



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

Agenda
Regular Meeting
June 2, 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 May 05, 2026, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **26-5061 (RZ) Myles Enterprises LLC**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels: K13-042 & K13-012 **Staff recommends approval.**

2. **25-3061 (PLAT) Northern Pines Subdivision Improvement Plat
Parcels D30-016, D30-043, D30-083, & D30-097**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for an improvement plan consisting of 117 single-family lots with associated infrastructure including the construction of a 6-inch 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. **Project Review Committee recommends approval contingent on resolution of the outstanding comments.**

3. **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 Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 641.30 acres, MOL. **The Project Review Committee 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.

June 2, 2026 2:15 PM

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

SUBJECT: Planning & Zoning Regular Meeting May 05, 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
May 5, 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
Melanie Strickland	Development Services Director	Present
Amanda Bondi	Planning Manager	Present
Jackson Shelton	Deputy City Clerk	Present

Special Magistrate Holt brought the meeting to order at 2:15 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 April 07, 2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 7, 2026, Planning and Zoning Board meeting. She also approved the summary minutes for the April 7, 2026, Planning and Zoning Board as Local Planning Agency meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 25-4176 (SP) Total Pet Care

Special Magistrate Holt read aloud the title of 25-4176 (SP) Total Pet Care. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval for the conversion of existing structures to accommodate a pet training facility. She commented that a technical wavier was approved by the Project Review Committee. The technical waiver would waive the northern, southern and eastern landscape buffer requirements in lieu of a vinyl fence. Bondi noted the Project Review Committee recommended approval. The applicant's representative, Tyler Counts of Clymer Farner Barley, Inc. stated he was available for any questions. Special Magistrate Holt recommended approval of 25-4176 (SP) Total Pet Care and noted the site plan would go to the

City Commission for final determination.

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

2. 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance

Special Magistrate Holt read aloud the title of 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance. Planning Manager Bondi provided a brief explanation and noted the applicant sought a variance to remove 41 heritage trees as part of the Northern Pines Subdivision development. She noted the subject property was approximately 24 acres that spanned multiple parcels of land and a portion of trees were mitigated per requirements of Land Development Regulation 6.10. Special Magistrate Holt inquired about the mitigation requirements under 6.10, specifically the tree mitigation bank. Bondi clarified that trees over 36 inches in diameter at breast height were allowed to be mitigated with 4 replacement trees. Bondi noted that not all trees being removed required mitigation, as some qualified for infrastructure credits. The applicant's representative, Tyler Counts of Clymer Farner Barley, Inc. explained the technical constraints that were driving the need for tree removal.

Special Magistrate Holt noted for the record that numerous written responses had been received. She noted an additional response was received from Robert and Eloise Senn in opposition to the tree removal after the agenda had been published.

The Casteel family, which consisted of 5 speakers, voiced their opposition to the variance and noted ecological, preservation, historic, flooding and environmental concerns. Mark and Susan Crenshaw voiced their concerns about the variance and emphasized the same points the Casteel family had made. Counts responded to the public comments and explained an environmental study was conducted that showed wetlands. He stated the applicant had an approved ERP with the Southwest Florida Water Management District where they would pay to mitigate wetland impacts. Counts remarked on flooding concerns and explained the City of Wildwood was regulated by the Southwest Florida Water Management District and the city required an entire 100-year storm volume in a pond without discharge.

Special Magistrate Holt stated her consideration was based on Section 6.10, Subsection M of the Land Development Regulations, and she found the applicant had appropriately submitted the application with justification supported by two arborists and engineered tree plans. Special Magistrate Holt granted the 26-1572 (V) Northern Pines Subdivision Heritage Tree Removal Variance and noted it was a final decision subject to appeal.

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

3. 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance

Special Magistrate Holt read aloud the title of 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance. Development Services Director Strickland provided a brief explanation in the absence of Assistant Development Services Director Then. She stated the applicant sought to remove a 56-inch live oak tree labeled as Tree Number 2, and a 52-inch live oak tree labeled as

Tree Number 37. She remarked that after commencing work, it was identified that existing heritage live oak trees were in conflict with the clear site zones. She stated that, per the applicant, calculated efforts were made for ingress/egress points to not impact the existing trees. However, after deliberation of additional studies and concepts, the effort did not result in a design that would save the two trees. Strickland stated that staff recommended approval because the applicant exercised, to the best practicable extent, preserving 17 other heritage trees. She noted the applicant had acknowledged that an approval could result in a monetary mitigation fee requirement. Special Magistrate Holt clarified that mitigation would proceed with the city after the variance was granted, to which Strickland confirmed. Applicant Representative Ryan Heilman stated he was available for any questions.

Special Magistrate Holt added to the record that this was not just a carte blanche agreement to take down trees, and it was subject to the city's land development regulations. Special Magistrate Holt granted the 26-1664 (V) Summerfield Cottages Heritage Trees Removal Variance.

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 2:50 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: 26-5061 (RZ) Myles Enterprises LLC

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-0561 Myles Enterprises, LLC
Ordinance Number	O2026-20
Owner & Applicant	Myles Enterprises, LLC
Property Location	The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout, addressed as 8761 E C-470, Sumterville, FL 33585.
Parcel(s)	K13-042 & K13-012
Date	May 26, 2026

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RR, Rural Residential, (City) for the parcel listed above on 9.77 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-0559 Myles Enterprises (O2026-19).

ANALYSIS: The applicant is not proposing any additional development at this time, but has submitted a voluntary annexation, small-scale comprehensive plan amendment, and rezoning applications. The applicant has indicated they would like to apply for a lot split once the annexation, comprehensive plan amendment, and rezoning applications are completed.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to RR should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to RR is consistent with the proposed Future Land Use Map designation of Rural Residential (RR) and the intent of the Comprehensive Plan as stated

in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential. The proposed RR zoning designation will be consistent with the surrounding area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Schools: The property could generate up to 2.952 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: These properties are outside of the City's utility service area, and utilities are not currently available.

Streets: The applicant has applied for an exemption from the TIA submittal, which was granted by Sumter County Public Works due to the site producing less than 50 trips per day. Should any additional development occur on the properties, a TIA may be required at time of site plan submittal.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The applicant has submitted voluntary annexation, comprehensive plan amendment, and rezoning applications due to the property's location within the Joint Planning Area (JPA). The applicant intends to complete a lot split application through the City once the annexation, comprehensive plan amendment, and rezoning applications are complete.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed change in zoning will not increase the traffic congestion in the area or be a detriment to public safety. Sumter County Public Works has signed off on the property's exemption from submittal of a Traffic Impact Analysis, as the site does not generate enough trips to deem the analysis necessary.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

Zoning Designation	Surrounding Parcels
North	E C 470 & ARD (City)
South	ARD (City)

East RR5C (County)

West ARD (City)

If the rezoning is approved, the applicant will be required to submit a site plan or zoning clearance depending on the scope of work, to the City prior to development. The site plan or zoning clearance will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2026-19 to be forwarded to the City Commission for further action, subject to the approval of O2026-20, which establishes a future land use appropriate for the proposed zoning.



McKenna Page

Planner I, Development Services

ORDINANCE NO. O2026-20

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels: K13-042 & K13-012
MYLES ENTERPRISES LLC
9.77 Acres +/-

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF 8761 E C 470, SUMTERVILLE, FL 33585

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY, SUMTER COUNTY, FLORIDA. SUBJECT TO 20 FOOT EASEMENT OVER AND ACROSS THE EAST SIDE THEREOF.

PROPERTY APPRAISORS PARCEL ID NO: K13-012

PROPERTY APPRAISORS PARCEL ID NO: K13-042

This property is to be reclassified from RR5 (Sumter County) to RR (City of Wildwood).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the

same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said ordinance.

SECTION 4. This ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

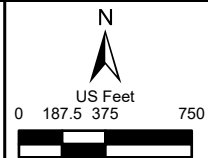
Approved as to form:

City Attorney

EXHIBIT A



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

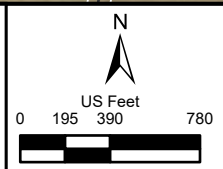


#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 1A
LOCATION
MAP
FEB 2026

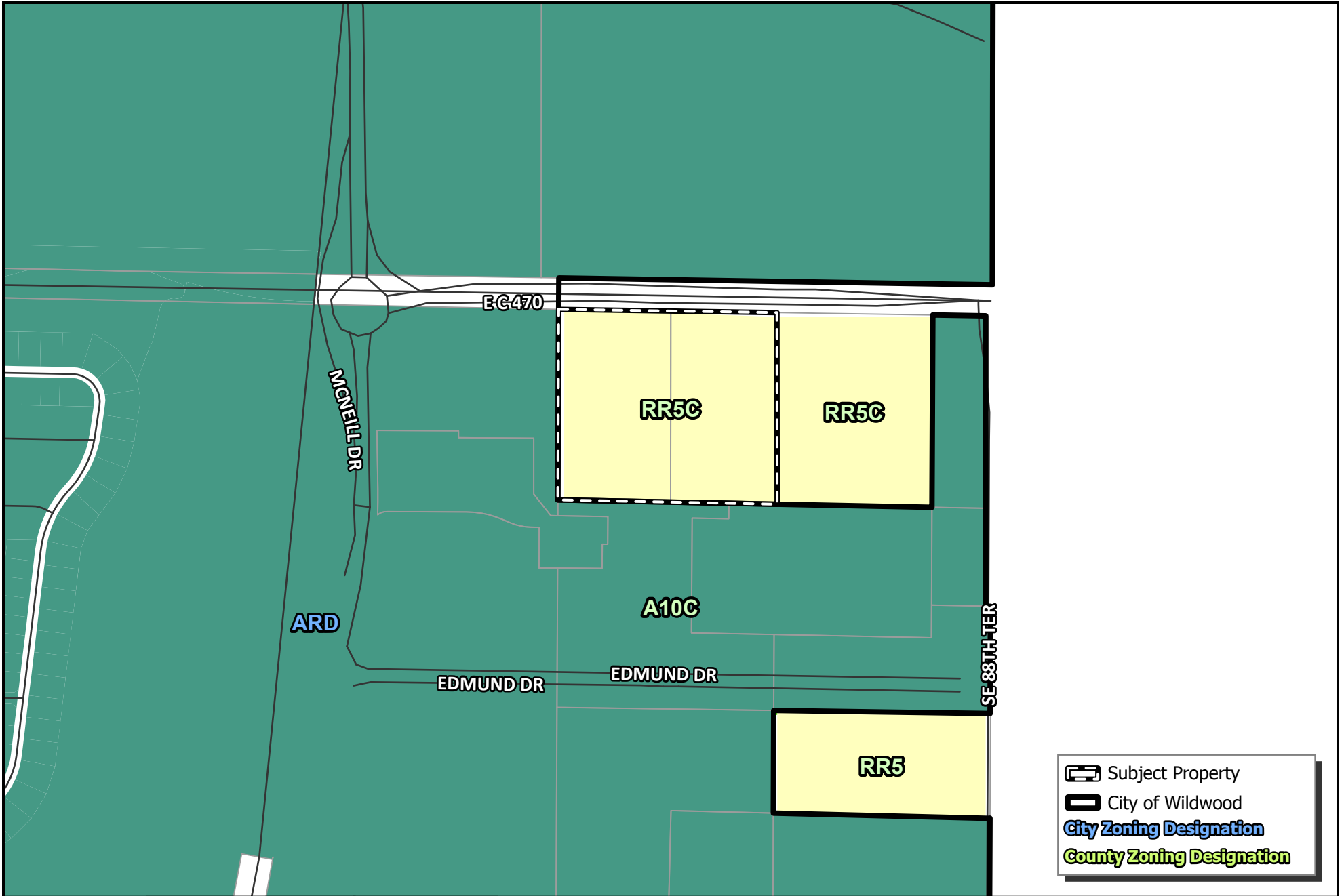


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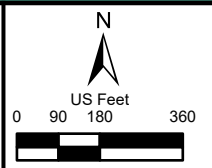


#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 1B
LOCATION
MAP
FEB 2026

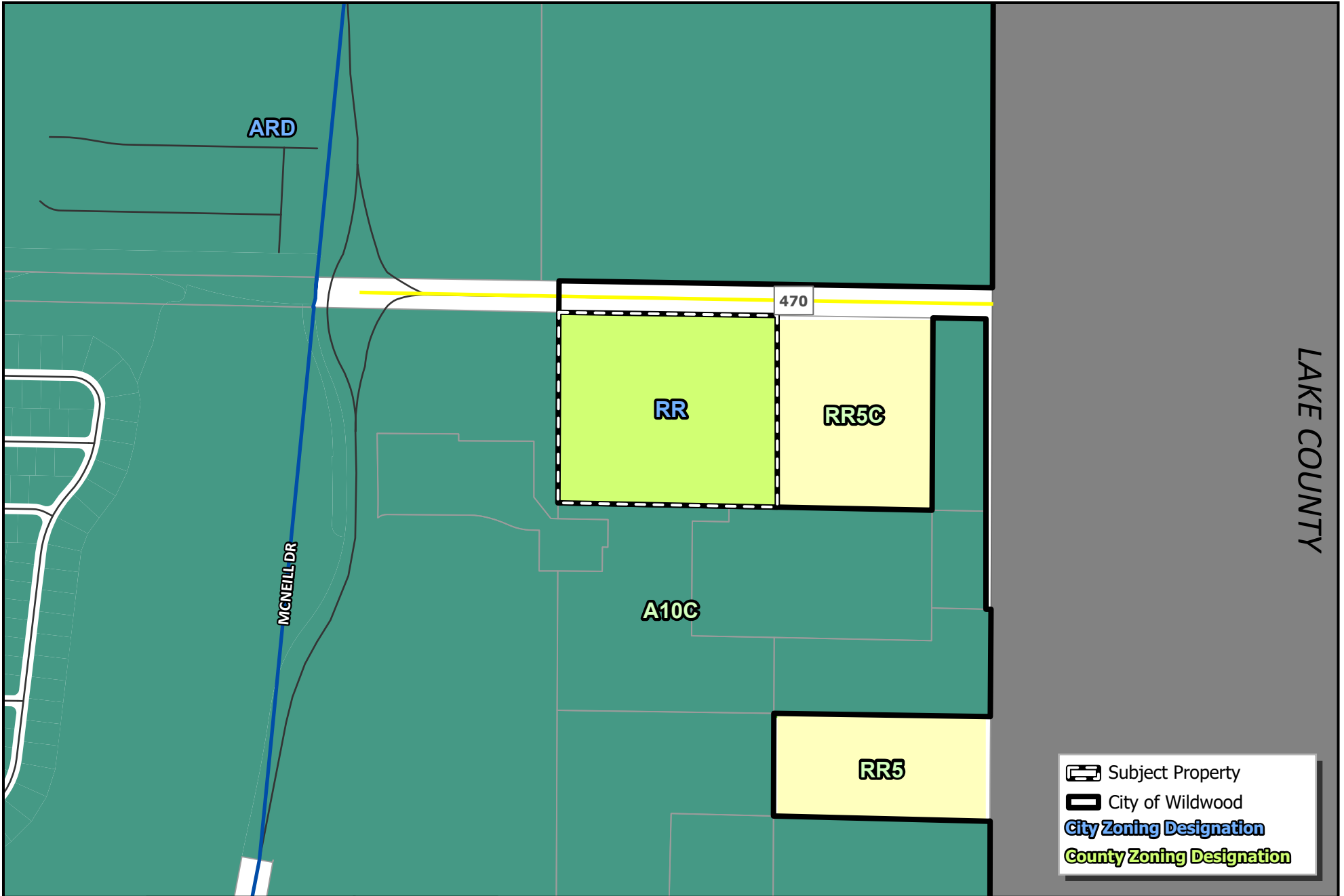


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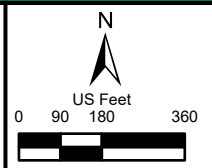


#26-0561
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 3A
EXISTING ZONING
FEB 2026



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#26-0561

MYLES ENTERPRISES LLC

PARCELS K13-012 & K13-042

MAP 3B

PROPOSED ZONING

MAY 2026



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-20

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

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

REQUESTED ACTION: Project Review Committee 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 26, 2026

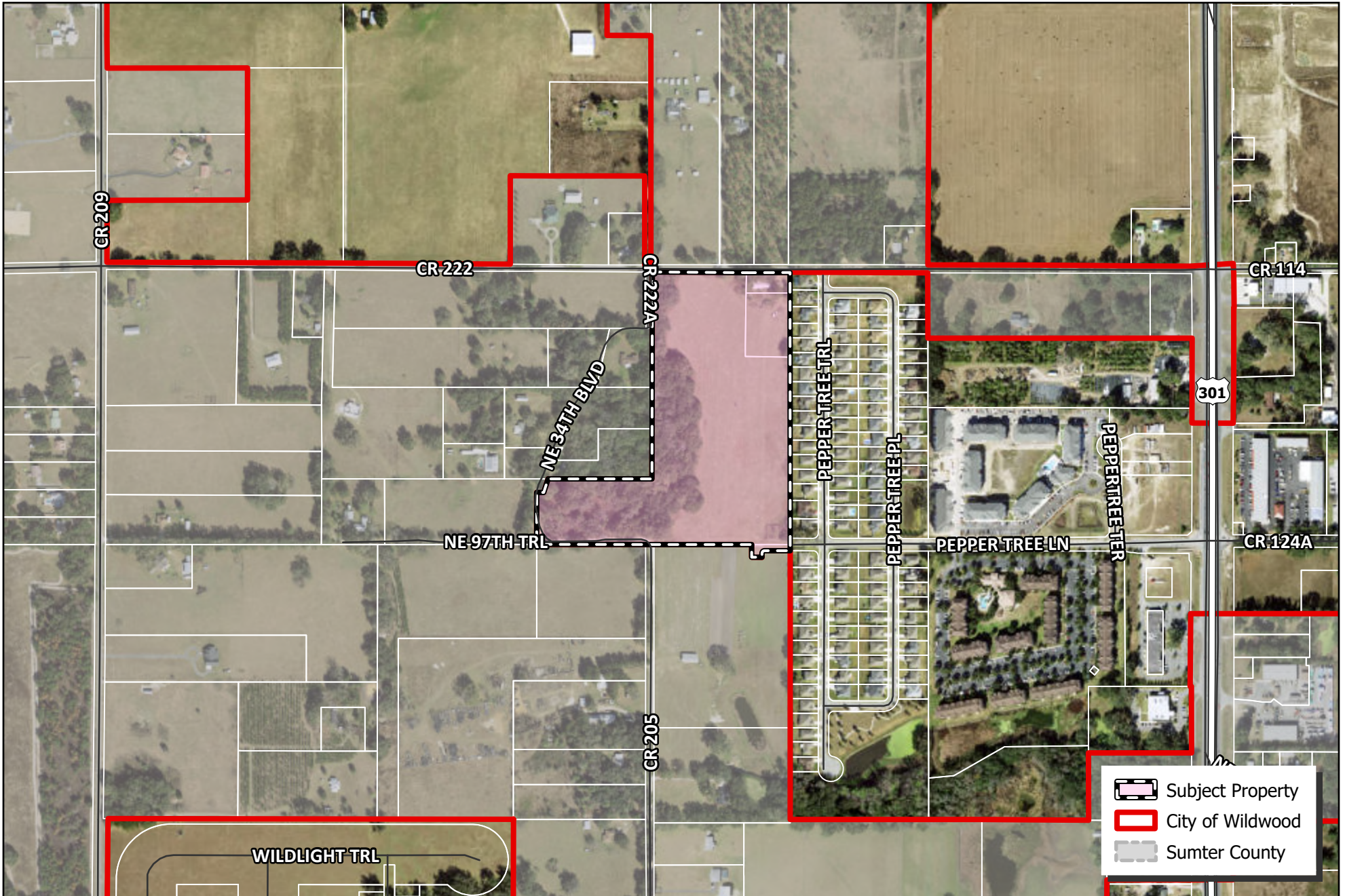
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for an improvement plan consisting of 117 single-family lots with associated infrastructure including the construction of a 6-inch force main approximately 2,690 linear feet along the north side 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, for 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 off-site infrastructure improvement credits.

There are outstanding comments from the city attorney and utility department. For the city attorney items, the applicant is currently working on providing a performance surety for the off-site 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. Staff is awaiting a resubmittal to address the utility comment.

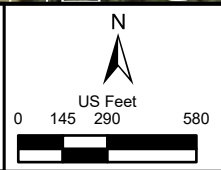
25-3061 will meet the criteria within the Northern Pines Developer's Agreement, Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan upon resolution of all outstanding comments.

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



#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:

denies the Variances.

other: _____

Dated: May 5, 2026


Lindsay C.T. Holt
Special Magistrate City of Wildwood



May 12, 2026

RE: Review Letter PJA 25-3061 Northern Pines Subdivision Improvement Plan (FKA Peppertree Subdivision)

Dear Development Services,

On behalf of the City of Wildwood Utility Department, I have reviewed the plan mentioned above and have the following comments.

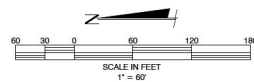
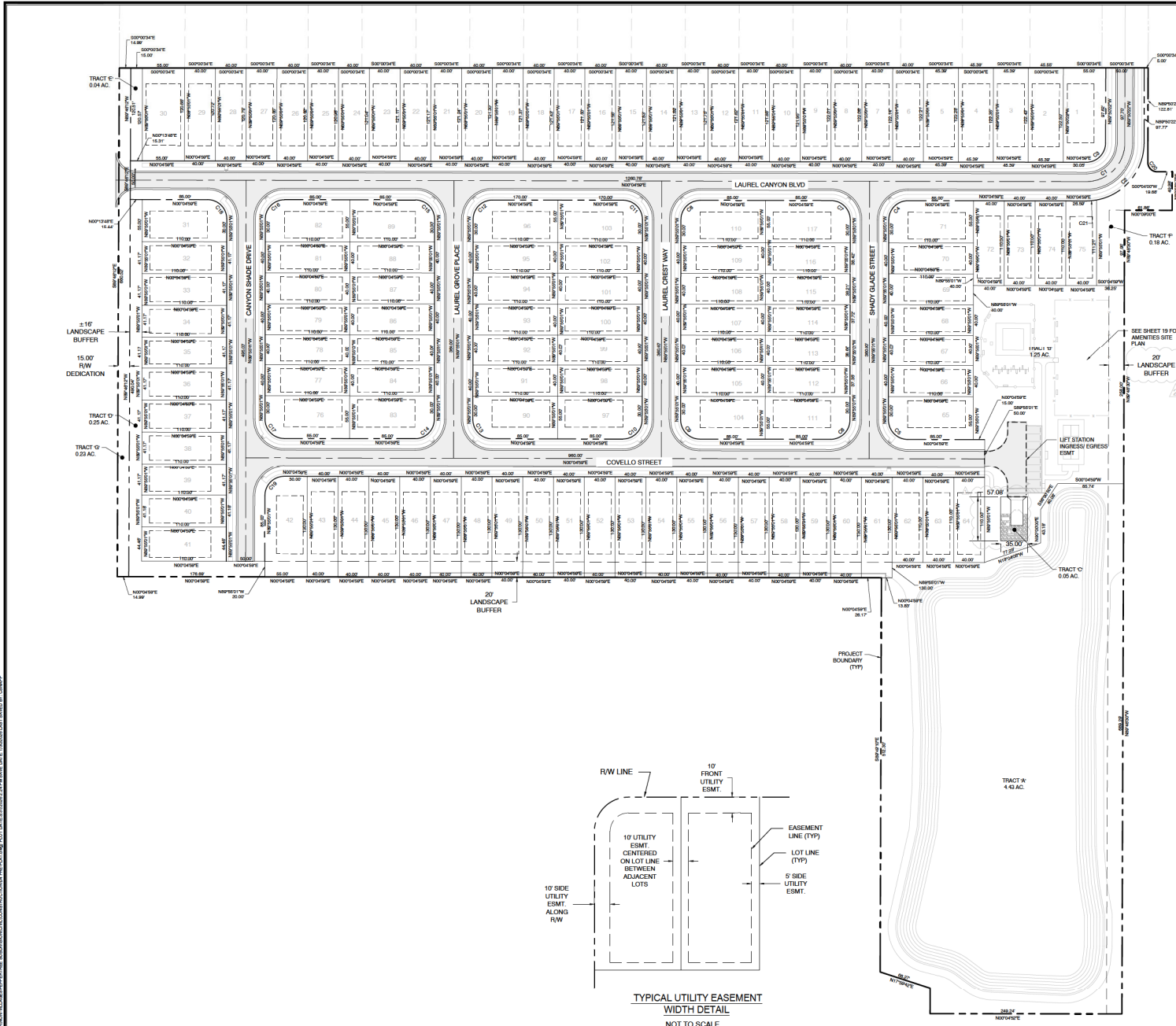
- **ARV to be shown on design plans at the highest elevation on main.**

If you have any questions, please feel free to contact me.

Sincerely,

Jason Martin
Deputy Director, Utilities

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



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	69°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	N44°50'01"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	S05°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 + 3.15/2 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* (3.15/2 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.

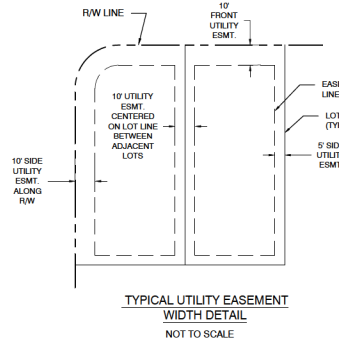
ALL ROADS TO BE DEDICATED TO THE CITY OF WILDWOOD.

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 SIZING, 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



TYPICAL UTILITY EASEMENT WIDTH DETAIL
NOT TO SCALE

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

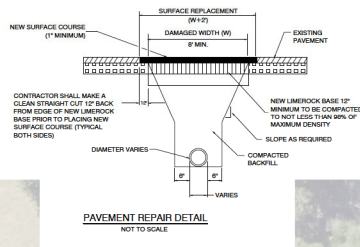
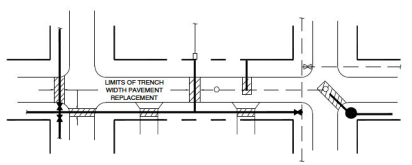
CLYMER FARMER BARLEY
 CLYMER FARMER BARLEY, INC.
 7413 ALFORD ROAD, PALM BEACH, FL 33409

CFB

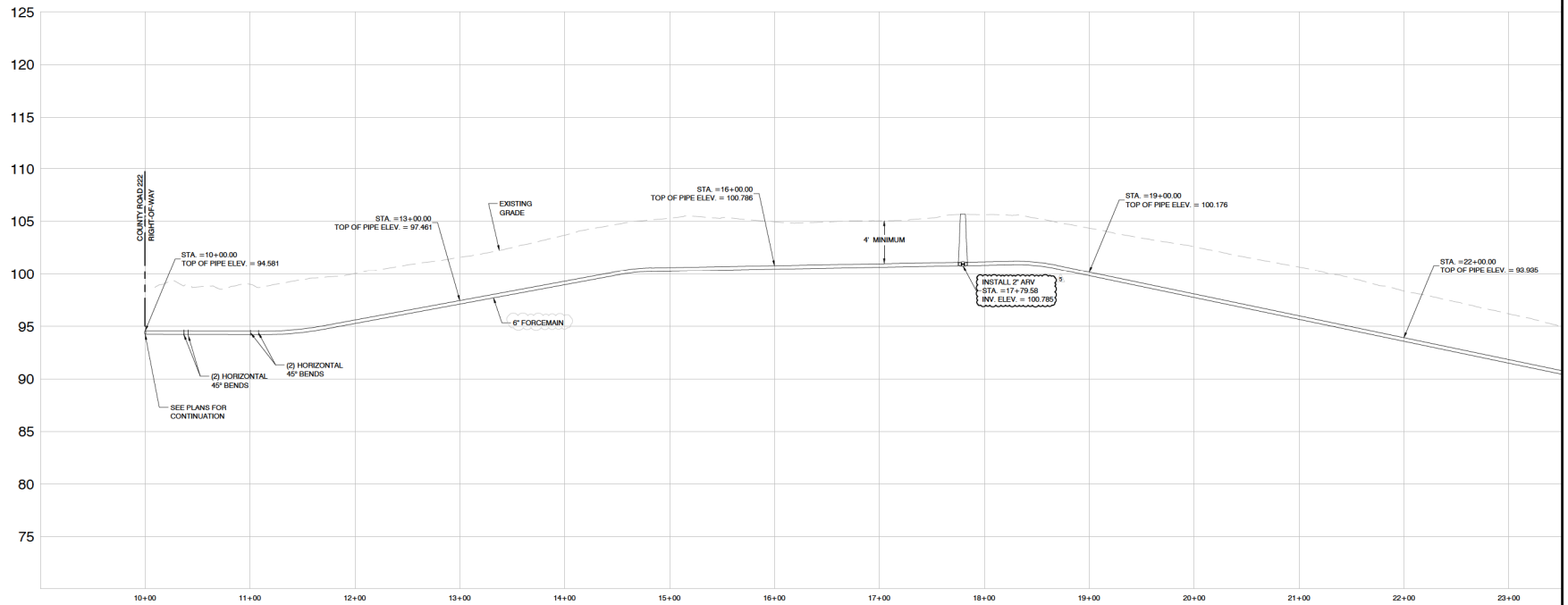
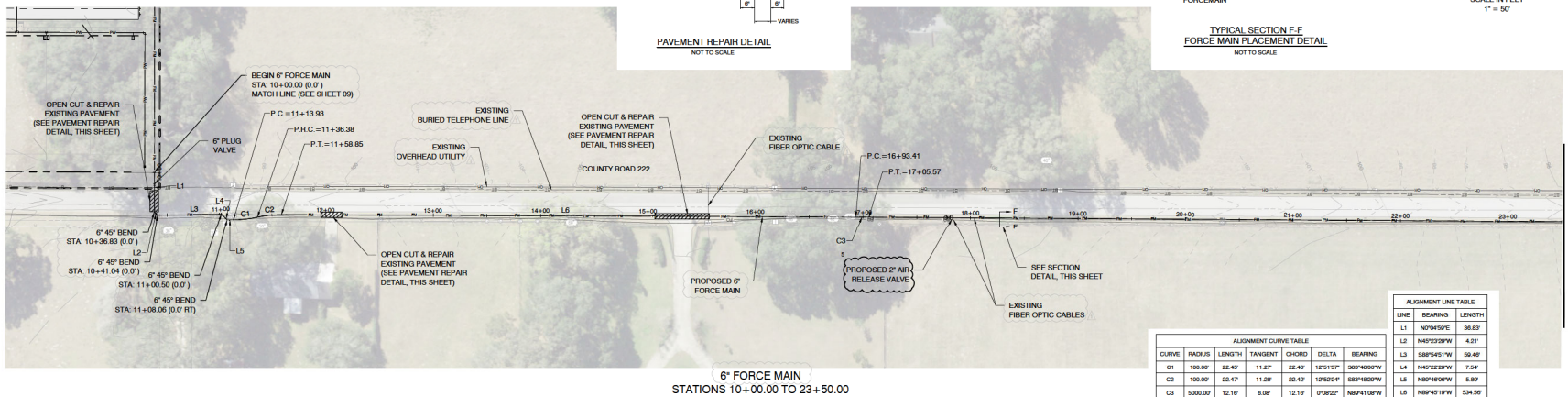
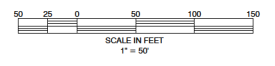
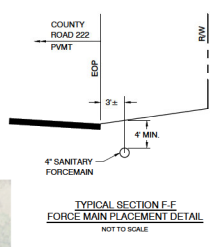
NORTHERN PINES SUBDIVISION
 PRELIMINARY IMPROVEMENT PLAN
 WILDWOOD, FL
PRELIMINARY IMPROVEMENT PLAN

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

SHEET NUMBER 04



- NOTES
1. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES. SAWCUTS SHALL BE MADE TO MIN DEPTH OF 1 1/2 INCHES.
 2. SURFACE TREATMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 3. THE TYPE AND THICKNESS OF THE NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.



BY: [Blank] DATE: 12-11-2024
 DRAWN BY: [Blank] CHECKED BY: [Blank]
 PROJECT # 23-0005-00066
 FILE NAME 23-FORCE MAIN.PLT
 SHEET NUMBER 27

REVISIONS

NO.	DATE	DESCRIPTION
1	12-11-2024	ISSUED FOR PERMIT
2	04-28-2025	REVISED

CITY OF WILLOWOOD
 7413 ALFORD ROAD, WILLOWOOD, FL 33792

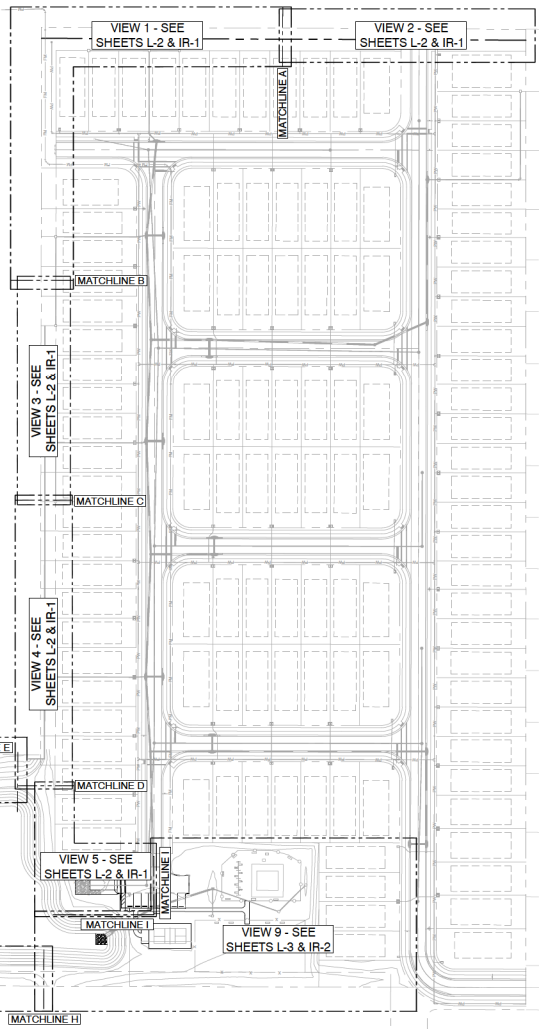
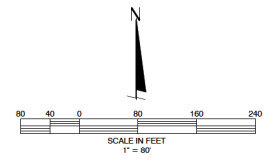
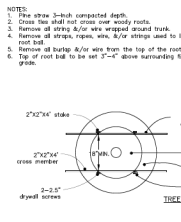
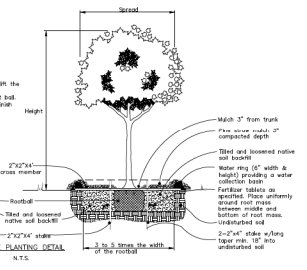
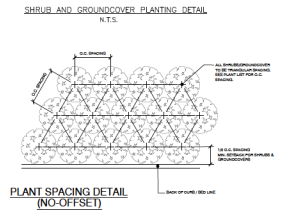
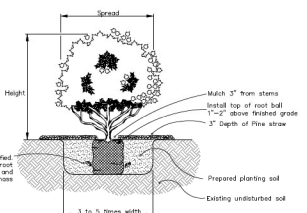
CFB
 CLYMER FARMER BARLEY, Inc.
 4800 W. PALM BLVD.

NORTHERN PINES SUBDIVISION
 PRELIMINARY IMPROVEMENT PLAN
 WILLOWOOD, FL

FORCE MAIN PLAN & PROFILE 1

SAVE DATE: 4/28/2024
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT # 23-0005-00066
 FILE NAME 23-FORCE MAIN.PLT
 SHEET NUMBER 27

- LANDSCAPE & IRRIGATION GENERAL NOTES
- WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION. CALL 1-800-427-4770 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 THESE OTHER SOURCES 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 ANY 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 REFERENCE 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 CONTRACTOR'S 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 PLUMED AND PROPERLY STAKED 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 SIZING OF TREES TO FORM SPINES, 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 APPLIED. CONTRACTOR SHALL ADD AGRIFORM 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 (SHRUBS TERSEBINTHIFOLIA), PLANK TREE (MELALEUCA QUINCIDENTRATA) AND CHINESE YALOW (SHRUBS SERRIFOLIUM) MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT. WHERE 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 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 OWNER'S 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.



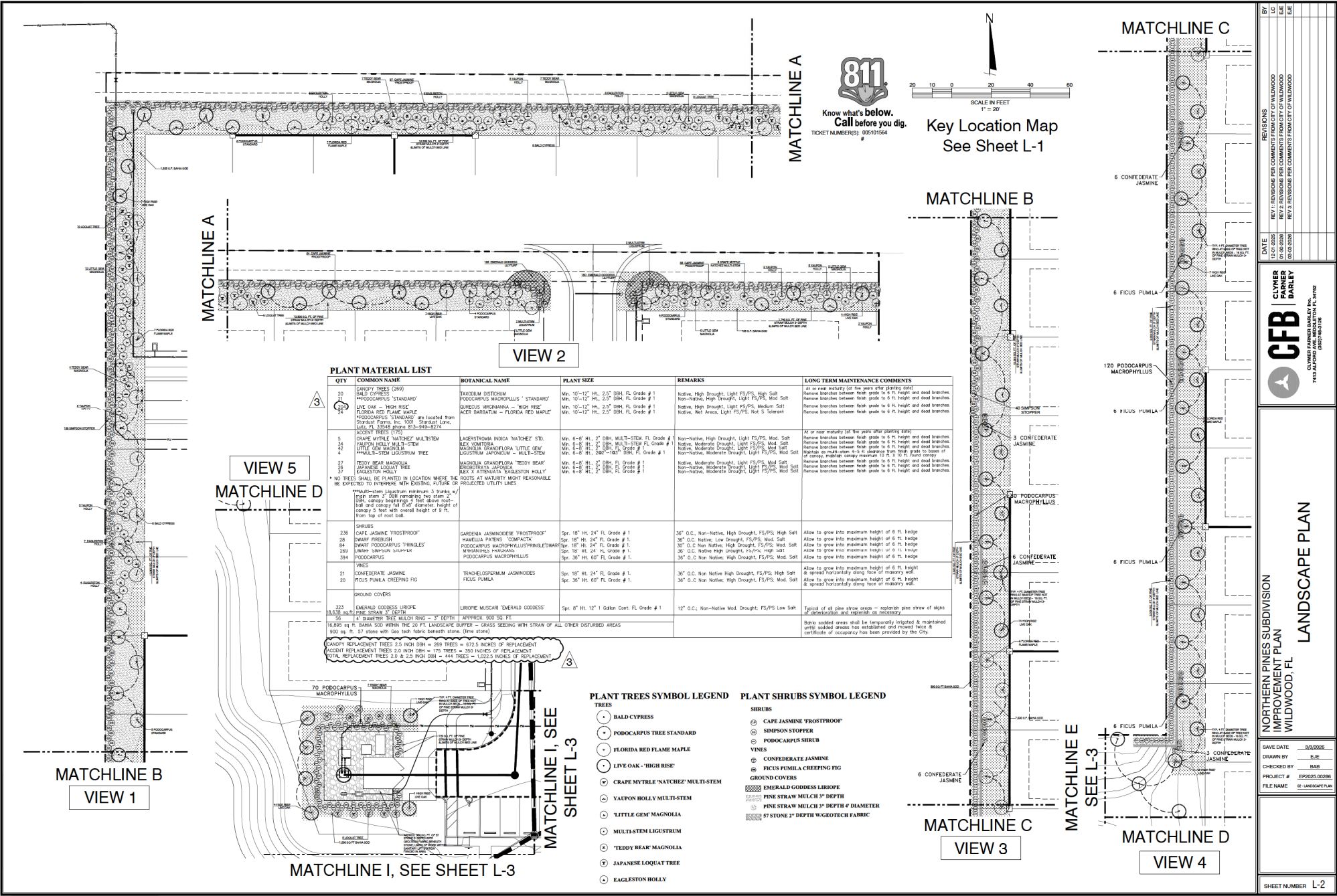
DATE	REVISIONS	BY
11-01-2025	REV 1: REVISION PER COMMENTS FROM CITY OF WILDWOOD	LCZ
01-08-2026	REV 2: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE
02-05-2026	REV 3: REVISION PER COMMENTS FROM CITY OF WILDWOOD	BAE

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CFB
 CLYMER FARMER BARLEY, INC.
 7415 ALFORD ROAD, WILDWOOD, FL 34787

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



PLANT MATERIAL LIST

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 Lightroom minimum 3' spacing w/ 1/2" 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	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	CAPE JASMINE 'FROSTPROOF'	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	SIMPSON STOPPER	PODOCARPUS 'SIMPSON STOPPER'	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	PODOCARPUS TREE STANDARD	MIRANDESIA PROLIQUA	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	PODOCARPUS SHRUB	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 JASMINODESSE	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	EMERALD GODDESS LIROPE	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
18,699 sq ft	EMERALD GODDESS LIROPE	LIROPE MUSCARI 'EMERALD GODDESS'			
35	3" DIAMETER TREE MULCH RING - 3" DEPTH	APPROX. 900 SQ. FT.			
16,890 sq ft	2.5" BAKSA 500 WITH THE 20 FT. LANDSCAPE BUFFER - GRASS SEEDING WITH STRAW OF ALL OTHER DISTURBED AREAS	900 sq. ft. - 27' stone with Geo. Tech fabric beneath stone. (One stone)			
<p>GANYO REPLACEMENT TREES 2.5 INCH DBH = 269 TREES = 672.5 INCHES OF REPLACEMENT ACCENT REPLACEMENT TREES 2.0 INCH DBH = 175 TREES = 350 INCHES OF REPLACEMENT 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/GEOTEX FABRIC

REVISIONS

DATE	BY	REVISION
12-01-2025	REV 1	REVISION PER COMMENTS FROM CITY OF WILWOOD
01-08-2026	REV 2	REVISION PER COMMENTS FROM CITY OF WILWOOD
02-03-2026	REV 3	REVISED PER COMMENTS FROM CITY OF WILWOOD

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

811
 Know what's below.
 Call before you dig.
 TICKET NUMBERS: 005101564

SCALE IN FEET
 1" = 20'

Key Location Map
 See Sheet L-1

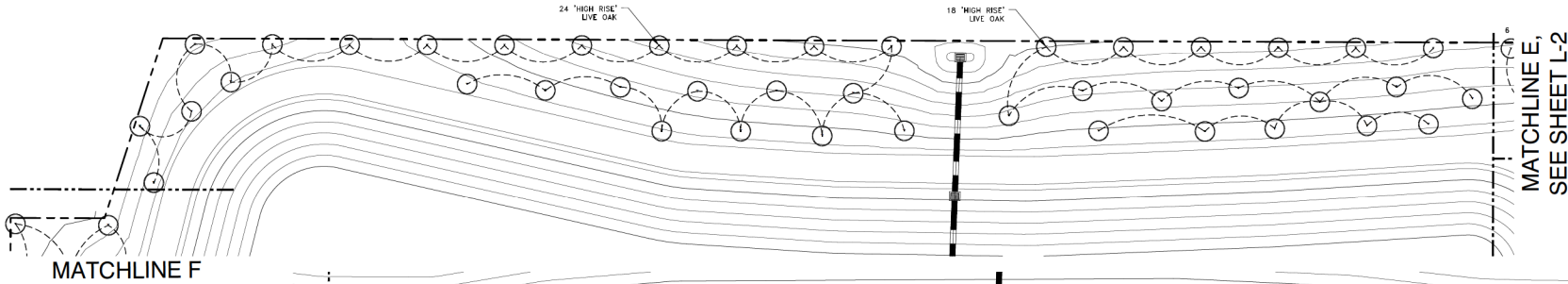
LANDSCAPE PLAN
 NORTHERN PINES SUBDIVISION
 IMPROVEMENT PLAN
 WILWOOD, FL

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

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: 00510164

DATE	REVISIONS
12-01-2025	REV 1: REVISIONS PER COMMENTS FROM CITY OF WILMWOOD
01-08-2026	REV 2: REVISIONS PER COMMENTS FROM CITY OF WILMWOOD
02-05-2026	REV 3: REVISIONS PER COMMENTS FROM CITY OF WILMWOOD

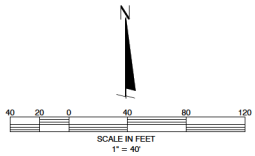
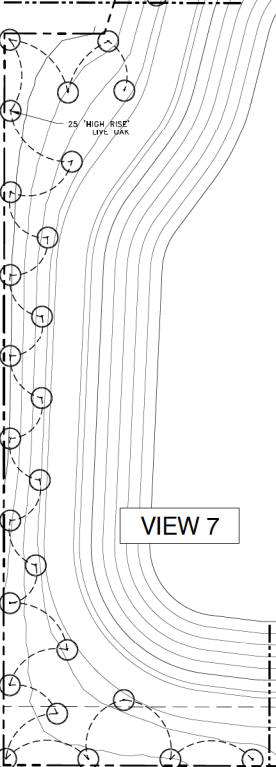
MATCHLINE F

MATCHLINE E,
SEE SHEET L-2

MATCHLINE G

VIEW 8

MATCHLINE H



VIEW 7

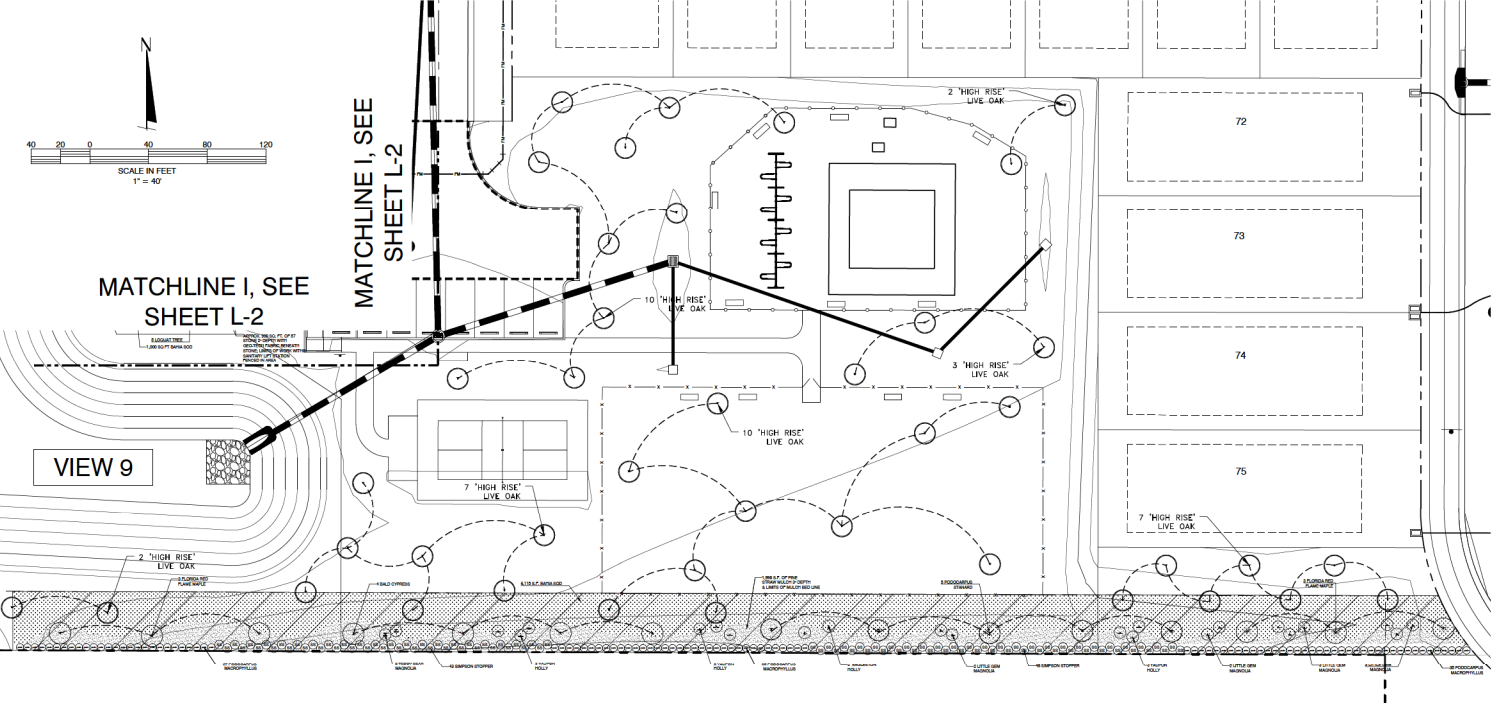
MATCHLINE I, SEE
SHEET L-2

MATCHLINE I, SEE
SHEET L-2

VIEW 9

MATCHLINE G

MATCHLINE H



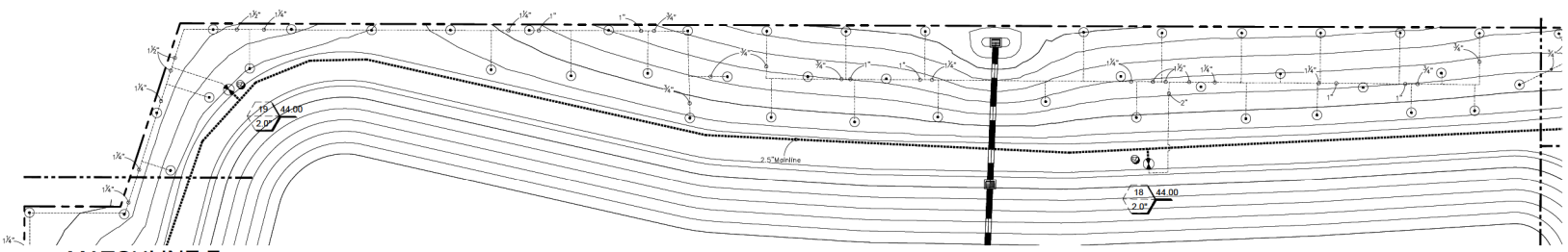
CFB FARNER BARLEY
LANDSCAPE ARCHITECTS
7413 ALABAMA AVE. WILMWOOD, FL 34786
(813) 339-1100

NORTHERN PINES SUBDIVISION
IMPROVEMENT PLAN
WILMWOOD, 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



MATCHLINE E;
MATCHLINE F;
SEE SHEET IR-1

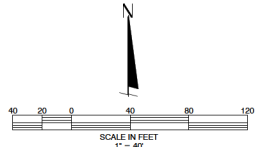
MATCHLINE F

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
01-08-2026	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 ALFORO DRIVE
MOUNTAIN VIEW, FL 32664

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

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

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

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

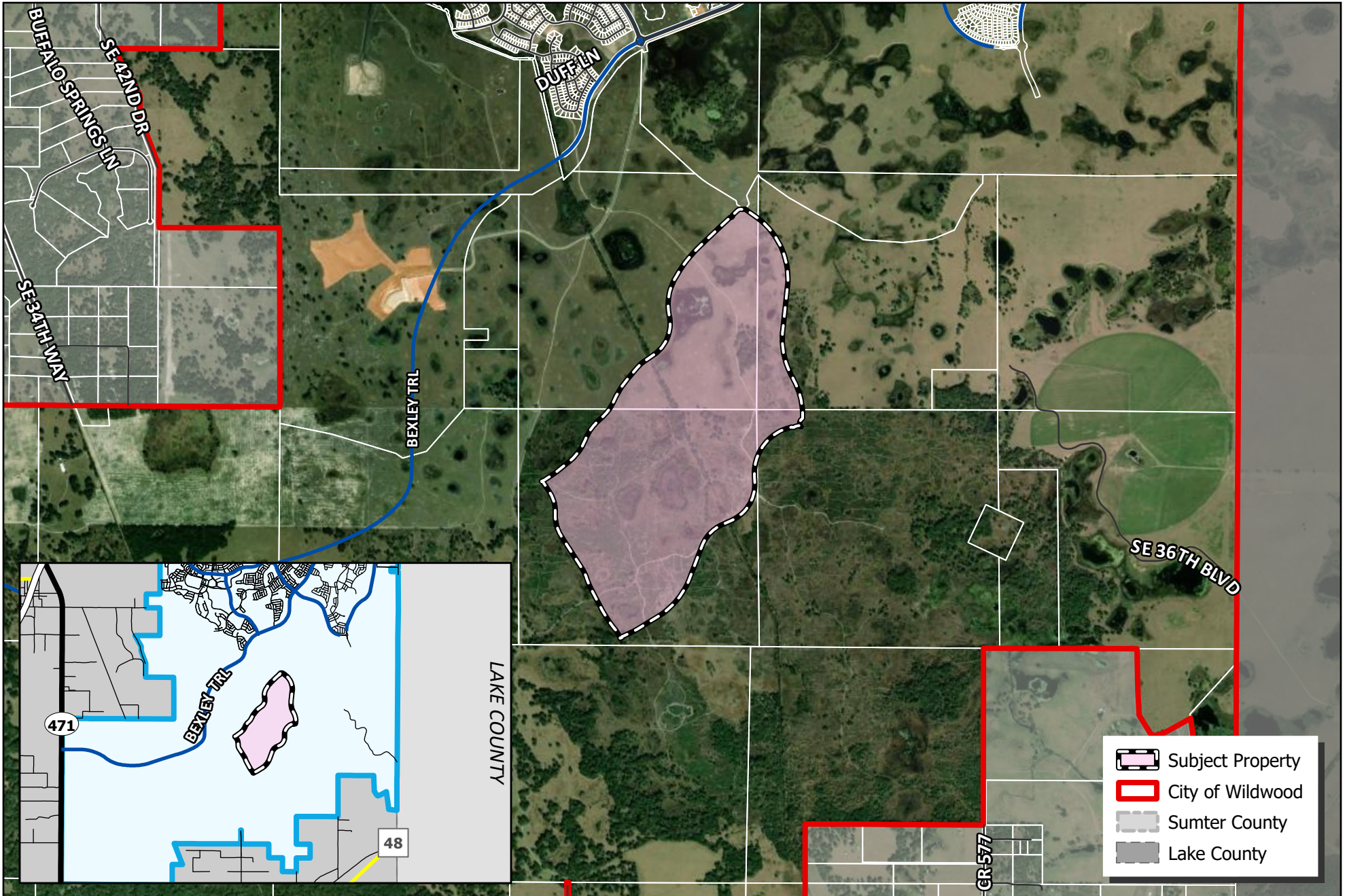
Case Number	26-1168 (SP) VOSO Phase 31YZ Master Plan
Applicant(s)	The Villages Development Company, LLC
Owner(s)	The Villages Development Company, LLC & Buffalo Hide and Cattle Company, LLC
Acreage	641.30 +/-
Property Location	The subject property is generally located approximately 5 miles west of Florida's 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 26, 2026





The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate 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



-  Subject Property
-  City of Wildwood
-  Sumter County
-  Lake County



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



#26-1168

VOSO - PHASES 31YZ MASTER PLAN

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

MAP 1B
LOCATION
MAP
MAR 2026

