVEMENT PLAN                  WILDWOOD, FL                  STREET LIGHTING PLAN</p> <p>SAVE DATE: 2/19/2025                  DRAWN BY: JAM                  CHECKED BY: TDC                  PROJECT #: EP2025-00286                  FILE NAME: LIGHTING LOCATIONS</p> <div style="text-align: center;"> </div> <p style="text-align: center;">SHEET NUMBER LT-01</p>
NO.	DATE	DESCRIPTION								

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

**SUBJECT:** 25-4838 SPM - The Wash Saloon

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

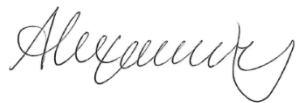
**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

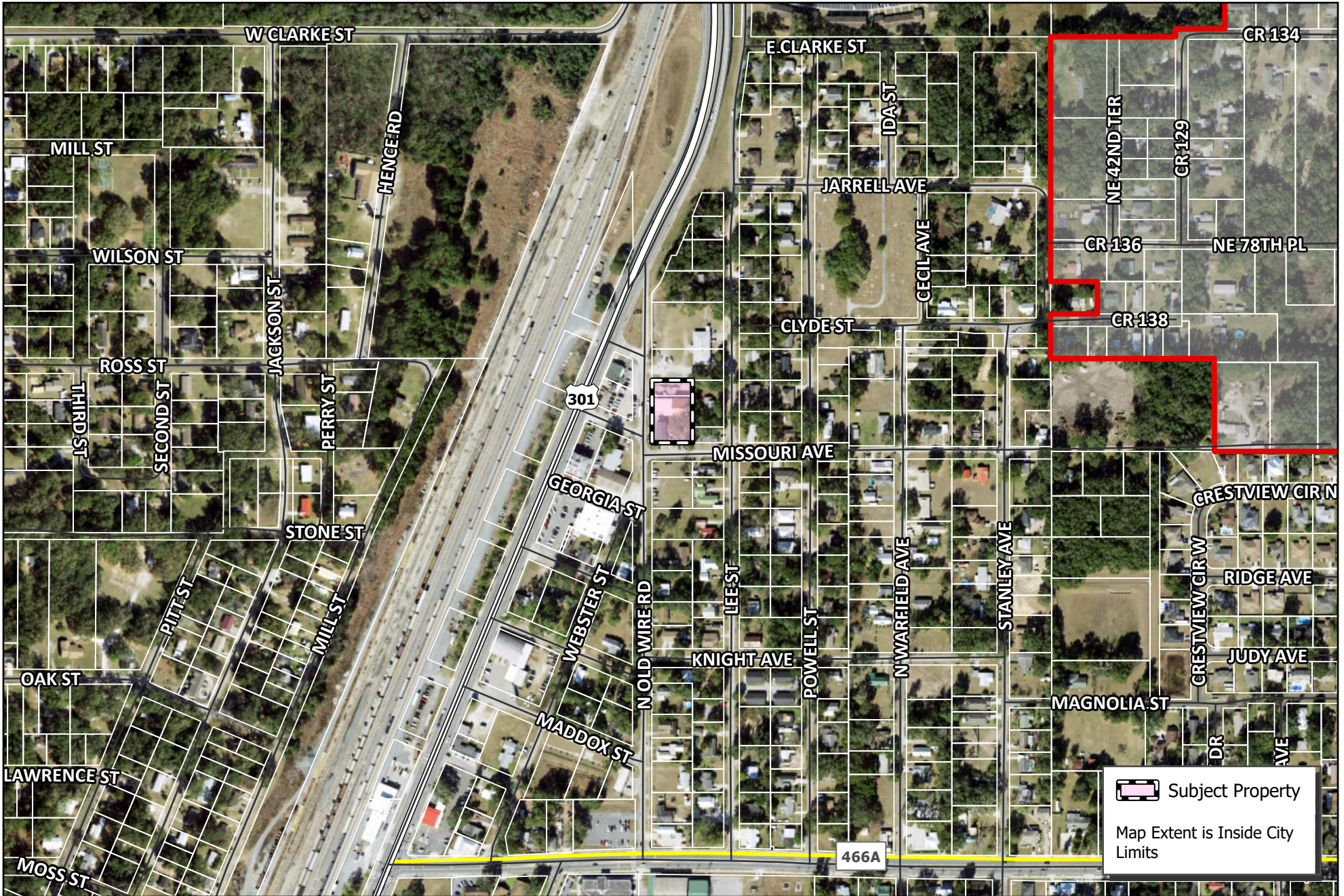
Case Number	25-4838 - The Wash Saloon
Owner/Applicant	Desantis Family Trust dated 8/21/2015 and Blakewood Apartments, LLC
Acreage	0.59 +/-
Property Location	The subject property is generally located at the northeast corner of the intersection of N Old Wire Rd and Missouri Ave.
Parcel Numbers	G05D046 and G05D047
Date	May 12, 2026

The applicant is seeking approval from the Project Review Committee meeting for the conversion of an existing 8,288 SF commercial building to accommodate a laundromat with infrastructure improvements on 0.59 acres MOL, per the attached plans. A technical waiver was submitted to reduce the required parking amount from 33 parking spaces to 9.

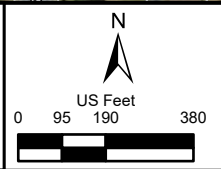
25-4838 meets the criteria, with the approved technical waiver, set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Alex Lammers  
Planner I, Development Services



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



#A25-4838  
**THE WASH SALOON**  
 PARCELS G05D046 & G05D047

**MAP 1B**  
**LOCATION**  
**MAP**  
**DEC 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

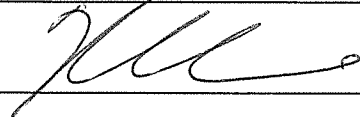
PROJECT NAME: The Wash Saloon

PROJECT NUMBER: A25-4838

- Briefly describe your waiver request:  
Request to reduce the number of required parking spaces for a Laundry Mat facility from 33 to 9.
- Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:  
LDR Section 6.6 (G), Table 6-12.
- Please provide the justification for your waiver request:  
Based on the Traffic Analysis for this site, the expected daily trips is 21 trips per day. That's over the entire day. Assuming each machine can be used 3 times daily, it's estimated that only 7 customers would be present at any one time ( $21 / 3 = 7$ ). We are proposing 9 spaces to accommodate the expected traffic.

Name (print): Keith E. Riddle, P.E.

Date: 4/2/2020

Signature: 

**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

# THE WASH SALOON

## WILDWOOD, FLORIDA

Required Permitting	
Agency	Status
CITY OF WILDWOOD	PENDING
SWFMD	N/A
FDOT	N/A
DEP WATER	N/A
DEP SEWER	N/A
DEP NPDES	N/A

UTILITY PROVIDERS
WATER - CITY OF WILDWOOD
SEWER - CITY OF WILDWOOD
ELECTRIC - SECO
GAS - TECO
TELEPHONE / INTERNET - COMCAST / XFINITY

UTILITY / INFRASTRUCTURE OWNERSHIP
WATER - CITY OF WILDWOOD
GRAVITY SEWER - CITY OF WILDWOOD
STORM - PRIVATE
ROADS - PRIVATE
STREET LIGHTS - PRIVATE

WAIVER REQUEST
REQUESTING WAIVER TO LDR 6.6 (S) TABLE 6-12 TO REDUCE THE REQUIRED MINIMUM NUMBER OF PARKING SPACES FROM 33 TO 9.

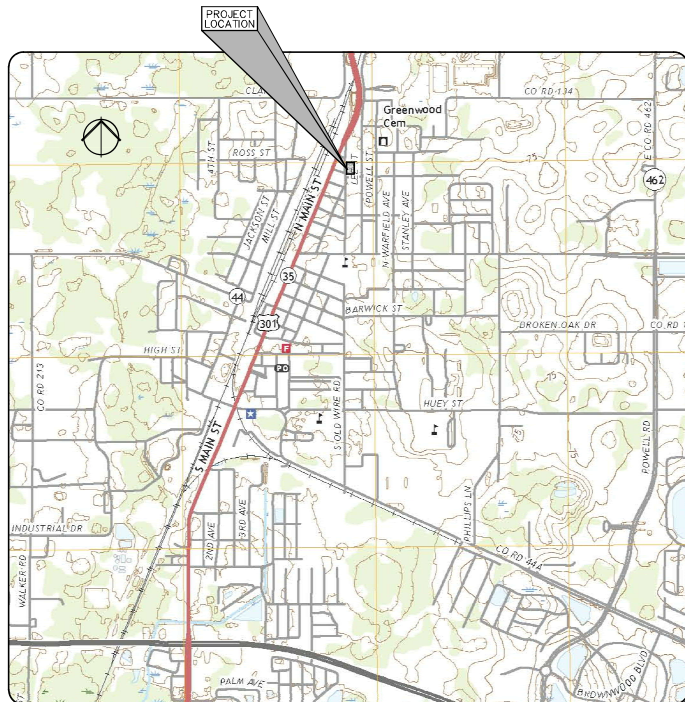
ESTIMATED WATER & SEWER USAGE
WATER = 5,985 GPD
SEWER = 4,988 GPD

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY D.W. HIRST & ASSOCIATES, DATED 10/1/25.
  - CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
  - CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
  - ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILDWOOD, SUMTER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
  - ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
  - CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION. AS-BUILTS SHALL BE PROVIDED WITH A ZIP FILE CONTAINING THE SHAPE FILES.
  - CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
  - SEPARATE SIGN PERMITTING REQUIRED.

**LEGAL DESCRIPTION**  
 LOT 6, BLOCK C, MEADOWSITA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 83, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. PARCEL ID# G05D046 AND LOTS 7, 10 AND 11, BLOCK C, MEADOWSITA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 83, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

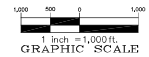
SHEET INDEX	
C1.1	COVER SHEET
C2.1	GEOMETRY PLAN
C3.1	GRADING & UTILITY PLAN
C4.1	DETAILS
C4.2	UTILITY DETAILS

Soils Map Legend	
Map Unit Symbol	Map Unit Name
11	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES



SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST

**LOCATION PLAN**  
SCALE: 1"=1,000'



**SITE DATA**  
 TOTAL AREA = 25,913 sq.ft. (0.59 ac.)  
 PROJECT AREA = 16,342 sq.ft. (0.38 ac.)  
 PARCEL ID = G05D046 & G05D047  
 EXISTING IMPERVIOUS AREA = 17,585 sq.ft. (0.40 ac.)  
 PERCENT IMPERVIOUS AREA = 67.9% (of total area)  
 OPEN SPACE = 32.1%  
 NO NEW IMPERVIOUS AREA ON SITE  
 NO SWFMD PERMIT REQUIRED  
 FLOOD ZONE = "X"  
 ZONING = "C-1"  
 FUTURE LAND USE = COMMERCIAL  
 EXISTING USE OF SITE = RESIDENTIAL & VACANT  
 PROPOSED USE OF SITE = RESIDENTIAL & LAUNDROMAT  
 EXISTING BUILDING SQUARE FOOTAGE = 8,288 sq.ft.  
 BUILDING HEIGHT = 12'  
 PROJECTED NUMBER OF EMPLOYEES = 1 EMPLOYEE  
 TRAFFIC ESTIMATE = 21 TRIPS PER DAY (SEE TRAFFIC IMPACT STATEMENT)  
 ESTIMATE MACHINE TURN OVER = 3 TIMES PER DAY  
 PARKING REQUIRED = 21/3 = 7 spaces  
 PARKING PROVIDED = 9 spaces  
 HANDICAP SPACES PROVIDED = 1 HC space  
 ELEVATIONS BASED ON N.A.M.D. 1988 VERTICAL DATUM

**OWNER / APPLICANT**  
 (Lot 6)  
 DeSantis Family Trust dated 8/21/2015  
 4188 County Road 104  
 Oxford, Florida 34484  
 Phone (352) 303-0982

**OWNER**  
 (Lots 7, 10 & 11)  
 Blakewood Apartments, LLC  
 4188 County Road 104  
 Oxford, Florida 34484  
 Phone (352) 303-0982

**ENGINEER**  
 Keith E. Riddle, P.E.  
 Riddle - Newman Engineering, Inc.  
 115 North Canal Street  
 Leesburg, Florida 34748  
 Phone (352) 787-7482

**SURVEYOR**  
 David W. Hirst  
 D. W. Hirst & Associates, Inc.  
 13560 SE 36th Avenue  
 Summerfield, Florida 34491  
 Phone (352) 347-6775

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 LEESBURG, FLORIDA 34748  
 TEL: (352) 787-7482  
 FAX: (352) 787-7412  
 keith@riddle-n.com  
 www.riddle-n.com

RIDDLE  
**NEWMAN**  
 ENGINEERING INC.  
 ESTABLISHED 1988

REV #  
 REV #  
 REV #  
 REV #

DATE  
 DATE  
 DATE  
 DATE

DESCRIPTION  
 DESCRIPTION  
 DESCRIPTION  
 DESCRIPTION

KEITH E. RIDDLE, P.E.  
 State of Florida  
 Professional Engineer  
 No. 38800

Digitally signed  
 by Keith E Riddle  
 Date: 2026.04.23  
 10:26:25 -0400'

KEITH E. RIDDLE, P.E.  
 STATE OF FLORIDA,  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 38800

R.S.H.  
 K.E.R.  
 A.S. SHOWN  
 DATE: 12/2/23  
 REVISION: 23.14

COVER SHEET

THE WASH SALOON  
 FLORIDA  
 WILDWOOD

SHEET NO.  
 C1.1









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

**SUBJECT:** 26-0689 (SP) 708 N Main Modification

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	26-0689 (SP) 708 N Main Modification
Owner/Applicant	Roy Vaca/Lanstead Investments, LLC
Acreage	0.302 +/-
Property Location	The subject property is generally located on the southeast corner of the intersection of N Main Street and Maddox Street.
Parcel Number	G06C005
Date	May 4, 2026

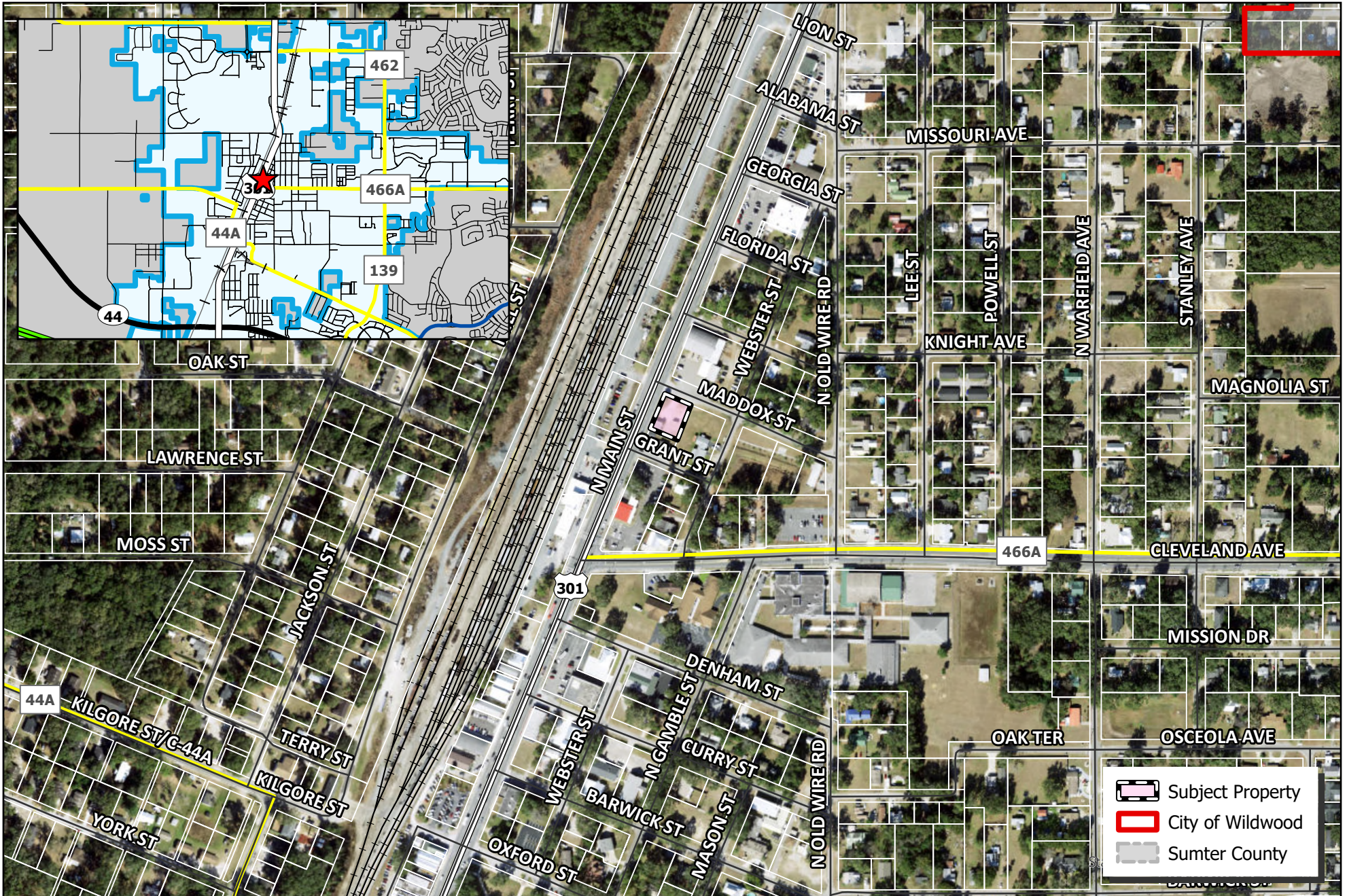
The applicant is seeking a favorable recommendation from the Project Review Committee for a minor modification to the previously approved site plan for a 1,222 square foot commercial building with infrastructure improvements, per the attached plans. This modification includes the relocation of the proposed utility connection from US HWY 301 to the utility lines on Maddox Street. The applicant has also decided to utilize two 3/4" meters for water service and irrigation, as opposed to the 2" meter from the previous plan set.

At the time of writing this report, there is one outstanding comment from the City Attorney regarding a correction to the Illicit Discharge and Connection Storwater Affidavit. An updated form has been uploaded to the portal, and is now under City Attorney review.

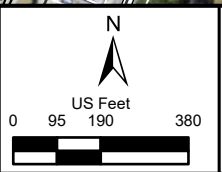
26-0689 meets the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



McKenna Page  
Planner I, Development Services



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



#26-0689  
**708 N MAIN STREET**  
 PARCEL G06C005

**MAP 1B**  
**LOCATION**  
**MAP**  
**FEB 2026**

Project Application #26-0689 708 N Main Modification (SP 2408-001)  
CA Comments  
2nd Submittal

1. LDR 4.4(D)(10) – Please provide an Illicit Discharge and Connection Stormwater Affidavit.
  - A. **RESPONSE: Please see attached.**
    - I. **Partially Satisfied; Please change the Registered Property Owner to Landstead Investments, LLC.**
2. City Attorney reserves the right to make further comments upon resubmittal.
  - A. **RESPONSE: Acknowledged.**
    - I. **Standing comment.**

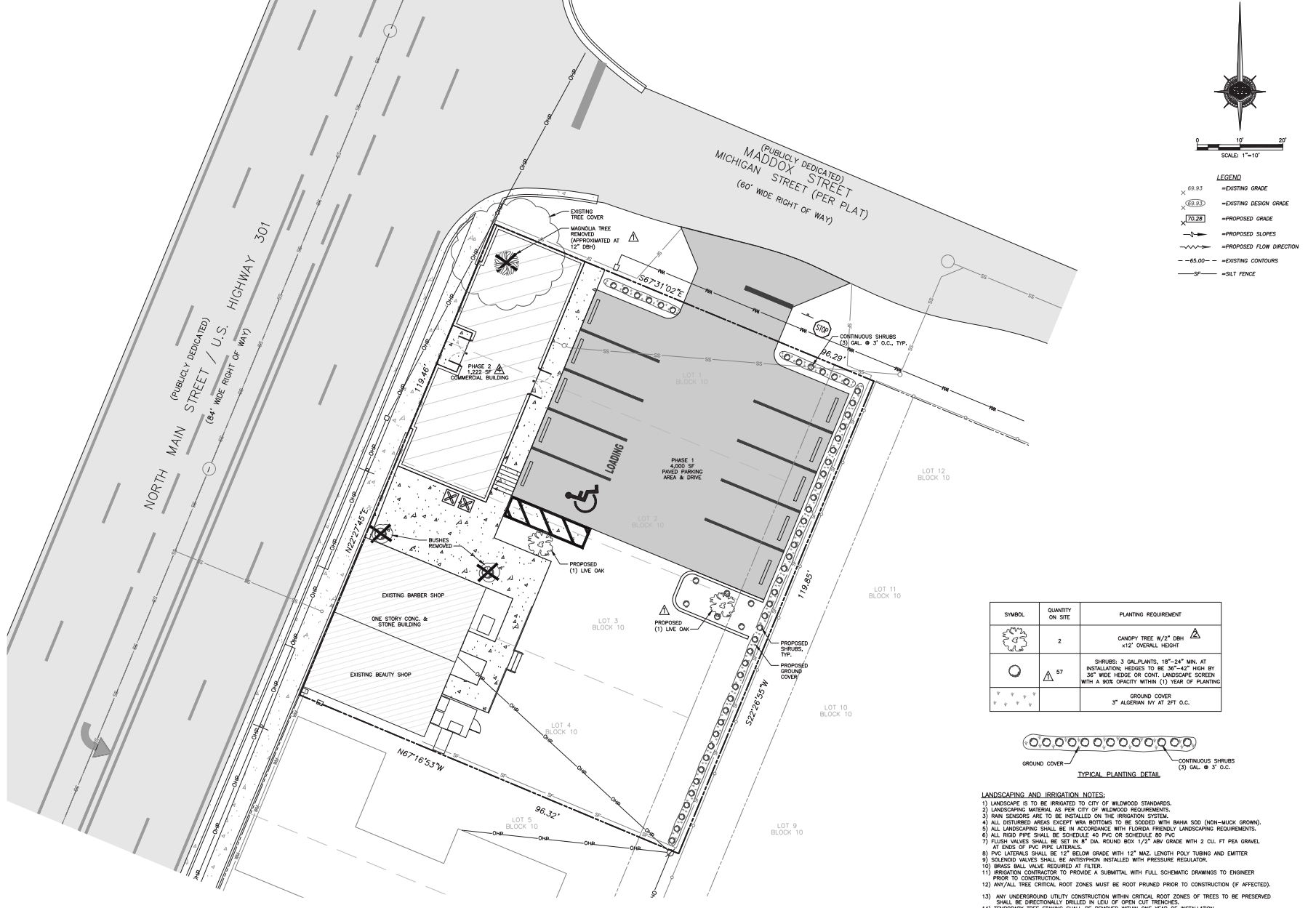








The engineer expressly reserves the exclusive common law copyright and property rights in any form or manner, and any party without the engineer's written consent.



SYMBOL	QUANTITY ON SITE	PLANTING REQUIREMENT
	2	CANOPY TREE W/2" DBH +12' OVERALL HEIGHT
	57	SHRUBS: 3 GAL. PLANTS, 18"-24" MIN. AT INSTALLATION; HEDGES TO BE 38"-42" HIGH BY 36" WIDE HEDGE OR CONT. LANDSCAPE SCREEN WITH A 90% OPACITY WITHIN (1) YEAR OF PLANTING
		GROUND COVER 3" ALGERIAN NY AT 2FT O.C.



- LANDSCAPING AND IRRIGATION NOTES:**
- LANDSCAPE IS TO BE IRRIGATED TO CITY OF WILMINGTON STANDARDS.
  - LANDSCAPING MATERIAL AS PER CITY OF WILMINGTON REQUIREMENTS.
  - RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
  - ALL DISTURBED AREAS EXCEPT W/VA BOTTOMS TO BE SOCCOED WITH BAMA SOD (NON-MUCK GROWING).
  - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS.
  - ALL ROOF PIPES SHALL BE SCHEDULE 40 PVC OR SCHEDULE 80 PVC.
  - FLUSH VALVES SHALL BE SET IN 8" DIA. ROUND BOX 1/2" AFB GRADE WITH 2 CU. FT. PEA GRAVEL AT END OF PVC PIPE LATERALS.
  - PVC LATERALS SHALL BE 12" BELOW GRADE WITH 12" MAZ. LENGTH POLY TUBING AND EMITTER.
  - SOLENOID VALVES SHALL BE ANTI-SIPHON INSTALLED WITH PRESSURE REGULATOR.
  - BRASS BALL VALVE REQUIRED AT FILTER.
  - IRRIGATION CONTRACTOR TO PROVIDE A SUBMITTAL WITH FULL SCHEMATIC DRAWINGS TO ENGINEER PRIOR TO CONSTRUCTION.
  - ANY/ALL TREE CRITICAL ROOT ZONES MUST BE ROOT PRUNED PRIOR TO CONSTRUCTION (IF AFFECTED).
  - ANY UNDERGROUND UTILITY CONSTRUCTION WITHIN CRITICAL ROOT ZONES OF TREES TO BE PRESERVED SHALL BE DIRECTIONALLY DRILLED IN LEU OF OPEN CUT TRENCHES.
  - TEMPORARY TREE STAKING SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.

CLIENT: ROY VACA/ LANDSTEAD INVESTMENTS, LLC

PROJECT: 708 N MAIN STREET

DRAWING: LANDSCAPE PLAN

6 of 9

DATE: 11/04/24

DISCUSSION: SKK

DATE: 12/30/24

SKK

DATE: 11/04/24

SKK

DATE: 11/04/24

SKK

DAVID W. SPRINGSTEAD, P.E.  
FLORIDA REGISTRATION NO. 48229

IF THIS SEAL IS STAMPED AFTER A SEVEN (7) YEAR PERIOD FROM THE DATE OF EXPIRATION OF THE LICENSE, THE LICENSEE SHALL BE REQUIRED TO RE-EXAMINE AND RE-EVALUATE HIS/HER KNOWLEDGE AND SKILLS IN THE PRACTICE OF PROFESSIONAL ENGINEERING.

STATE OF FLORIDA  
PROFESSIONAL ENGINEERING  
2102-05-24

**Springstead Engineering, Inc.**

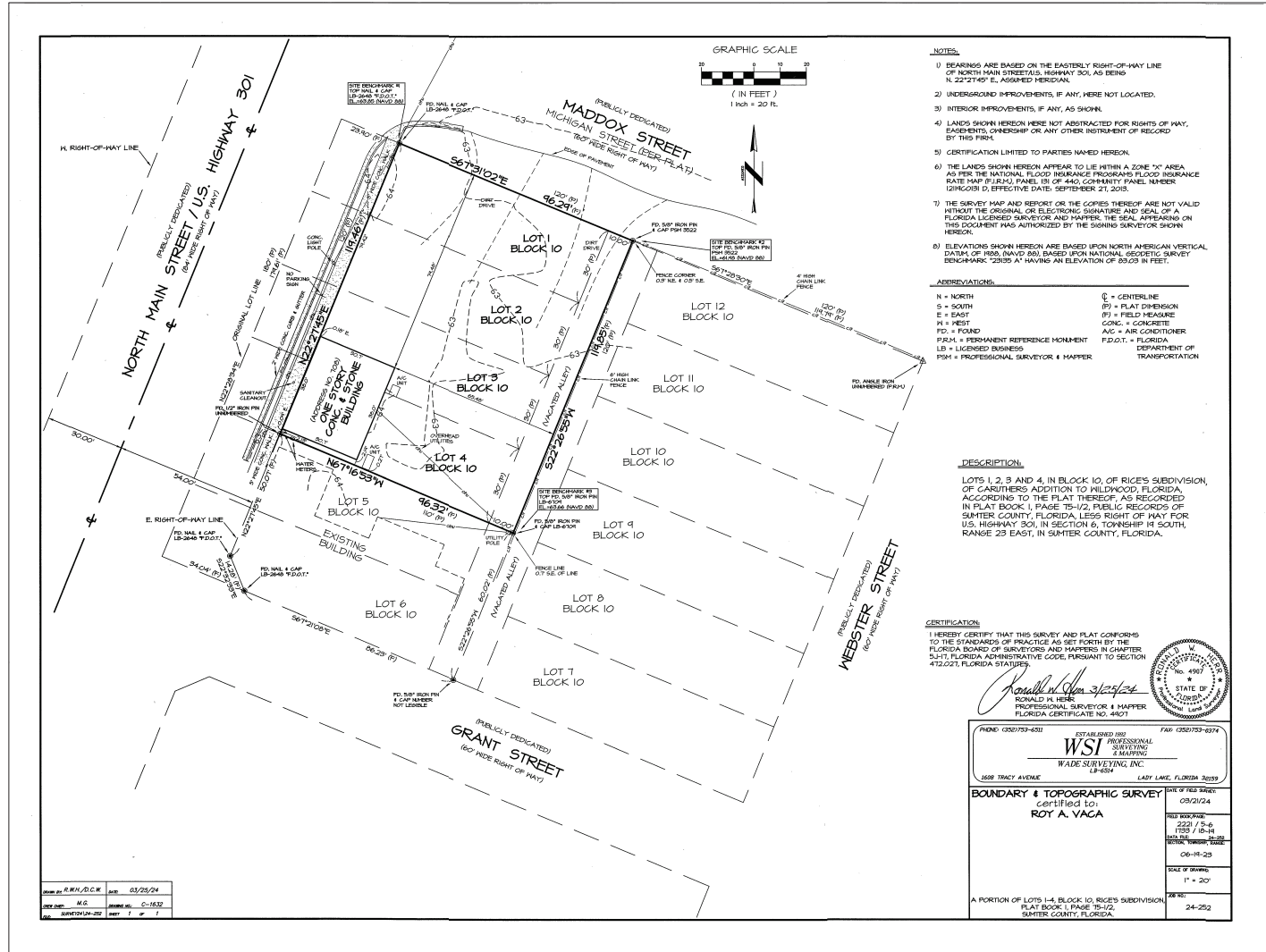
Consulting Engineers  
Planners

CA-0001783  
LA-0001783  
727 South 14th Street  
Leesburg, FL 34748  
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN:	708 N MAIN STREET	06/24
DESIGN:	DRAWN:	CHECKED:
JRH	SKK	SKK

DRAWING: LANDSCAPE PLAN

CLIENT:	ROY VACA/ LANDSTEAD INVESTMENTS, LLC 708 N MAIN STREET
JOB NO.:	2410002.000
SHEET:	6 OF 9



- NOTES.**
- 1) BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MAIN STREET/US. HIGHWAY 301, AS BEING N. 22°27'45" E., ASSUMED MERIDIAN.
  - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
  - 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
  - 4) LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
  - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
  - 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A "ZONE X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (FIRM), PANEL 191 OF 440, COMMUNITY PANEL NUMBER 121600010, EFFECTIVE DATE: SEPTEMBER 21, 2015.
  - 7) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
  - 8) ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85), BASED UPON NATIONAL GEODETIC SURVEY BENCHMARK "23195 A" HAVING AN ELEVATION OF 89.05 IN FEET.

**ABBREVIATIONS:**

N = NORTH	C = CENTERLINE
S = SOUTH	(P) = PLAT DIMENSION
E = EAST	(F) = FIELD MEASURE
W = WEST	CONC. = CONCRETE
FD = FOUND	A/C = AIR CONDITIONER
P.R.M. = PERMANENT REFERENCE MONUMENT	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENSED BUSINESS	
PSM = PROFESSIONAL SURVEYOR & MAPPER	

**DESCRIPTION.**

LOTS 1, 2, 3 AND 4, IN BLOCK 10, OF RICE'S SUBDIVISION, OF CARBURIERS ADDITION TO WILDWOOD, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75-1/2, PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY 301, IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN SUMNER COUNTY, FLORIDA.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 3-117, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

*Ronald H. Hise*  
 RONALD H. HISE  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 4907



FIRM: 032723-001 ESTABLISHED 1982 <b>WSI</b> PROFESSIONAL SURVEYING & MAPPING WADE SURVEYING, INC. 1508 TRACY AVENUE LADY LAKE, FLORIDA 32059	FIRM: 032723-001 ESTABLISHED 1982 <b>WSI</b> PROFESSIONAL SURVEYING & MAPPING WADE SURVEYING, INC. 1508 TRACY AVENUE LADY LAKE, FLORIDA 32059
<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> Certified to: <b>ROY A. VACA</b>	DATE OF FIELD WORK: 03/21/24 DATE OF PLOTTING: 2/27/24 DATE OF FINAL REVIEW: 06-18-25 SCALE OF DRAWING: 1" = 20' SHEET NO.: 24-252

DATE: 03/25/24  
 DRAWN BY: M.C.  
 CHECKED BY: M.C.  
 SCALE: 1" = 20'



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

**SUBJECT:** 26-1168 (SP) VOSO Phase 31YZ Master Plan

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

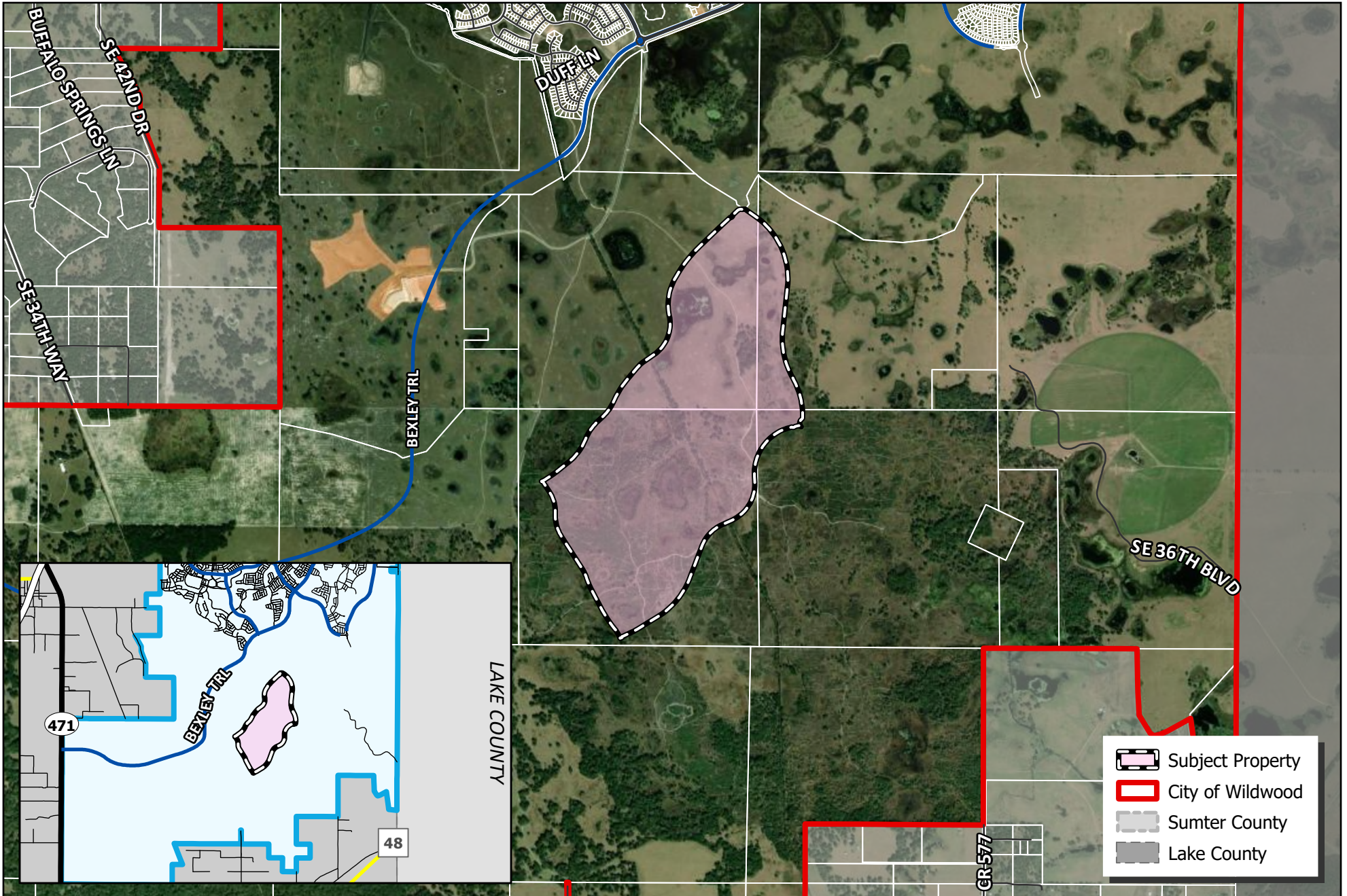
Case Number	26-1168 (SP) VOSO Phase 31YZ Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	641.30 +/-
Property Location	The subject property is generally located approximately 5 miles west of Florida's Turnpike and approximately 4.21 miles east of SR 471, off the Bexley Trl and Landstone Blvd roundabout.
Parcel(s)	K22-001, K26-002, K27-001, K34-001, & K35-001
Date	May 4, 2026

The applicant is seeking a favorable recommendation from the Project Review Committee for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas, per the attached plans.

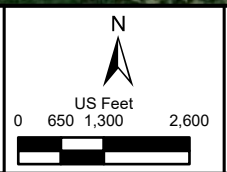
26-1168 meets the criteria set forth within The Villages of Southern Oaks Chapter 163 Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Amanda Bondi  
Planning Manager, Development Services



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
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#26-1168

## VOSO - PHASES 31YZ MASTER PLAN

PARCELS K22-001, K26-002, K27-001, K34-001 & K35-001

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2026**

