## CITY OF OKEECHOBEE

# Application for Site Plan Review

Page 1 of 3

	J. OF ONE		Date Received 5-4-21 (7-9-21)					
		City of Okeechobee	Application No. 21-002-TRC					
		General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101	Fee Paid: 1096,004 48,60 = 1/44,6					
	Bol V	Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820	Receipt No. 54449 +					
		Fax: (863) 763-1686 E-mail: <a href="mailto:pburnette@citvofokeechobee.com">pburnette@citvofokeechobee.com</a>	Hearing Date: 7-15-01					
		APPLICANT INFORMAT	TON					
1	Name of property owner(s): Loun	nax Development, Inc						
2	Owner mailing address: 312 SW 7	th Avenue, Okeechobee, FL 34974						
3	Name of applicant(s) if other than	owner:						
4	Applicant mailing address:							
5	Name of contact person (state rela	tionship): Steven L. Dobbs						
6		and email address: 863-634-0194 - sdobb						
7	Engineer: Name, address, phone number and email address: Steven L. Dobbs - 1062 Jakes Way, Okeechobee, FL 34974 863-634-0194 - sdobbs@stevedobbsengineering.com							
8	Surveyor: Name, address, phone n		00 SW 3rd Avenue, Okeechobee, FL 34974 wallyc-twps@embarqmail.com					
		PROPERTY and PROJECT INFO	RMATION					
9	Property address/directions to prop 312 SW 7th Avenue, Okeechobee, miles on the left.		NW 7TH Avenue, PARCEL Straight ahead 0.2					
0	Parcel Identification Number: 2-21-37-	35-0A00-00005-0000, 3-15-37-35-0010-01900-0010, 3-15-37-35-00	10-01910-0010, and 3-21-37-35-0020-02510-0130					
1	Current Future Land Use designation							
2	Current Zoning district: Industrial							
3	is expected to operate on the site, in extent and type of any outdoor stora This project is going to construct a 1	icluding but not limited to: number of em nge or sales, etc., and fire flow layout. Ust new building on an existing industrial ope n will continue to operate from 7:00 am til	nceptual building layout, how the business or use ployees expected; hours of operation; location, additional page if necessary. 22,551 eration consisting of 22,500 SF building, parking 15:00 pm Monday thru Friday. This will add an					

Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or

or acres: 4.82

(X\_No)

Yes)

vacant, etc.). Use additional page if necessary.

This parcel is currently vacant, the operation being expanded is to the north.

Total land area in square feet (if less than two acres):

Is proposed use different from existing or prior use

14

15

16

# Application for Site Plan Review

17	Number and description of phases: Single phase
18	Source of potable water: OUA
19	Method of sewage disposal: OUA
	ATTACHMENTS REQUIRED FOR ALL APPLICATIONS
20	Applicant's statement of interest in property. Owner
21	One (1) copy of last recorded warranty deed. 7/31/2020   12   2020   1/21/2021
22	Notarized letter of consent from property owner (if applicant is different from property owner).
23	Three (3) sealed boundary and topographic, "as is" surveys (one to be no larger than 11 x 17) of the property involved including:  a. Certified boundary survey, date of survey, surveyor's name, address and phone number  b. Legal description of site and parcel number  c. Computation of total acreage to nearest tenth of an acre
24	Two (2) sets of aerials of the site.
25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included).
26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71(A)(5)).
29	Three (3) copies of sealed drainage calculations.
30	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of Trip Generation. The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
31	USB flash drive of application and attachments.
22	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre.
32	NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges – When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.
docui	E: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary mentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not ional information is required to proceed or if the review will be rescheduled to the next TRC meeting.
	Confirmation of Information Accuracy
	I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the summary denial of this application.  Neal Markus

Signature Printed Name Date

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 9820



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Profit Corporation LOUMAX DEVELOPMENT, INC.

**Filing Information** 

**Document Number** 

P01000028001

**FEI/EIN Number** 

59-3707151

Date Filed

03/19/2001

State

FL

**Status** 

**ACTIVE** 

#### **Principal Address**

312 SW 7th AVE

OKEECHOBEE, FL 34974

Changed: 04/08/2020

#### **Mailing Address**

P.O. Box 5501

FT LAUDERDALE, FL 33310

Changed: 04/08/2020

#### Registered Agent Name & Address

FISHMAN, MICHAEL 5064 NW 66th LANE

CORAL SPRINGS, FL 33067

Address Changed: 04/08/2020

Officer/Director Detail

Name & Address

Title D

MARKUS, NEAL J 1110 OYSTERWOOD ST HOLLYWOOD, FL 33019

Title D

FISHMAN, MICHEAL S. 5064 NW 66th LANE CORAL SPRINGS. FL 33067

# **Owner/Applicant Signature Authorization**

Project Name: Ecotec Expansion
Application and/or Permit # (if available):
I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.
I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.
Printed Name of Authorized Agent: Steven L. Dobbs
Signature of Authorized Agent:
Date: 4 29 / 2021
Typed/Printed Name of Owner/Applicant: Neal Markus
Corporate Title if Applicable:
Signature of Owner/Applicant:
Signature of Owner/Applicant:

Parcel ID Number: 3-15-37-35-0010-01900-0010

Prepared by and return to: SUSIE BURK Okee-Tantie Title Company, Inc. 105 NW 6th Street Okeechobee, Florida 34972 FILE NO. 37460

# **Warranty Deed**

This Indenture, Executed this JULY 31, 2020 A.D. Between

# RUTH G. SPRADLEY, and, JOY N. LOPER, AS CO-TRUSTEES OF THE NEMEC CHILDREN'S TRUST AGREEMENT DATED DECEMBER 30, 1985,

whose address is 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida 33437, hereinafter called the grantor, to

#### LOUMAX DEVELOPMENT, INC., A FLORIDA CORPORATION,

whose post office address is: P.O. BOX 5501, Fort Lauderdale, Florida 33310, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01900-0010 & 3-15-37-35-0010-01910-0010 & 3-21-37-35-0020-02510-0130

Subject to covenants, restrictions, easements of record and taxes for the current year.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:	
Witness Printed Name Sylvia E. Burk	NEMEC CHILDREN'S TRUST AGREEMENT DATED DECEMBER 36, 1985)  (Seal)  BY: RUTH G. SPRADLEY, Its CO-TRUSTEE  Address: 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida
Warlese Salams Witness Printed Name Darlene Adams	33437  BY: JOY N. LOPER 11520-TRUSTEE  Address: 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida 33437
State of Florida / Left whee	July 3/
The foregoing instrument was acknowledged before me by means of 2020, by NEMEC CHILDREN'S TRUST AGREEMENT DATE identification.	ED DECEMBER 30, 1985, who produced a drivers license as
SYLVIA E BURK MY COMMISSION # GG 289867 EXPIRES: February 25, 2023 Bonded Thru Notary Public Underwriters	Notary Public Print Name: Sylvia E. Burk My Commission Expires

## Exhibit "A"

All of Block 191, Town of Okeechobee, according to the plat thereof recorded in Plat Book 2, Page 17, Saint Lucie County, Florida, Public Records, lying in Okeechobee County.

That portion of the Florida East Coast Railway Company right of way, Since Abandoned, and of North Curve Street, Since Abandoned, as shown on plat of First Addition to Okeechobee County, Florida, as recorded in Plat Book 2, Page 26, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, Page 11, of the Public Records of Okeechobee County, Florida, which is bounded on the West by the Northerly extension of the West line of Block 251 (same also being a part of the East line of a tract of land known as the Station Grounds of said Railway Company), and on the South by a line extending from the Southernmost point of Block 191, as shown on the plat of the Town of Okeechobee, as recorded in Plat Book 2, Page 17, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, Page 10, of the Public Records of Okeechobee County, Florida, in a Westerly direction, said line being North of and parallel with the Westerly extension of the North line of Third Street, and which is bounded on the North by the Westerly extension of the North line of Fifth Street, of said Town of Okeechobee aforesaid and all that part of Fourth Street and Fifth Street lying West of Seventh Avenue in said Town of Okeechobee .

Lot 1 to 6, inclusive of Block 190, Okeechobee, according to the plat thereof recorded in Plat Book 2, Page 17 of the Public Records of Saint Lucie County, Florida.

File Number: 37460

Legal Description with Non Homestead

Closer's Choice

#### ORDINANCE NO. 1220

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING A PORTION OF SOUTHWEST 4TH STREET (f/k/a FIFTH AVENUE) AND A PORTION OF SOUTHWEST 5TH STREET (f/k/a FOURTH STREET) MORE PARTICULARLY DESCRIBED HEREIN, LYING WITHIN THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, **FLORIDA** (PETITION NO. RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-**EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING** THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

- WHEREAS, the City of Okeechobee General Services Department received Abandonment of Right-of-Way Petition No. 20-002-SC submitted by Lournax Development, Inc., for the closing of certain Rights-of-Way as described in this Ordinance; and
- WHEREAS, the City of Okeechobee Technical Review Committee reviewed and discussed Petition No. 20-002-SC at a duly advertised public meeting held on September 17, 2020, and recommended approval with conditions as described in this Ordinance; and
- WHEREAS, Petition No. 20-002-SC was reviewed and discussed by the City of Okeechobee Planning Board at a duly advertised Public Hearing held on October 15, 2020, and determined such Petition to be consistent with the Comprehensive Plan, and recommended approval with conditions as described in this Ordinance; and
- WHEREAS, the City Council reviewed Petition No. 20-002-SC and finds it to be consistent with the Comprehensive Plan, is not the sole access to any property, is in the best interest of the citizens, provides a benefit to the City of Okeechobee, and would not jeopardize the location of any utility; and
- WHEREAS, the granting of the Petition will serve a legitimate public interest and is a proper exercise of the municipal authority of the City of Okeechobee as a discretionary function.
- NOW, THEREFORE, it is ordained before the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City:
- **SECTION 1:** The unimproved, dedicated Right-of-Way described hereafter and as shown on Exhibit A, is hereby closed, vacated, and abandoned by the City of Okeechobee, Florida to-wit:

THAT PORTION OF SOUTHWEST 4TH STREET (f/k/a FIFTH AVENUE), FROM SOUTHWEST 7TH AVENUE WESTWARD TO DEAD-END, BEING APPROXIMATELY 100-FEET WIDE BY 140-FEET LONG, AND LYING NORTH OF LOT 1 OF BLOCK 190, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; together with THAT PORTION OF SOUTHWEST 5TH STREET (f/k/a FOURTH STREET), FROM SOUTHWEST 7TH AVENUE WESTWARD TO DEAD-END, BEING APPROXIMATELY 70-FEET WIDE BY 103-FEET LONG, AND LYING NORTH OF BLOCK 191, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**SECTION 2:** The City of Okeechobee, Florida hereby reserves unto itself, its successors and assigns, perpetual, non-exclusive Easements as a special condition requested by Florida Power and Light, to wit:

Reserving an Easement for the East 10-feet of Southwest 4<sup>th</sup> Street Right-of-Way and Southwest 5<sup>th</sup> Street Right-of-Way, all located West of 7<sup>th</sup> Avenue with unrestricted 24-hour access.

- **SECTION 3:** The Applicant agrees to CenturyLink's request to bear the cost of relocation and repair of any of their facilities and equipment that are found and/or damaged in the vacated areas.
- SECTION 4: The City Clerk shall cause the Ordinance to be recorded in the public records of Okeechobee County, Florida.
- **SECTION 5:** Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- **SECTION 6:** Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
- <u>SECTION 7</u>: Effective Date. This Ordinance shall be set for Final Public Hearing the <u>1st</u> day of <u>December</u>, <u>2020</u>, and shall take effect upon the approval of the Easement provided in Section 2 herein by the City Council and recorded in the public records of the Clerk of Circuit Court, Okeechobee County, Florida.

INTRODUCED for First Reading and set for Final Public Hearing on this 5th day of November, 2020.

Dowling R. Watford, Jr., Mayo

CIES!

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second Reading and Final Public Hearing on this 1st day of December, 2020.

Lane Gamiotea, CMC, City Clerk

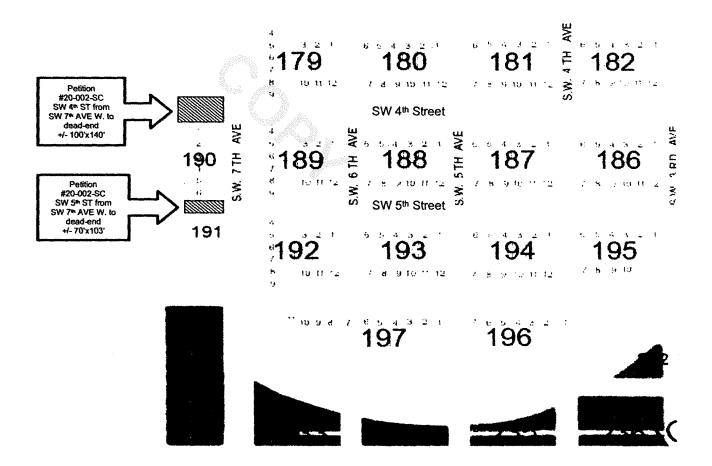
REVIEWED FOR LEGAL SUFFICIENCY:

John J. Jumero, City Attorney

## **ORDINANCE NO. 1220 - EXHIBIT A**

The following excerpt is from the City of Okeechobee Subdivision Map to identify the portion of Rights-of-Way to be abandoned as requested by Petition No. 20-002-SC.





Prepared by and return to: Kurt S. Hilberth, Esq. KURT S. HILBERTH, P.A. 1930 Tyler Street Hollywood, FL 33020

Quit Claim Deed

This Quit Claim Deed made this Z/ day January, 2021, between H. G. Culbreth, Jr., Co-Trustee, and Michael Hamrick, Co-Trustee, as Trustees of the Richard Ellis Hamrick a/k/a R. E. Hamrick Trust U/W, whose post office address is Box 848, Okeechobee, Florida 34973, grantors, and Loumax Development, Inc., whose office address is P.O. Box 5501, Ft. Lauderdale, FL 33301, grantoe:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee, County, Florida, to-wit:

That portion of Southwest 4<sup>th</sup> Street (f/k/a Fifth Avenue), from Southwest 7<sup>th</sup> Avenue Westward to dead-end, being approximately 100 feet wide by 140 feet long, and lying North of Lot 1 of Block 190, City of Okeechobee, according to the Plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida; together with that portion of Southwest 5<sup>th</sup> Street (f/k/a Fourth Street) from Southwest 7<sup>th</sup> Avenue Westward to dead-end, being approximately 70 feet wide by 103 feet long, and lying North of Block 191, City of Okeechobee, according to the Plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

To have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

Signed, sealed and delivered in our presence	e:
Faireolate Cavalle	Moule
Print Name: Faveola H. Carrillo	H. G. Culbreth. Jr.
Backy Barnhart Pring Name: Bucky Bunkart	Co-Trustee
Alexand.	March
Print Name: GLORIA HENRIQUES	Michael Hamrick
Kelly a Mrsks	Co-Trustee
Print Name. KELLY JO MROZKA	
State of Florida	
County of Okeechobee	
The foregoing instrument was acknowledge online notarization this 21 de day of 70	bed before me by means of physical presence or 2021, by H. G. Culbreth, Jr., Co-Trustee,
who is personally know or has produced a d	driver's license as identification.
	Nawn J Hon
Notary Seal	Notary Public
	Printed Name:
	My Commission Expires Notary Public State of Flore
	My Commission HH 021965 Suprise 10/24/2024
State of Florida	***************************************
County of Okecchobec Manatel	
The foregoing instrument was acknowledge online notarization this // day of	d before me by means ofphysical presence orphysical presence or, 2021, by Michael Hamrick, Co-Trustee,
who is personally known or has produced a	driver's license as identification.
	Line. So Mark
Notary Seal	Notary Public Comments
	Printed Name: Notary Public State of Florida
KELLY JO MROZKA Commission # GG 189507	My Commission expires My Commission HH 021985 Expires 10/24/2024
Expires March 9, 2022	······
Bonded Thru Budget Hotory Services	

Documentary Stamps paid in the amount of BRO L 6 3 Mill 1 4 8 8

Grantee's Tax Identification #: 650434497

This instrument was prepared by:
James C. Evans, Esq.
Catlin Saxon Tuttle Evans Fink and Kolski, P.A.
1700 Alfred I DuPont Building
169 East Flagler Street
Minmi, Florida 33131

Class C Intangible Tax paid in the amount of \$ \_\_\_\_ Sharon Robertson, Clerk of Circuit Court Okeechobee County, Florida

Date: 10/18/2001 USE BY RECORDING OFFICE

R10.80 126000

# WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

THIS INDENTURE, is made this 12<sup>th</sup> day of October, 2001, between A.V.W., INC., a Florida corporation, whose mailing address is 3040 N. W. 27<sup>th</sup> Street, Fort Lauderdale, Florida 33311, grantor\*, and LOUMAX DEVELOPMENT, INC., a Florida corporation, whose mailing address is 3040 N. W. 27<sup>th</sup> Street, Fort Lauderdale, Florida 33311, grantee\*.

WITNESSETH that said grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida:

# SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS EXPRESS REFERENCE BEING INCORPORATED HEREIN.

Property Appraiser's Parcel Identification No. 2-21-37-35-0A00-00005-0000

Subject to:

1. Taxes and assessments for the years 2001 and thereafter.

Restrictions, easements, covenants, conditions, limitations and reservations of record, provided that this recital shall not operate to reimpose same.

3. Zoning and applicable governmental ordinances.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in our Presence:

Stur. K. Mends
Print Namo: Steven R. Merrell

Vint Name: James C Evers

A.V.W., INC., a Florida corporation

NEAL J. MARKUS, President

STATE OF FLORIDA COUNTY OF BROWARD:

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 12th day of October, 2001, by NEAL J. MARKUS, as President of A.V.W., INC., a Florida corporation. He is personally known to me or produced Floride Deivers Livery as identification and did not take an oath.

OF FLO MAR. 19:2005

Notary Public, State of Florida My Commission Expires:

ALPER PROPERTY

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

The South 297.0 feet of the following described PARCEL A: The North line of said South 297.0 feet being parallel to the Northerly right-of-way line of SW 4th Street and lying 20.0 feet South of, as measured at right angles to, the South wall of an existing building.

#### PARCEL A:

Commence at the Southwest corner of the intersection of the West line of Okeechobee Avenue (SW 7th Avenue) and the South line of South Park Street (prior to road vacation), as shown on the plat of OKEECHOBEE recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida; thence due West along said South boundary of South Park Street a distance of 218.90 feet to the POINT OF BEGINNING; thence South 07° 05' 27" East a distance of 302.95 feet; thence South 07° 12' 09" East a distance of 70.54 feet to a point lying on the Southerly right-of-way line of SW 2nd Street; thence North 89° 54' 07" East along said Southerly right-ofway line a distance of 172.97 feet to the intersection of the Westerly right-of-way line of Okeechobee Avenue (SW 7th Avenue); thence South 00° 02' 10" East along said Westerly rightof-way line of Okeechobee Avenue (SW 7th Avenue) a distance of 670.00 feet to the intersection of the Northerly right-of-way line of SW 4th Street; thence South 89° 54' 07" West along said Northerly right-of-way line a distance of 241.18 feet to the intersection of the Easterly right-ofway line of the SCL Railroad Main Track, said line being 10 feet East of the centerline of said Main Track; thence North 00° 04' 14" East 10 feet East of and parallel to the centerline of said Main Tract a distance of 1041.09 feet to a point lying on the Southerly right-of-way line of South Park Street; thence due East along said Southerly right-of-way line a distance of 20.26 feet to the POINT OF BEGINNING. (GMC/LB)

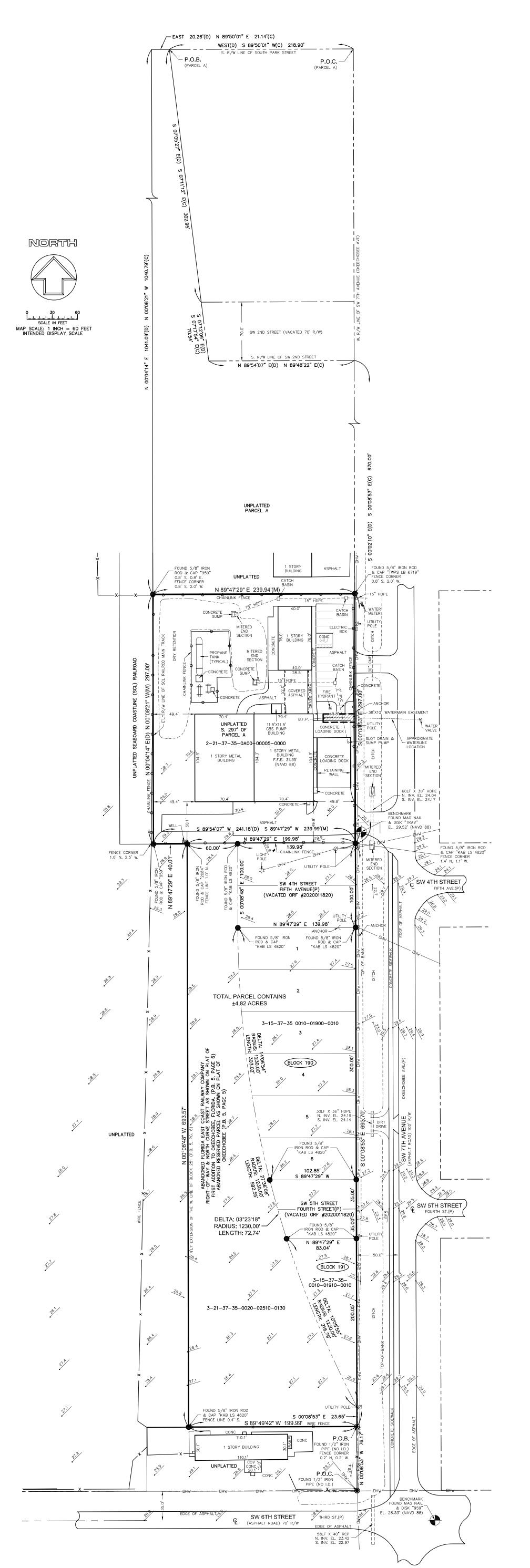
FILED FOR RECORD
OXELCHOBEE COUNTY, 11

2001 nrt 18 PH 3: 54

SHARON ROBERTSON

359453

# BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR LOUMAX DEVELOPMENT, INC.



DESCRIPTION:

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 190, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

AND

ALL OF BLOCK 191, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

A PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R/W) LINE OF SW 6TH STREET WITH THE WEST R/W OF SW 7TH AVENUE: THENCE NORTH 00°08'53" WEST ALONG THE WEST R/W LINE OF SAID SW 7TH AVENUE, A DISTANCE OF 76.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'42" WEST, A DISTANCE OF 199.99 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 251 OF SAID PLAT OF FIRST ADDITION TO OKEECHOBEE; THENCE NORTH 00°08'48" WEST ALONG SAID NORTHERLY EXTENSION. A DISTANCE OF 693.57 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH R/W LINE OF SW 4TH STREET; THENCE NORTH 89°47'29" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SW 4TH STREET; THENCE SOUTH 00°08'48" EAST ALONG THE WEST R/W LINE OF SW 4TH STREET, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 190, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, SAID POINT BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT AND HAVING FOR ITS ELEMENTS, A CENTRAL ANGLE OF 27°36'08 AND A RADIUS OF 1230.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 592.55 FEET TO THE SOUTHEAST CORNER OF BLOCK 191 OF SAID PLAT OF OKEECHOBEE; THENCE SOUTH 00°08'53" EAST ALONG THE WEST R/W LINE OF SAID SW 7TH AVENUE, A DISTANCE OF 23.65 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF SOUTHWEST 4TH STREET (F/K/A FIFTH AVENUE), FROM SOUTHWEST 7TH AVENUE WESTWARD TO DEAD-END, BEING APPROXIMATELY 100 FEET WIDE BY 140 FEET LONG, AND LYING NORTH OF LOT 1 OF BLOCK 190, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF SOUTHWEST 5TH STREET (F/K/A FOURTH STREET), FROM SOUTHWEST 7TH AVENUE WESTWARD TO DEAD-END, BEING APPROXIMATELY 70 FEET WIDE BY 103 FEET LONG, AND LYING NORTH OF BLOCK 191, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

THE SOUTH 297.0 FEET OF THE FOLLOWING DESCRIBED PARCEL A; THE NORTH LINE OF SAID SOUTH 297.0 FEET BEING PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 4TH STREET AND LYING 20.0 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH WALL OF AN EXISTING BUILDING.

PARCEL A COMMENCE

COMMENCE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WEST LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE) AND THE SOUTH LINE OF SOUTH PARK STREET (PRIOR TO ROAD VACATION), AS SHOWN ON THE PLAT OF OKEECHOBEE RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SAID SOUTH BOUNDARY OF SOUTH PARK STREET A DISTANCE OF 218.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°05'27" EAST A DISTANCE OF 302.95 FEET; THENCE SOUTH 07°12'09" EAST A DISTANCE OF 70.54 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 2ND STREET; THENCE NORTH 89°54'07" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 172.97 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE); THENCE SOUTH 00°02'10" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE) A DISTANCE OF 670.00 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 4TH STREET; THENCE SOUTH 89°54'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 241.18 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SCL RAILROAD MAIN TRACK, SAID LINE BEING 10 FEET EAST OF THE CENTERLINE OF SAID MAIN TRACK; THENCE NORTH 00°04'14" EAST 10 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID MAIN TRACK A DISTANCE OF 1041.09 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH PARK STREET; THENCE DUE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING.

PROJECT SPECIFIC NOTES:

1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
2) SITE ADDRESS: 312 SW 7TH AVENUE.

3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.

5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.6) SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT

DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL. 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY

8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

10) BEARING REFERENCE: THE WEST RIGHT-OF-WAY LINE OF SW 7TH AVENUE IS TAKEN TO BEAR SOUTH 00°08'53" EAST.

11) DATE OF LAST FIELD SURVEY: 10/28/20.

PROJECT SPECIFIC LEGEND:

COV: COVERED CONC: CONCRETE EL.: ELEVATION I.D.: IDENTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF: LOUMAX DEVELOPMENT, INC.

DESCRIPTION DWG. DATE BY BOUNDARY SURVEY WC KAB REVISE LEGAL DESCRIPTION 01/31/20 N/A WC RB UPDATE BOUNDARY SURVEY 09/09/20 N/A WC 10/29/20 05/10/21 TOPOGRAPHIC SURVEY WC JJR 363/18 REVISE BOUNDARY SURVEY WC JJR N/A REVISE BOUNDARY SURVEY 06/04/21 N/A WC JJR SCALE 1" = 60' 20-495

O—Set Iron Rod and Cap "LB 8360" ■—Found CM
O—Found Iron Rod (and Cap) O—Found Pipe (and Cap)

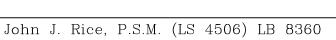
ABREVIATIONS
B=Baseline; BM=Benchmark; Q=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; △=Delta or Central Angle; E=East; E'LY=Easterly; E/P=Edge of Pavement; ESMT=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&(C)=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); September 1.5 Pound CM.

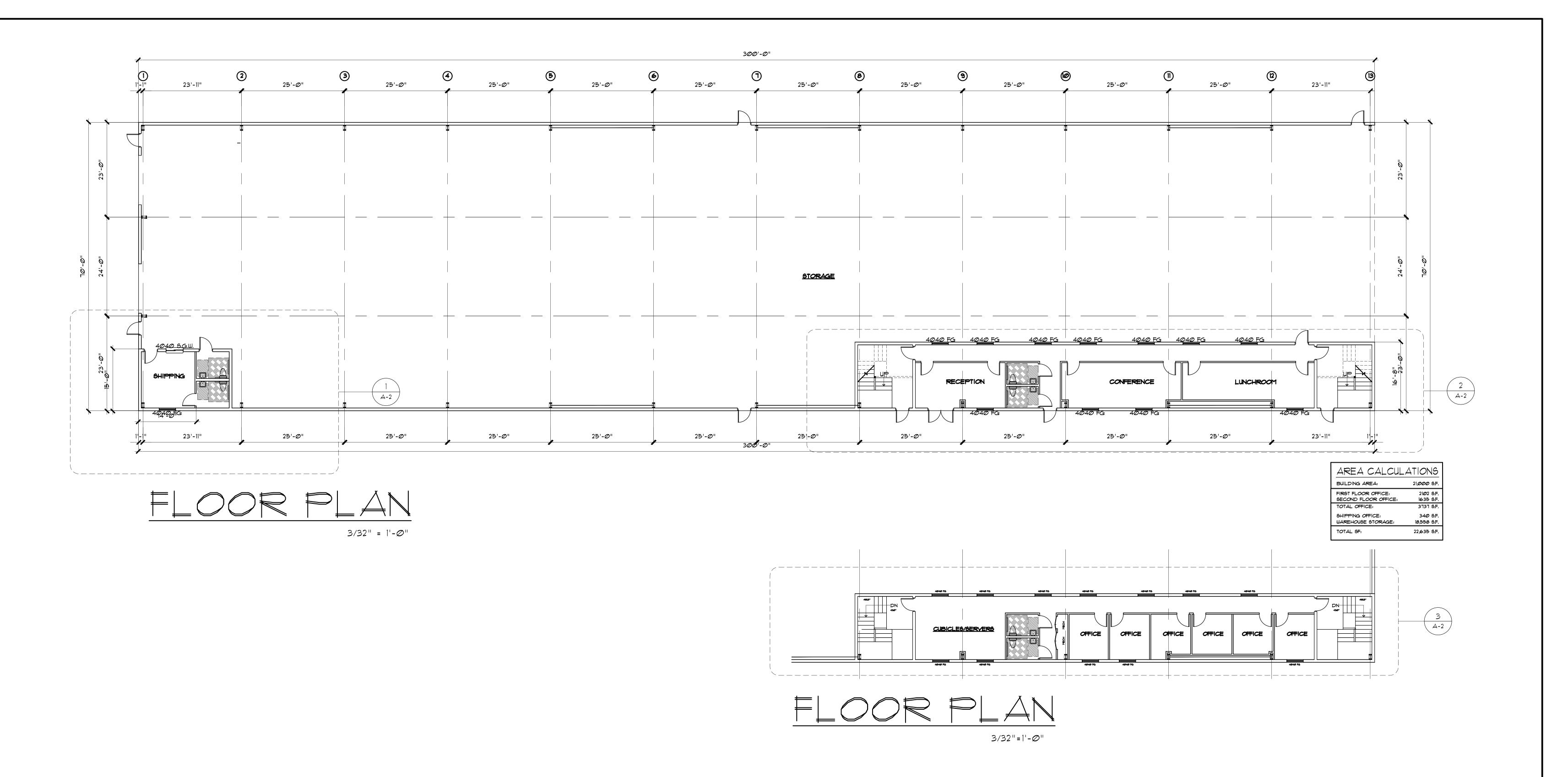
STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

TRADEWINDS SURVEYING GROUP, LLC.

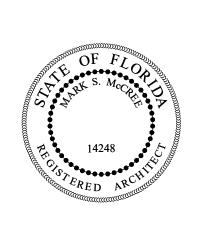
200 SW 3rd Avenue
Okeechobee, FL 34974

200 SW 3rd Avenue Okeechobee, FL. 34974 Tel: (863) 763-2887 Fax: (863) 763-4342







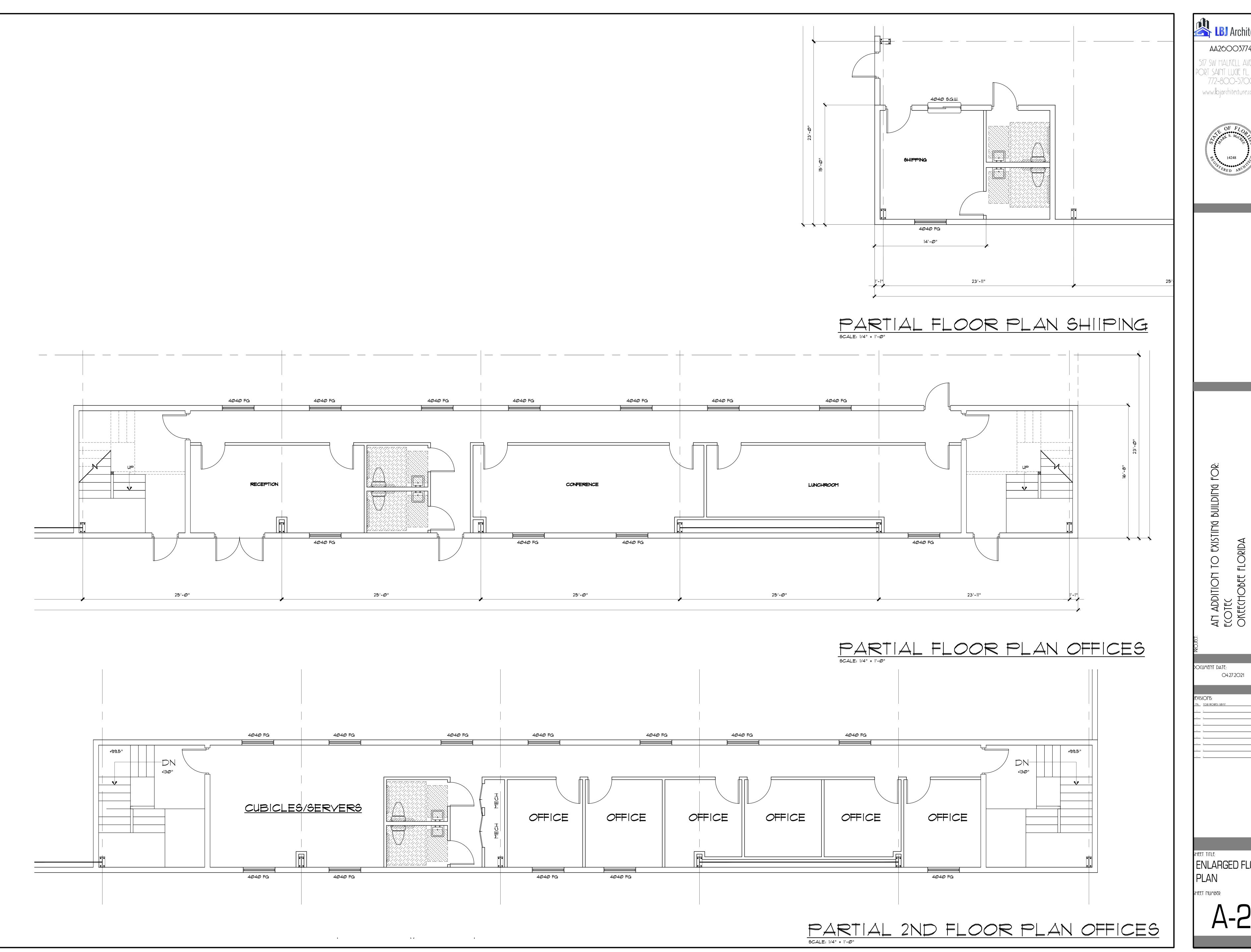


an addition to existing building for: ecotec Okeechobee florida

OCUMENT DATE:: O4.27.2O21

FLOOR PLAN

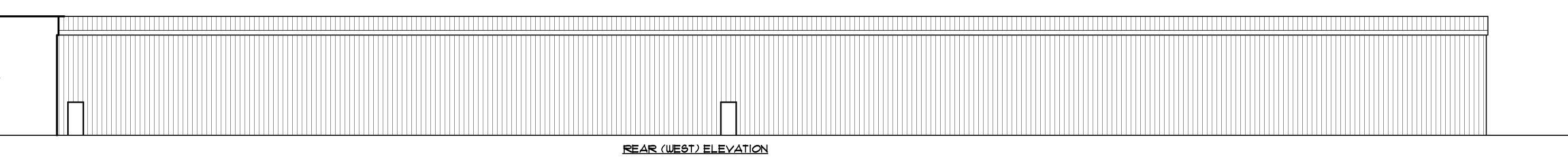
**\**\_\_\_\_

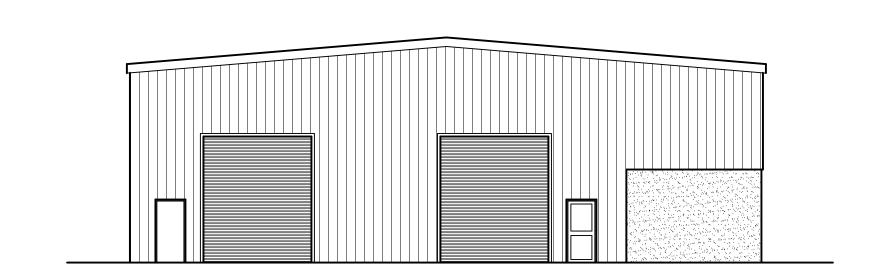


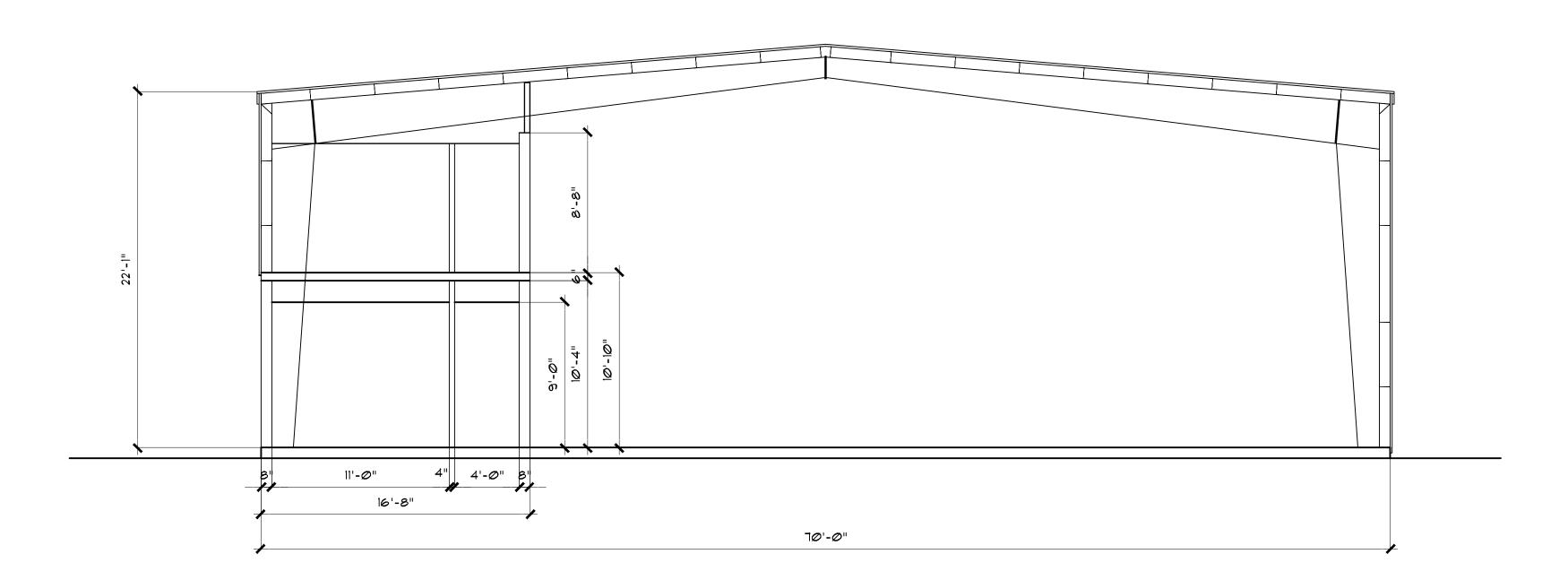
AA26003774 www.lbjarchitecture.com

OCUMENT DATE::

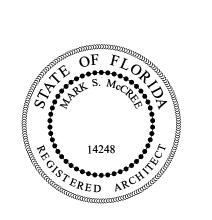
ENLARGED FLOOR











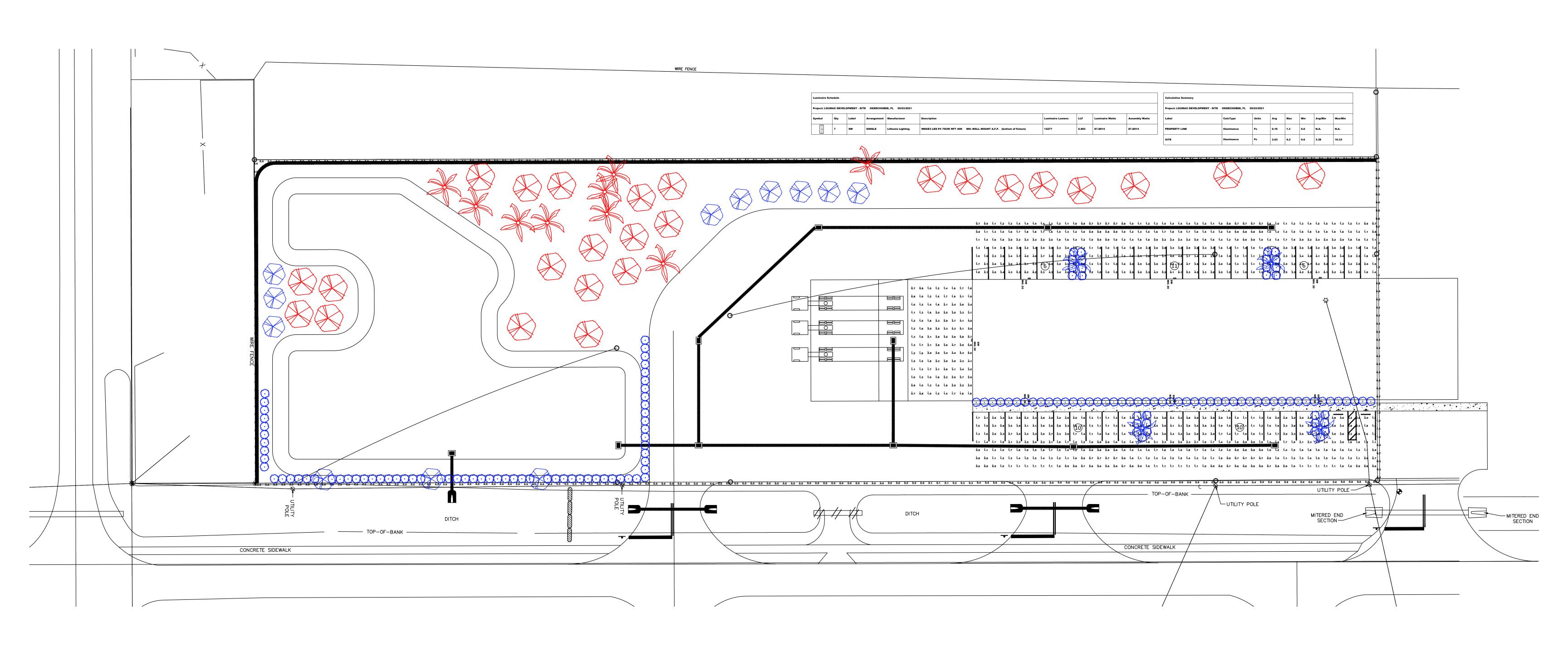
an addition to existing building for: ecotec oktechobee florida

DO(UMENT DATE:: 04.27.2021

SHEET TITLE:
ELEVATIONS

t number:

**A-3** 



# Okeechobee County Water Management Report

**Proposed Site Improvements** 

for

Loumax Development, Inc.

Okeechobee County, FL

Prepared November 2020



By: Steven L. Dobbs, P.E. # 48134 Steven L. Dobbs Engineering 1062 Jakes Way Okeechobee, FL 34974 <u>Purpose</u>: The purpose of this report is to provide the City of Okeechobee and the South Florida Water Management District with the calculations and documentation necessary to demonstrate the proposed surface water management system complies with state and local criteria.

**Existing Condition Description:** The site is approximately 4.1 acres in size and is located at a portion of the Florida East Coast Railway Right-of-Way, since abandoned, and commenced at the intersection of SW 6<sup>th</sup> Street and 7<sup>th</sup> Street Right-of-Way line (Parcel IDs: 3-21-37-35-0020-02510-0130; 3-15-37-35-0010-01910-0010). The historic discharge is through the retention pond on the south portion of the site through a control structure to the existing ditch at the east.

The Soils Report for Okeechobee County identifies the soil as Immokalee Fine Sand on the smaller north portion and Myakka Fine Sand on the larger south portion, with 0 to 2% slopes. This soil has a Hydrologic Soil Group rating of A/D which is poorly drained in the natural state and well drained developed on the larger south portion. A Hydrologic Soil Group rating of B/D on the smaller north portion which is poorly drained in the natural state and moderately drained developed. The soils report also indicates the wet season water table is approximately 1' below natural ground.

**Proposed Use:** The owner proposes construction of an 0.82-acre paved parking area, driveway, road pavement, and loading dock for trucks. In addition, a proposed extension of existing building is also in the site. In order to control the run-off a proposed dry retention will be used to collect the runoff from the improvements by inlet drainage and pipe to the dry retention area to be controlled and delivered to existing ditch to the east.

**Drainage Considerations:** To attenuate the increased run-off generated by the proposed improvements and to ensure that water quality standards are met, we propose to pass all drainage from the parking area through a dry retention system, which will overflow into the existing ditch. The dry retention basin is a S-133 basin which is controlled at 13.5 NGVD '29. The control elevation for the project will be the wet season water table established with the previous development of 14.5 NGVD '29.

Allowable discharge for the S-133 basin is 15.6 CSM for the 25 year – 3 day event:

Q = 15.6 cfs per square mile \* A / 640

Q = 15.6 cfs per square mile \* 4.10 / 640 = 0.10 cfs

#### A. Water Quality

Water quality treatment is provided by dry retention.

Since the proposed water quality system is dry retention for the project, the volume of water quality required since this project discharge into an impaired water basin and with a presumption of compliance with nutrient control by adding an additional 50% to the water quality volume the total water quality volume is see table below.

Based on the attached stage storage spreadsheet, the water quality volume see table below is met at elevation see table below. Total water quality required for 150% of the water quality volume is 0.38 ac-ft, however 1.03 ac-ft is provided in dry retention.

#### **Water Ouality Table**

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite	0.38	28.20	1.03

#### **B.** Water Quantity

This project is located in the S-133 which discharges ultimately into Lake Okeechobee through S-133 out of the rim canal. The allowable peak discharge rate in this basin is 15.6 CSM. The allowable peak discharge rate for this project, based on the 25-year, 72-hour storm event was calculated and shown below. The actual maximum discharge rate for the 10-year, 72-hour storm event was calculated and shown below, which is within tolerance of the maximum allowable peak rate. To demonstrate conformance to this criterion, the proposed project was flood-routed using AdICPR.

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite	0.10 CFS	0.279	No, but minimum bleeder

The 10-year, 24-hour storm (5.0") w/ discharge, the 25 year, 72 hour storm (9") w/ discharge, and the 100 year, 72 hour storm (10") w/o discharge, were evaluated based on the proposed plan. Please refer to the attached AdICPR flood routing input/output parameters.

A summary of the flood routings for the Lake Node in each Phase is provided as follows:

	10 Year, 24 Hr. Storm (5.0").		25 Year, 72 (9.0)		100 Year, 72 Hr. Storm (10.0")		
	Peak Stage (ft-NGVD'29)	Peak Rate (cfs)	Peak Stage (ft- NGVD'29)	Peak Rate (cfs)	Peak Stage (ft- NGVD'29)		
Onsite	29.19	0. 232	29.62	0.279	29.96		

<u>Water Use</u>: The proposed potable water and wastewater for the project will be provided by Okeechobee Utility Authority.

There has been no Consumptive Water Use permit issued nor applied for this project. There are no existing wells onsite

Off-Site Drainage: There is no offsite flow onto this property.

Flood Plain Analysis: As shown on the attached FEMA Panel 12093C0480C, the building and proposed parking are located in Zone X (Area of Minimal Flood Hazard).

Nutrient Analysis: As previously stated, the project proposes to provide 150% of the required water quality treatment volume in the dry retention system in order to meet the nutrient removal requirements. However, using BMP Trains, retention is required in the amount of 0.32 acre-ft of retention for the site. This will be achieved by setting the bleeder at elevation 28.1, which will supply the required 0.32 ac-ft of retention to supply the required additional nutrient management for the site. The recovery is shown on the attached spreadsheet and the minimum infiltration rate to meet this requirement is 1.2E-04 cfs/ft²-ft. This will be achieved during construction by either tilling the bottom of the retention area to 26.5 or replacing the in situ soil with soil that meets or exceeds this requirement.

<u>Construction Recommendations</u>: Runoff and/or any water generated by short-term dewatering during construction will be contained on-site. However, there is some potential for transport of sediment to off-site areas should heavy rainfall occur. In order to reduce the potential of any off-site transport of sediment or turbidity we recommend installation and maintenance of temporary silt fence around the perimeter of the proposed project until site work has been completed and the site has been stabilized.

Conclusions: In my professional opinion, the proposed construction should have no impact to existing

drainage patterns off-site and should have no impact on off-site areas. The recommendations above should be followed during and after the site work until such time as the ground surface has been adequately stabilized to prevent the off-site transport of any soil or suspended solids. The proposed design and construction will comply with applicable state and local requirements.

# **Basin Information For:** Loumax

Total Basin Area	=	4.10 ac
Native Area	=	0.00 ac
Wetland Buffer / Preserve	=	0.00 ac
Total Basin Area (water quality)	=	4.10 ac
Impervious Area		
Roofline/Bldg.	=	0.70 ac
Wetland	=	0.00 ac
Lakes	=	0.00 ac
Pavement/Sidewalk	=	0.82 ac
Total Impervious Area	=	1.52 ac
Pervious Area		
Dry Pretreatment	=	0.48 ac
Green	=.	2.10 ac
Total Pervious Area	=	2.58 ac
Percent Impervious	=	37.1%
Adjusted Soil Storage	=	0.41 in
Calculated SCS Curve Number	=	92
Time of Concentration	=	10.00 min

# **Water Quality Calculation**

1" treatment x Project Area Runoff from 2.5"x % net Impervious - SFWMD criteria	= =	0.34 0.21	ac-ft ac-ft
Required Water Quality Volume	=	0.34	ac-ft
Impaired Water body multiplier	=	1.13	.75*1.5
Adjusted Required Water Quality Volume	=	0.38	ac-ft
0.5 Water quality stage (0.1921875 ac-ft)	=	27.87	ft-NGVD
Water Quality Stage	=	28.20	ft-NGVD

# **Stage Storage Calculations for Basin Loumax**

	Storage					Cumulative Stage-Storage (ac-ft)									
Land use Category	Type	Area (ac.)	From Elev.	To Elev.	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00	30.50	31.00	31.50
Buildings	Vertical	0.70	45.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dry Pretreatment Bottom	Vertical	0.48	27.50		0.00	0.00	0.00	0.24	0.48	0.72	0.96	1.20	1.44	1.68	1.92
Dry Pretreatment Slopes	Linear	0.18	27.50	28.50	0.00	0.00	0.00	0.02	0.09	0.18	0.27	0.36	0.45	0.54	0.63
Wet Detention Bottom	Vertical	0.00	27.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wet Detention Slopes	Linear	0.00	27.50	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pavement	Linear	0.82	29.00	29.75	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.51	0.92	1.33	1.74
Green	Linear	2.10	28.50	29.00	0.00	0.00	0.00	0.00	0.00	0.53	1.58	2.63	3.68	4.73	5.78
	Total:	4.28		Totals:	0.00	0.00	0.00	0.26	0.57	1.42	2.94	4.70	6.49	8.28	10.07



#### MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) С 1:24.000. Area of Interest (AOI) C/D Soils Warning: Soil Map may not be valid at this scale. D Soil Rating Polygons Enlargement of maps beyond the scale of mapping can cause Not rated or not available Α misunderstanding of the detail of mapping and accuracy of soil **Water Features** line placement. The maps do not show the small areas of A/D Streams and Canals contrasting soils that could have been shown at a more detailed Transportation B/D Rails ---Please rely on the bar scale on each map sheet for map measurements. Interstate Highways C/D Source of Map: Natural Resources Conservation Service **US Routes** Web Soil Survey URL: D Major Roads Coordinate System: Web Mercator (EPSG:3857) Not rated or not available -Local Roads Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts Soil Rating Lines Background distance and area. A projection that preserves area, such as the Aerial Photography Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Okeechobee County, Florida Survey Area Data: Version 16, Sep 17, 2019 Soil map units are labeled (as space allows) for map scales 1:50.000 or larger. Not rated or not available Date(s) aerial images were photographed: Mar 20, 2015—Mar 21. 2015 **Soil Rating Points** The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background A/D imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident. B/D

# **Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	B/D	0.7	17.8%
14	Myakka fine sand, 0 to 2 percent slopes	A/D	3.4	82.2%
Totals for Area of Intere	est		4.1	100.0%

# Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

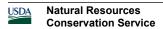
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

# **Rating Options**

Aggregation Method: Dominant Condition



Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Not rated or not available

Streams and Canals

Interstate Highways

Aerial Photography

Rails

**US Routes** 

Maior Roads

Local Roads

#### MAP LEGEND

# Area of Interest (AOI) Area of Interest (AOI) **Water Features** Soils **Soil Rating Polygons** Transportation 0 - 25 25 - 50 50 - 100 100 - 150 150 - 200 > 200 Background Not rated or not available Soil Rating Lines 0 - 25 25 - 50 50 - 100 100 - 150 150 - 200 > 200 Not rated or not available **Soil Rating Points** 0 - 25 25 - 50 50 - 100 100 - 150 150 - 200

> 200

#### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida Survey Area Data: Version 16, Sep 17, 2019

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21. 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# **Depth to Water Table**

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	30	0.7	17.8%
14	Myakka fine sand, 0 to 2 percent slopes	30	3.4	82.2%
Totals for Area of Intere	st	4.1	100.0%	

# **Description**

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

# **Rating Options**

Units of Measure: centimeters

Aggregation Method: Dominant Component Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No Beginning Month: January Ending Month: December

---- Basins ------\_\_\_\_\_\_ Name: Onsite Node: Onsite Status: Onsite Type: SCS Unit Hydrograph CN Group: BASE Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 4.100 Time Shift(hrs): 0.00
Curve Number: 92.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00 Name: Offsite Base Flow(cfs): 0.000 Init Stage(ft): 27.000 Warn Stage(ft): 29.500 Group: BASE Type: Time/Stage Time(hrs) Stage(ft) 27.000 27.000 27.000 72.00 125.00 500.00 Name: Onsite Base Flow(cfs): 0.000 Init Stage(ft): 26.500 Group: BASE Warn Stage(ft): 29.500 Type: Stage/Volume Stage(ft) Volume(af) 26.500 0.0000 28.000 0.1300 28.500 29.000 0.7300 1.7400 3.2000 4.7200 6.2500 7.7700 29.500 30.000 30.500 31.000 31.500 Name: CS-1 From Node: Onsite Length(ft): 20.00 Group: BASE To Node: Offsite Count: 1 Group: BASE To No

UPSTREAM DOWNSTREAM
Geometry: Circular Circular
Span(in): 18.00 18.00
Rise(in): 18.00 18.00
Invert(ft): 23.000 23.000
Manning's N: 0.025000 0.025000
Top Clip(in): 0.000 0.000
Bot Clip(in): 0.000 0.000 Friction Equation: Average Conveyance Solution Algorithm: Automatic Flow: None Entrance Loss Coef: 0.500 Exit Loss Coef: 0.900 Outlet Ctrl Spec: Use dc or tw Inlet Ctrl Spec: Use dn Bot Clip(in): 0.000 Solution Incs: 10 Upstream FHWA Inlet Edge Description: Circular Concrete: Square edge w/ headwall Downstream FHWA Inlet Edge Description: Circular Concrete: Square edge w/ headwall \*\*\* Weir 1 of 2 for Drop Structure CS-1 \*\*\* Count: 1 Bottom Clip(in): 0.000
Type: Horizontal Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600 TABLE

Control Elev(ft): 29.700

Span(in): 24.00 Rise(in): 36.00

\*\*\* Weir 2 of 2 for Drop Structure CS-1 \*\*\*

```
TABLE
                                     Bottom Clip(in): 0.000
              Count: 1
               Type: Vertical: Mavis
                                         Top Clip(in): 0.000
                                      Weir Disc Coef: 3.200
           Flow: Both
Geometry: Circular
                                    Orifice Disc Coef: 0.600
            Span(in): 3.00
                                           Invert(ft): 28.100
           Rise(in): 3.00
                                     Control Elev(ft): 28.100
______
---- Weirs -----
      Name:
                           From Node:
                           To Node:
      Group: BASE
                              Count: 1
       Flow: Both
       Type: Horizontal
                           Geometry: Circular
                Span(in): 0.00
               Rise(in): 0.00
              Invert(ft): 0.000
     Control Elevation(ft): 0.000
                                    TABLE
          Bottom Clip(in): 0.000
            Top Clip(in): 0.000
    Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600
Name:
                           From Node:
                                                        Count: 1
      Group: BASE
                             To Node:
                                                        Flow: Both
     Bottom Width(ft): 0.00
                                 Water Surface Elev(ft): 0.000
                                 Breach Duration(hrs): 0.00
  Left Side Slope(h/v): 0.00
 Right Side Slope(h/v): 0.00
                                          Power Coef: 0.00
Bottom Breach Elev(ft): 0.000
                                   Weir Discharge Coef: 0.000
   Top Breach Elev(ft): 0.000
______
    Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\100YR3D.R32
    Override Defaults: Yes
   Storm Duration(hrs): 72.00
       Rainfall File: Sfwmd72
   Rainfall Amount (in): 10.00
Time(hrs)
           Print Inc(min)
50.000
100.000
            5.00
      Name: 10YR1D
   Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\10YR1D.R32
    Override Defaults: Yes
   Storm Duration(hrs): 24.00
       Rainfall File: Flmod
   Rainfall Amount (in): 5.00
Time(hrs)
            Print Inc(min)
10.000
            10.00
24.000
            5.00
100.000
            10.00
      Name: 25YR3D
   Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\25YR3D.R32
    Override Defaults: Yes
   Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
   Rainfall Amount (in): 9.00
            Print Inc(min)
Time(hrs)
```

Loumax Development Inc. - Drainage Calculations, City of Okeechobee, FL Input Report for AdICPR 10.00 100.000 5.00 400.000 10.00 Name: 100YR3D Hydrology Sim: 100YR3D Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\100YR3D.I32 Execute: Yes Restart: No Alternative: No Max Delta Z(ft): 1.00
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 Delta Z Factor: 0.00500 End Time(hrs): 100.00 Max Calc Time(sec): 60.0000 Min Calc Time(sec): 0.5000 Boundary Stages: Boundary Flows: Time(hrs) Print Inc(min) 120.000 50.000 100.000 Run Group BASE Yes Name: 10YR1D Hydrology Sim: 10YR1D Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\10YR1D.I32 Execute: No Restart: No Patch: No Alternative: No Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500 Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000 End Time(hrs): 100.00 Max Calc Time(sec): 60.0000 Boundary Stages: Boundary Flows: Time(hrs) Print Inc(min) 120.000 120.000 24.000 100.000 Run Group BASE Yes Name: 25YR3D Hydrology Sim: 25YR3D Filename: F:\2019-043 Loumax\04-Calcs\2019-043 ICPR\sims\25YR3D.I32 Execute: No Restart: No Patch: No Alternative: No Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500 Time Step Optimizer: 10.000 Start Time(hrs): 0.000 End Time(hrs): 400.00 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000 Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
50.000	120.000
100.000	120.000
400.000	120.000
Group	Run
BASE	Yes

```
Basin Name: Onsite
            Group Name: BASE
           Simulation: 100YR3D
            Node Name: Onsite
           Basin Type: SCS Unit Hydrograph
      Unit Hydrograph: Uh256
        Peaking Fator: 256.0
 Spec Time Inc (min): 1.33
 Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 10.000
Storm Duration (hrs): 72.00
               Status: Onsite
  Time of Conc (min): 10.00
    Time Shift (hrs): 0.00
Area (ac): 4.100
Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 0.000
       Time Max (hrs): 60.02
  Flow Max (cfs): 17.937
Runoff Volume (in): 9.024
 Runoff Volume (ft3): 134305.320
            Basin Name: Onsite
            Group Name: BASE
           Simulation: 10YR1D
            Node Name: Onsite
           Basin Type: SCS Unit Hydrograph
     Unit Hydrograph: Uh256
       Peaking Fator: 256.0
 Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
        Rainfall File: Flmod
Rainfall Amount (in): 5.000
Storm Duration (hrs): 24.00
  Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
           Area (ac): 4.100
Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 0.000
       Time Max (hrs): 12.04
       Flow Max (cfs): 11.340
  Runoff Volume (in): 4.088
 Runoff Volume (ft3): 60840.196
            Basin Name: Onsite
           Group Name: BASE
Simulation: 25YR3D
            Node Name: Onsite
           Basin Type: SCS Unit Hydrograph
     Unit Hydrograph: Uh256
 Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
Rainfall Amount (in): 9.000
Storm Duration (hrs): 72.00
  Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
            Area (ac): 4.100
Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 0.000
       Time Max (hrs): 60.02
       Flow Max (cfs): 16.092
  Runoff Volume (in): 8.032
```

Runoff Volume (ft3): 119535.963

Loumax Development Inc. - Drainage Calculations, City of Okeechobee, FL Node Maximum Report for AdICPR  $\,$ 

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning M Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs	
Offsite	BASE	100YR3D	0.00	27.000	29.500	0.0000	0	0.00	0.000	0.00	0.000	
Onsite	BASE	100YR3D	73.02	29.964	29.500	0.0050	128224	60.00	17.879	0.00	0.000	
Offsite	BASE	10YR1D	0.00	27.000	29.500	0.0000	0	23.61	0.232	0.00	0.000	
Onsite	BASE	10YR1D	23.61	29.192	29.500	0.0050	80501	12.00	11.010	23.61	0.232	
Offsite	BASE	25YR3D	0.00	27.000	29.500	0.0000	0	72.08	0.279	0.00	0.000	
Onsite	BASE	25YR3D	72.08	29.623	29.500	0.0050	113065	60.00	16.011	72.08	0.279	

Loumax Development Inc. - Drainage Calculations, City of Okeechobee, FL Link Maximum Report for AdICPR  $\,$ 

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs		Max Time US Stage hrs		Max Time DS Stage hrs	Max DS Stage ft
CS-1	BASE	100YR3D	0.00	0.000	0.000	0.00	0.000	0.00	0.000
CS-1	BASE	10YR1D	23.61	0.232	0.002	23.61	29.192	0.00	27.000
CS-1	BASE	25YR3D	72.08	0.279	0.001	72.08	29.623	0.00	27.000

Project: Loumax Owner: Loumax

Engineer: Steven L. Dobbs
Basin: Dry Retention Basin

Required Retention Volume: 3.84 ac-in Wet Retention Area: 0.56 acres wet Retention Perimeter: 1125 ft
Design Volume Head: 0.6 ft

Hydraulic Conductivity: 1.20E-04 cfs/ft<sup>2</sup>-ft

Using the Revised Formula,

$$\frac{V = L[K(2H_2D_{11} - D_{11}^2 = 2H_2D_3)]}{2}$$

V=Volume of water treated in one hour (ac-in)

 $K= 1.20E-04 cfs/ft^2-ft$ 

Solving for V gives,

V= 0.03 Ac-in/hr, when the retention area is full

Average V= (0.0+0.034425)/0.6 0.057375 acre-in

Time to drain retention volume

T = 3.84 ac-in = 66.9 hrs

0.057375 ac-in/hr

Since 66.9281045751634 hrs < 72 hrs; the design meets the 72-hour bleed down crierion

## Complete Report (not including cost) Ver 4.3.2

Project: Ecotec Expansion Date: 4/29/2021 7:24:52 AM

#### **Site and Catchment Information**

Analysis: Net Improvement

Catchment Name Onsite

Rainfall Zone Florida Zone 2

Annual Mean Rainfall 51.00

## **Pre-Condition Landuse Information**

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	3.20
Rational Coefficient (0-1)	0.16
Non DCIA Curve Number	85.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.042
Phosphorus EMC (mg/l)	0.346
Runoff Volume (ac-ft/yr)	2.176
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	2.796
Phosphorus Loading (kg/yr)	0.928

#### **Post-Condition Landuse Information**

Light Industrial: TN=1.200 TP=0.260
3.20
0.61
92.00
60.00
0.00
1.200
0.260
8.269
0.000
0.000

Nitrogen Loading (kg/yr) 12.235 Phosphorus Loading (kg/yr) 2.651

#### **Catchment Number: 1 Name: Onsite**

**Project:** Ecotec Expansion

Date: 4/29/2021

#### **Retention Design**

Retention Depth (in) 1.200 Retention Volume (ac-ft) 0.320

#### **Watershed Characteristics**

Catchment Area (acres) 3.20 Contributing Area (acres) 3.200 Non-DCIA Curve Number 92.00 DCIA Percent 60.00

Rainfall Zone Florida Zone 2

Rainfall (in) 51.00

#### **Surface Water Discharge**

Required TN Treatment Efficiency (%) 77 Provided TN Treatment Efficiency (%) 78 Required TP Treatment Efficiency (%) 65 Provided TP Treatment Efficiency (%) 78

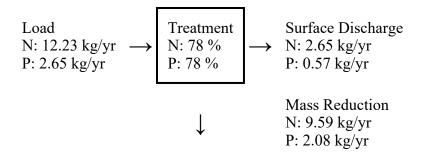
#### **Media Mix Information**

Type of Media Mix Not Specified Media N Reduction (%)
Media P Reduction (%)

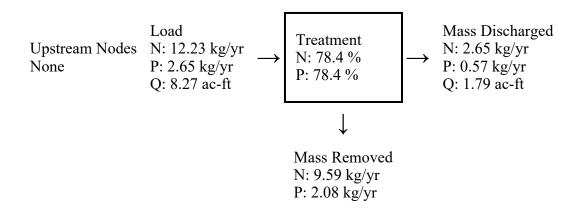
#### **Groundwater Discharge (Stand-Alone)**

Treatment Rate (MG/yr) 0.000
TN Mass Load (kg/yr) 9.586
TN Concentration (mg/L) 0.000
TP Mass Load (kg/yr) 2.077
TP Concentration (mg/L) 0.000

#### **Load Diagram for Retention (stand-alone)**



#### **Load Diagram for Retention (As Used In Routing)**



## **Summary Treatment Report Version: 4.3.2**

Project: Ecotec Expansion

Analysis Type: Net Improvement

**BMP Types:** 

Catchment 1 - (Onsite) Retention Based on % removal values to the nearest percent

Total nitrogen target removal met? Yes
Total phosphorus target removal met? Yes

ention the Routing Summary Catchment 1 Routed to Outlet

Date:4/29/2021

#### Summary Report

Nitrogen

#### **Surface Water Discharge**

Total N pre load 2.8 kg/yr
Total N post load 12.23 kg/yr
Target N load reduction 77 %

Target N discharge load 2.8 kg/yr
Percent N load reduction 78 %

Provided N discharge load 2.65 kg/yr

Provided N discharge load 2.65 kg/yr 5.84 lb/yr Provided N load removed 9.59 kg/yr 21.14 lb/yr

#### Phosphorus

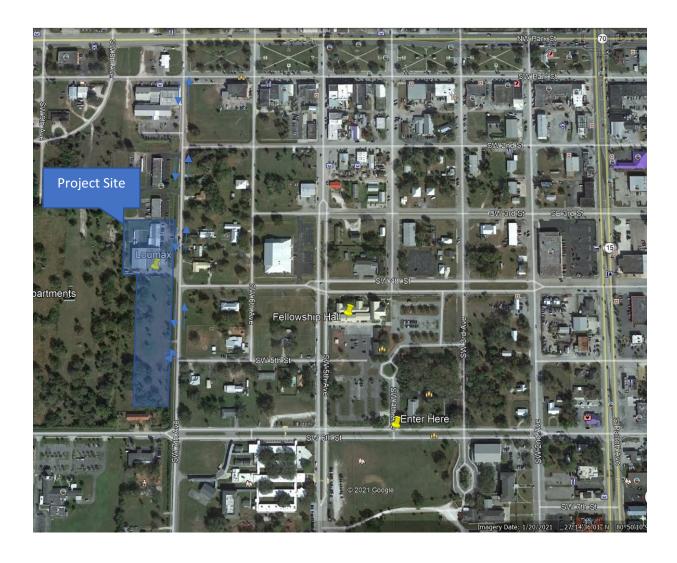
#### **Surface Water Discharge**

Total P pre load .928 kg/yr
Total P post load 2.651 kg/yr
Target P load reduction 65 %
Target P discharge load .928 kg/yr

Percent P load reduction 78 %

Provided P discharge load .574 kg/yr 1.27 lb/yr Provided P load removed 2.077 kg/yr 4.58 lb/yr

#### Loumax Proposed Truck Route





June 22, 2021

City of Okeechobee 55 SE 3<sup>rd</sup> Avenue Okeechobee, FL 34974

**Subject:** Ecotech - Site Plan

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to extend and existing Industrial Facility.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition). The total space at buildout will be 2600 sf of office space and 37,651 sf of General Light Industrial. The results indicate the proposed total proposed project (ITE code 710 – General Office and 110 – General Light Industrial) generates 292 total daily trips with 41 PM peak hour trips with 5 being in and 35 being out. Since the peak hour trips is below 100 a full traffic study is not required, per the City Code.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

**Steven L. Dobbs Engineering** 

Steven L. Dobbs, P. E.

President

CC: Neal Markus

File

Email: sdobbs@stevedobbsengineering.com Website: www.SteveDobbsEngineering.com

#### **Instructions:**

#### Trip Generation Rates from the 8th Edition ITE Trip Generation Report

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

KSF<sup>2:</sup> Units of 1,000 square feet NA: Not Available

DU: Dwelling Unit Occ.Room: Occupied Room Fuel Position: # of vehicles that could be fueled simultaneously

	Occ.Room: Occupied Ro	, o.i.i		I	<u> </u>	Expected					
						Units					
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	(independent variable)		PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA		NA		0		NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0		NA	NA	
Commercial Airport 021 Commercial Airport 021	Avg Flights/Day Com. Flights/Day	104.73 122.21	5.75 6.88	56% 54%	44% 46%		0		NA NA	NA NA	
General Aviation Airport 022	Employees	14.24	1.03		55%		0		NA NA	NA NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA		NA		0		NA NA	NA NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37		55%		0		NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62		78%		0		NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81		72%		0		NA	NA	
Light Rail Station w/ Park 093 Light Rail Station w/ Park 093	Parking Space Occ. Spaces	2.51 3.91	1.24 1.33	58% 58%	42% 42%		0		NA NA	NA NA	
- V	KSF <sup>2</sup>	6.97	0.97			37.7	263	37	4	32	•
General Light Industrial 110 General Light Industrial 110	Employees	3.02	0.97	12% 21%	88% 79%	31.1	203		NA	NA	
	KSF <sup>2</sup>	1.50	0.42		NA		0		NA NA		
General Heavy Industrial 120 General Heavy Industrial 120	Employees	0.82	0.68	NA NA	NA NA		0		NA NA	NA NA	Caution-Only 3 Studies.
•	KSF <sup>2</sup>										
Industrial Park 130 Industrial Park 130	Employees	6.96 3.34	0.86 0.46	21% 20%	79% 80%		0		NA NA	NA NA	
	KSF <sup>2</sup>										
Manufacturing 140 Manufacturing 140		3.82 2.13	0.74 0.36	36% 44%	64% 56%		0		NA NA	NA NA	
	Employees KSF <sup>2</sup>						0				
Warehousing 150		3.56	0.32	25%	75%		0		NA	NA	
Warehousing 150	Employees KSF <sup>2</sup>	3.89	0.59	35%	65%		0		NA	NA	
Mini Warehouse 151		2.50	0.26		49%		0		NA	NA	
Mini Warehouse 151 Mini Warehouse 151	Storage Units Employees	0.25 61.90	0.02 6.04	NA 52%	NA 48%		0		NA NA	NA NA	
	KSF <sup>2</sup>				67%		0				
High-Cube Warehouse 152		1.44 NA	0.10	33%	65%				NA NA	NA NA	
High-Cube Warehouse 152	Employees KSF <sup>2</sup>		0.66	35%			0		NA	NA NA	•
Utilities 170 Utilities 170	Employees	NA NA	0.76 0.76	45% 90%	55% 10%		0		NA NA	NA NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0		NA NA	NA NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0		NA NA	NA.	
Apartment 220	DU	6.65	0.62	65%	35%		0		NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0		NA	NA	
Apartment 220 Low Rise Apartment 221	Vehicles Occ.DU	5.10 6.59	0.60 0.58	NA 65%	NA 35%		0		NA NA	NA NA	
High Rise Apartment 222	DU	4.20	0.35		39%		0		NA NA	NA NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0		NA.	NA.	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0		NA		Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0		NA	NA	
Resd. Condo/Townhouse 230 Low Rise Resd. Condo 231	Persons DU	2.49 NA	0.24 0.78	67% 58%	33% 42%		0		NA NA	NA NA	
High Rise Resd. Condo 232	DU	4.18	0.78	62%	38%		0		NA NA	NA NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0		NA.	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0		NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0		NA	NA	
Retirement Community 250	DU	NA 3.71	0.27		44%		0		NA NA		Caution- Only 1 Study
Elderly Housing-Detached 251 Congregate Care Facility 253	DU Occ.DU	2.15	0.27 0.17		39% 44%		0		NA NA		Caution- Only 1 Study. Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16		40%		0		NA.		Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	,
Residential PUD 270	DU	7.50	0.62		35%		0		NA	NA	
Hotel 310	Occ. Room	8.92	0.70 0.59		51% 47%		0		NA NA	NA NA	
Hotel 310 Hotel 310	Rooms Employees	8.17 14.34	0.59	53% 54%	46%		0		NA NA	NA NA	
All Suites Hotel 311	Occ.Room	6.24	0.55		58%		0		NA NA		Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40		55%		0		NA NA	NA	•
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0		NA		Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60		40%		0		NA	NA	
	O B	^									
Motel 320 Motel 320	Occ.Room Rooms	9.11 5.63	0.58 0.47	53% 54%	47% 46%		0		NA NA	NA NA	

#### Instructions: Trip Generation Rates from the 8th Edition ITE Trip Generation Report

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

NA: Not Available KSF<sup>2:</sup> Units of 1,000 square feet

DU: Dwelling Unit Fuel Position: # of vehicles that could be fueled simultaneously

Daycare Center 565 Cemetery 566	Units KSF <sup>2</sup> Students	Rate Weekday Daily Traffic	PM Peak			Expected					
Daycare Center         565           Daycare Center         565           Daycare Center         565           Cemetery         566	KSF <sup>2</sup> Students		Period Rate	% PM In	% PM Out	Units (independent variable)	Calculated Daily Trips		PM In	PM Out	Notes
Daycare Center 565 Daycare Center 565 Cemetery 566		79.26	12.46	47%	53%	,	0	0	NA	NA NA	
Daycare Center 565 Cemetery 566		4.48	0.82	47%	53%		0	0	NA NA	NA NA	
•	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
D: 574	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF <sup>2</sup>	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF <sup>2</sup>	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
	Members	0.29	0.03	NA	NA		0	0	NA		Caution- Only 1 Study.
- v	Employees	46.90	4.05	NA	NA		0	0	NA	NA	•
Hospital 610	KSF <sup>2</sup>	16.50	1.14	42%	58%		0	0	NA	NA	
	Beds	11.81	1.31		64%		0	0	NA	NA	
	Employees Beds	5.20 2.37	0.33 0.22	31% 33%	69% 67%		0	0	NA NA	NA NA	
Nursing Home 620 Nursing Home 620	Employees	4.03	0.22 NA	26%	74%		0	NA	NA NA		Peak Hour is PM Peak Hour.
Clinic 630	KSF <sup>2</sup>	31.45	5.18	NA	NA		0	0	NA NA		Caution- Only 2 Studies.
	Employees	7.75	1.23	41%	59%		0	0	NA NA	NA NA	
	KSF <sup>2</sup>	Equation	Equation	17%	83%		0	0	NA NA	NA NA	
	KSF <sup>2</sup>	-	•						INA		
General Office 710		11.01	1.49	17%	83%	2.6	29	4	1	3	
Corporate Froudquarters 7.11	KSF <sup>2</sup>	7.98 7.98	1.40 1.40	10% 10%	90% 90%		0	0	NA NA		Peak Hour is PM Peak Hour.  Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees KSF <sup>2</sup>										
Single Tenant Office Bldg 715		11.57	1.72	15%	85%		0	0	NA		Peak Hour is PM Peak Hour.
	Employees KSF <sup>2</sup>	3.62	0.50	15%	85%		0	0	NA		Peak Hour is PM Peak Hour.
Medical Dental Office 720		36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF <sup>2</sup>	68.93	1.21	31%	69%		0	0	NA		Peak Hour is PM Peak Hour. Caution- Only 1 Study.
_	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF <sup>2</sup>	166.02	17.09	NA	NA		0	0	NA	NA	
·	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF <sup>2</sup>	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF <sup>2</sup>	27.92	2.85	31%	69%		0	0	NA		Caution- Only 1 Study.
·	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF <sup>2</sup>	8.11	1.07	15%	85%		0	0	NA		Peak Hour is PM Peak Hour.
	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF <sup>2</sup>	45.16	4.49	47%	53%		0	0	NA	NA	
	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
1 100 Clarianing Diococarit Caperotoro C10	KSF <sup>2</sup>	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF <sup>2</sup>	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF <sup>2</sup>	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF <sup>2</sup>	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF <sup>2</sup>	39.00	5.17	NA	NA		0	0	NA	NA	
- '	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF <sup>2</sup>	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF <sup>2</sup>	42.94	3.37	49%	51%		0	0	NA	NA	
Factory Outlet Center 823	KSF <sup>2</sup>	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF <sup>2</sup>	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF <sup>2</sup>	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
g	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
	KSF <sup>2</sup>	716.00	26.15	51%	49%		0	0	NA	NA	•
	Seats	42.12	2.13	64%	36%		0	0	NA NA	NA	

LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 190, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF

ALL OF BLOCK 191, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

THE SOUTH 297.0 FEET OF THE FOLLOWING DESCRIBED PARCEL A: THE NORTH LINE OF SAID SOUTH 297.0 FEET BEING PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 4TH STREET

COMMENCE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WEST LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE) AND THE SOUTH LINE OF SOUTH PARK STREET (PRIOF TO ROAD VACATION), AS SHOWN ON THE PLAT OF OKEECHOBEE RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA: THENCE DUE WEST ALON EAST A DISTANCE OF 70.54 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 2ND STREET: THENCE NORTH 89°54'07" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE / DISTANCE OF 172.97 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE); THENCE SOUTH 00°02'10" EAST ALONG SAID WESTER RIGHT-OF-WAY LINE OF OKEECHOBEE AVENUE (S.W. 7TH AVENUE) A DISTANCE OF 670.00 FEET T THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 4TH STREET; THENCE SOU 89°54'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 241.18 FEET TO TH EAST 10 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID MAIN TRACK A DISTANCE OF 1041.09 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH PARK STREET THENCE DUE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING.

PROJECT SPECIFIC NOTES:

1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND

2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY. 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.

4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER

AREAS OF LOCAL CONCERN.

5) SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF ÉASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.

6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7) DATE OF LAST FIELD SURVEY: 12/30/19.

## TRADEWINDS SURVEYING SERVICES, LLC.

200 S.W. 3rd Avenue Okeechobee, FL. 34974 Tel: (863) 763-2887 Fax: (863) 763-4342 Email: kab.twps@yahoo.com

Richard Barnes, III, PSM 7074

**ENGINEERING** 

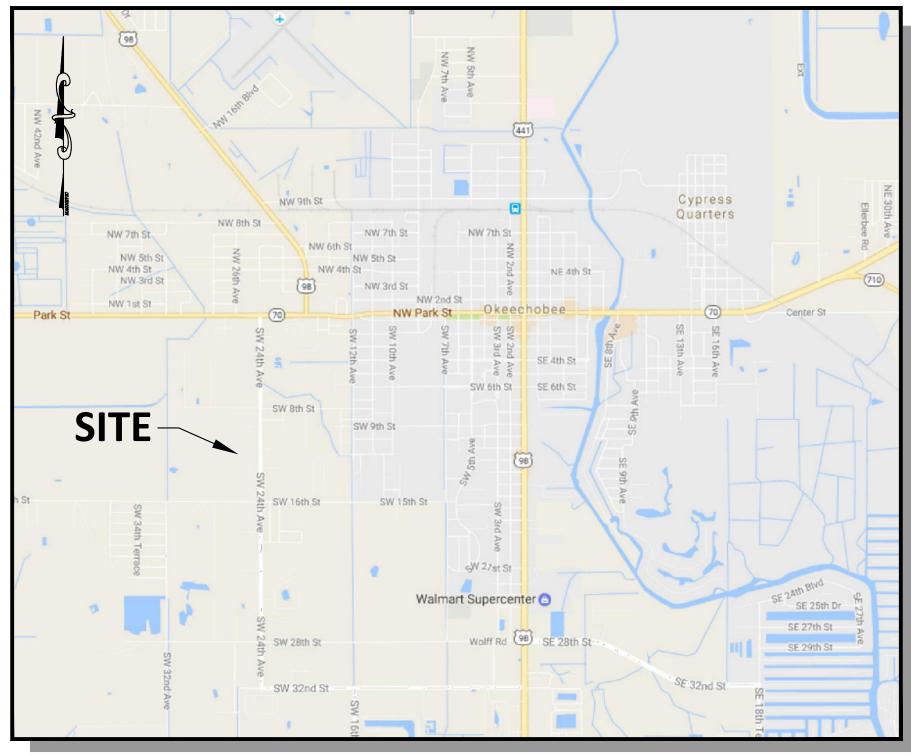
## Steven L. Dobbs Engineering, LLC **Consulting Engineers**

1062 Jakes Way - Okeechobee, FL 34974 Phone: (863) 824-7644

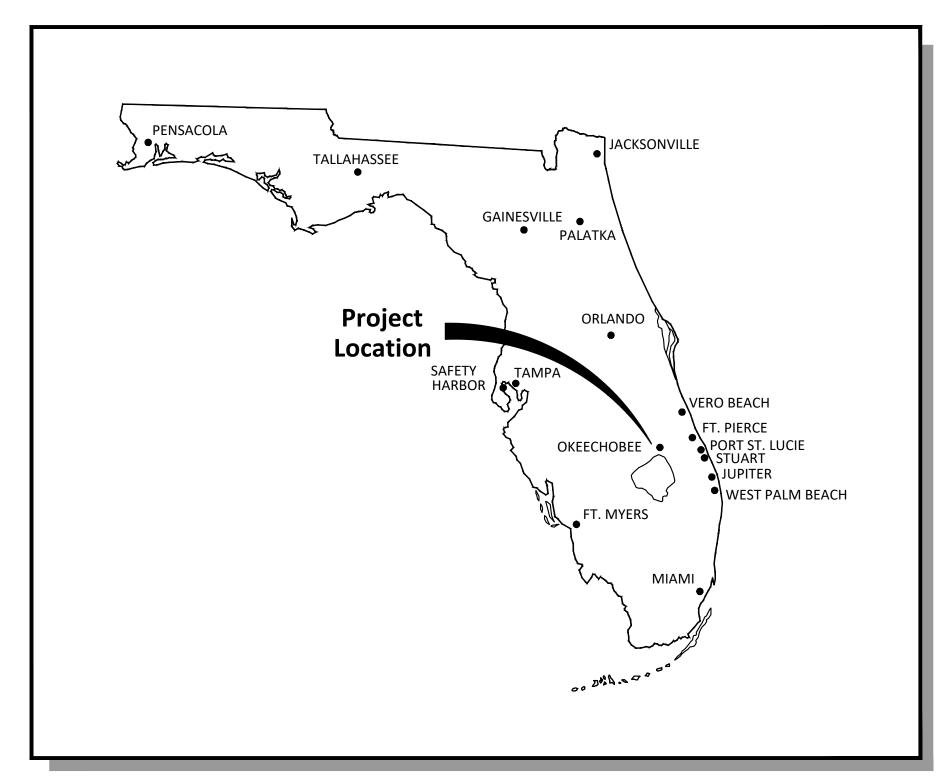
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

# Construction Plans Loumax Development Inc. Proposed Site Development

City of Okeechobee, Florida



**LOCATION MAP** 



**VICINITY MAP** SCALE: N.T.S.

## **INDEX OF SHEETS**

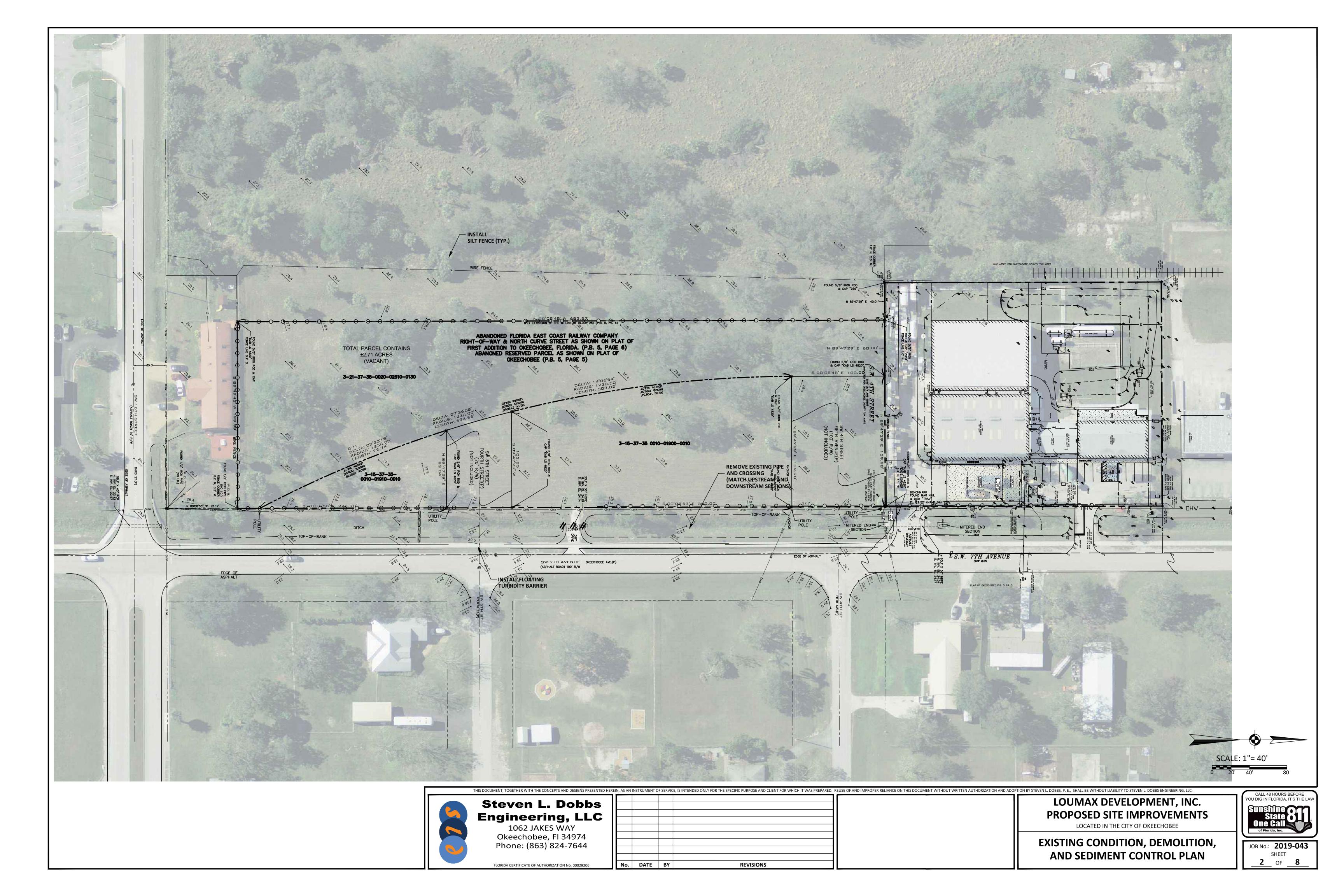
TITLE SHEET 01 OF 08 **EXISTING CONDITIONS, DEMOLITION, AND SEDIMENT CONTROL PLAN** 02 OF 08 03 OF 08 COMBINED EXISTING AND PROPOSED SITE PLAN **OVERALL PLAN** 03 OF 08 04 OF 08 HORIZONTAL CONTROL, STRIPING & SIGNAGE PLAN

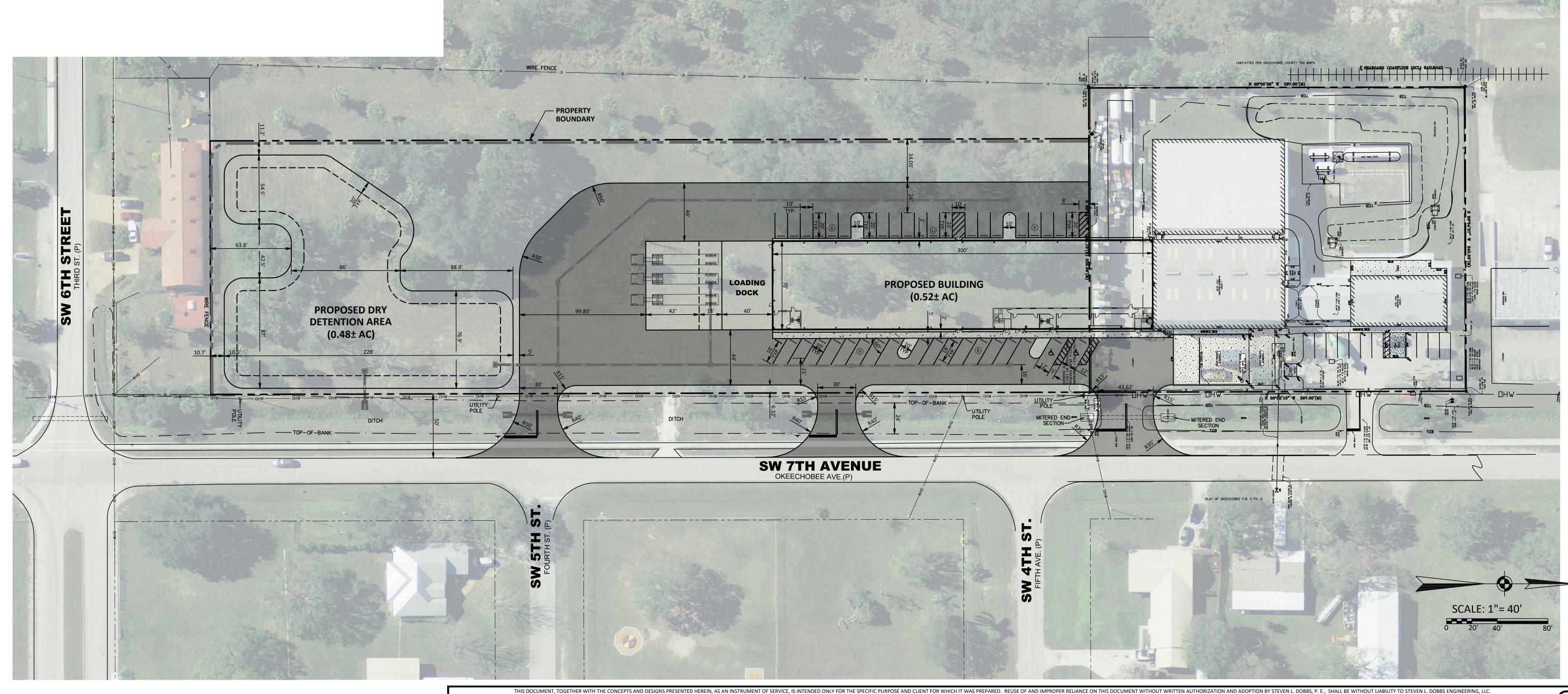
05 OF 08 PAVING, GRADING & DRAINAGE PLAN 06 OF 08 **DETAILS** 

07 OF 08 **GENERAL NOTES AND SPECIFICATIONS** 



Loumax Development Inc **ENGINEERS PROJECT No. 2019-043** 





**REVISIONS** 

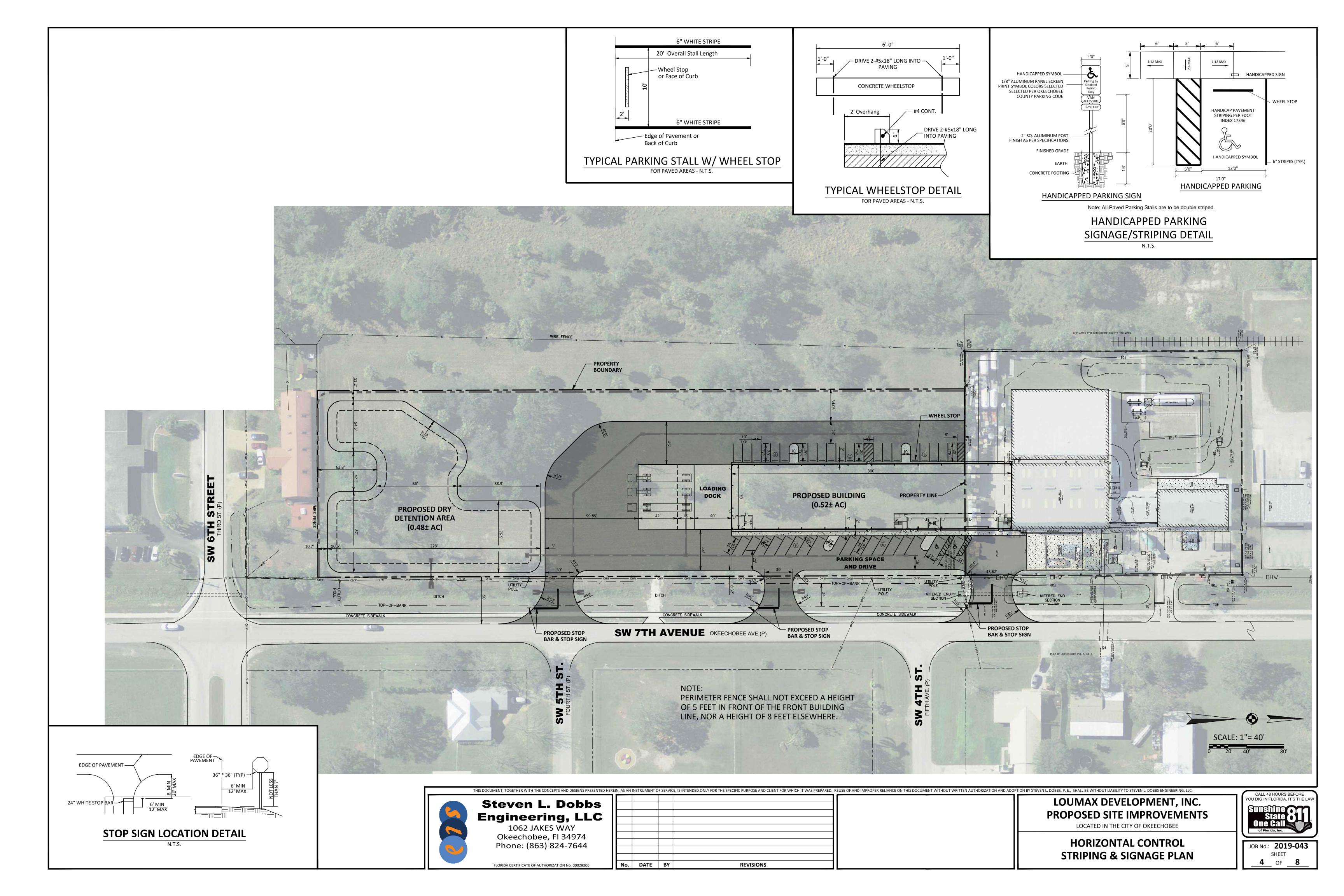


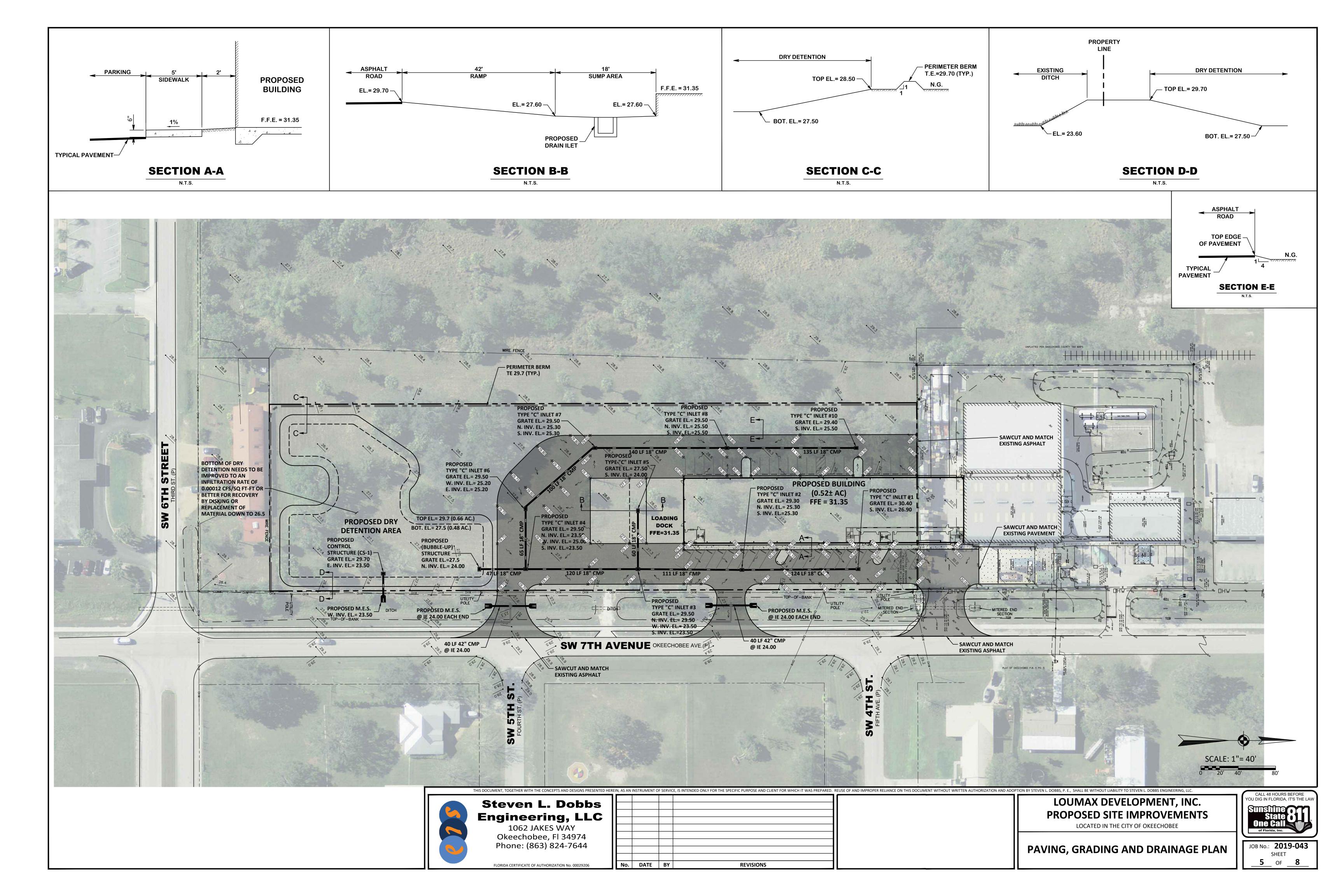
LOUMAX DEVELOPMENT, INC.
PROPOSED SITE IMPROVEMENTS
LOCATED IN THE CITY OF OKEECHOBEE

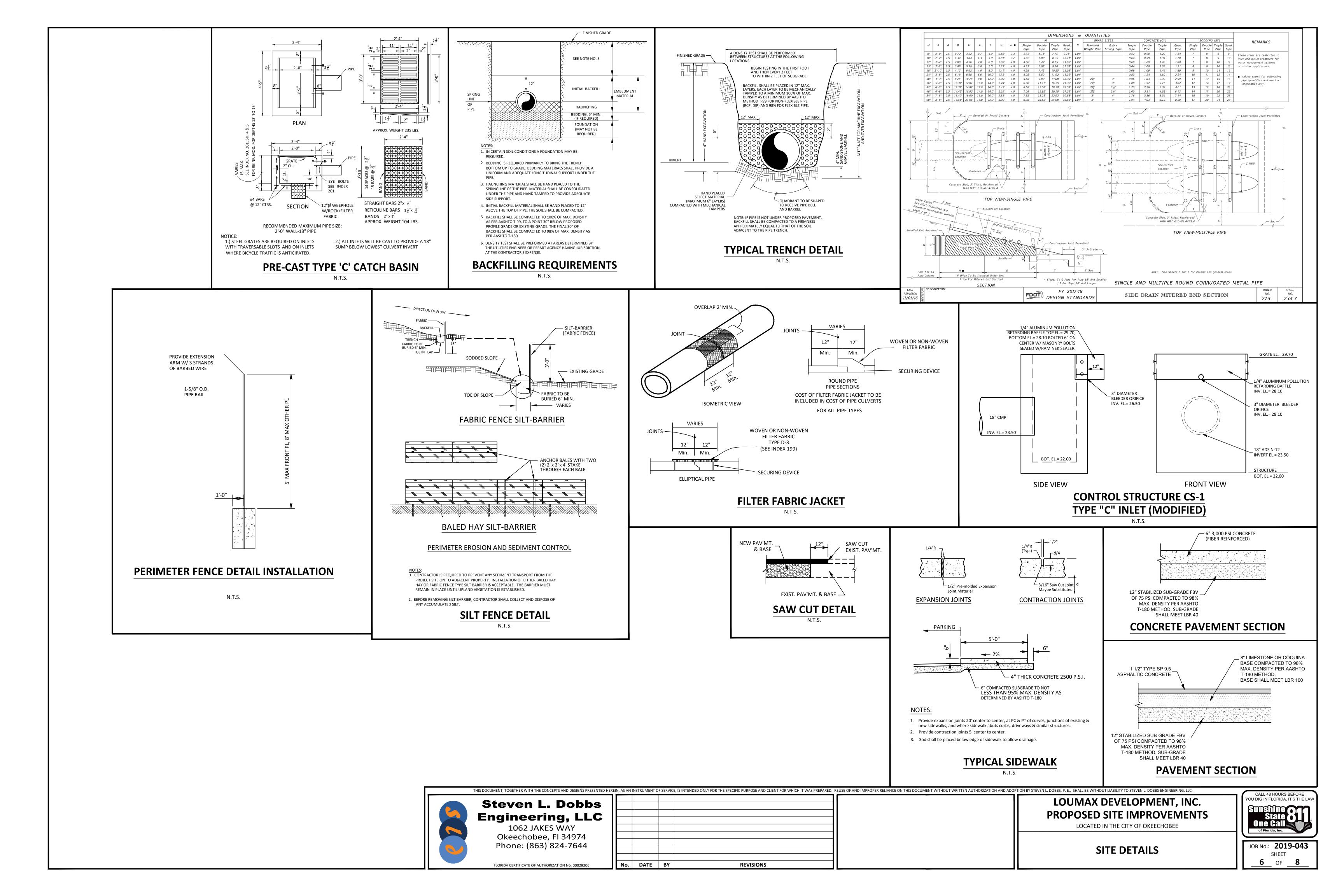
COMBINED EXISTING AND PROPOSED SITE PLAN



OF **8** 







**LEGEND** 

PROPOSED PALM TREE (38 PROVIDED)

PROPOSED TREE (28 PROVIDED)

PROPOSED SHRUB (279 PROVIDED)

EXISTING PALM TREE TO REMAIN (20 TOTAL)

EXISTING TREE TO REMAIN (38 TOTAL)

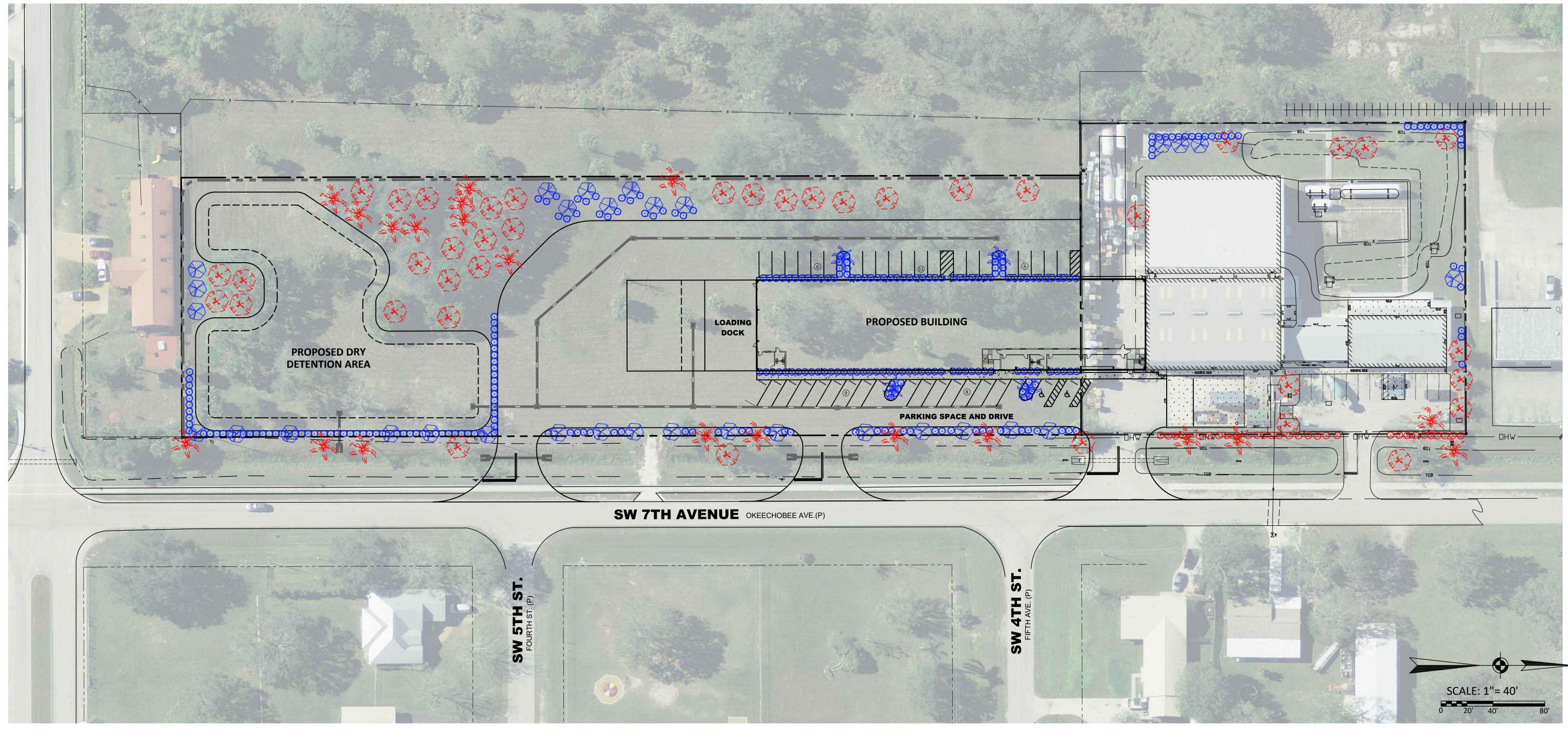
EXISTING SHRUBS (30 TOTAL)

NOTE:

- 1. There are existing trees onsite that will meet some of the landscaping requirement. Since there is not a tree survey, this will be field adjusted.
- 2. This plan for site approval and only indicates the location and type of proposed landscaping. The selected plant to be installed will have to meet the City of Okeechobee's Division 4 Landscape Code for type and size of plants installed.
- 3. The north parcel has already been through site plan and was previously approved and certified prior to Certificate of Occupancy for the latest City of Okeechobee TRC Approval.
- 4. Consideration will be made to protect the overhead utility lines from mature tree growth.
- 5. Plantings will be elected from South Florida Water Management District's Xeriscape Plan Guide, with at least 75% of the total required plans being native very drought tolerant species as listed in that Plant Guide.
- 6. Trees shall be at least 10' high and 2" diameter measured 4' above ground level at the time of

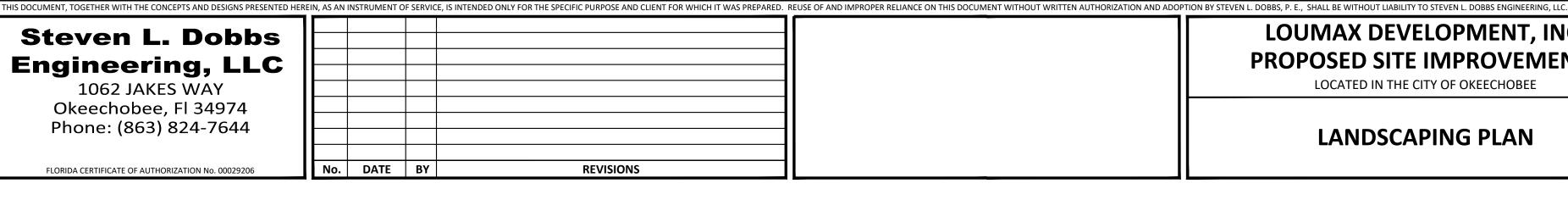
Landscaping Requirements	Trees	Shrubs	
1 tree and 3 shrubs for every 3,000 sf of lot area – 4.82 acres	70	210	
Buffer 10' street – 2' other Property Lines (PL) – 1 tree, 3 shrubs for every 300 sf of required landscaping 985 If on street and 1,196 If on other PLs	38	114	
18 sf of landscaping for every parking space – 1 tree and 3 shrubs for every 72 sf of landscaping – 33 proposed parking spaces	11	33	
Landscape islands min 5' x 15' every 10 spaces max. uninterrupted spaces 12	0	0	
Individual Single Family	0	0	
Multifamily One Bedroom (2 trees per unit)	2	0	
Multifamily two to four Bedrooms (3 trees per unit)	6	0	
Mobile Home Park or subdivision (2 trees per dwelling)	0	0	
Assisted Living facilities, nursing home (1 tree per two units or bedrooms)	0	0	
Multifamily One Bedroom (2 trees per unit)	0	0	
Total:	70	210	

Note: Since the landscaping requirement is met in the parking, buffers and islands no additional landscaping is required.





FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206





LOCATED IN THE CITY OF OKEECHOBEE

LANDSCAPING PLAN



JOB No.: **2019-043** OF **8** 

#### **GENERAL NOTES**

- 1. Contractor is responsible for checking actual site conditions before starting construction.
- 2. Any discrepancies on the drawings shall be brought to the attention of the engineer before commencing work.
- 3. Contractor shall obtain all required building permits before commencing work.
- 4. Contractor shall be responsible for location of all existing utilities. The contractor shall contact all concerned utilities at least 48 hours in advance for construction operations.
- 5. No field changes or deviations from design to be made without prior approval of the engineer.
- 6. All construction shall be completed in accordance with the applicable ordinances of City of Okeechobee, Florida.
- 7. Contractor shall supply density tests to engineer on all sub-grade and base. Tests shall be prepared per AASHTO T-180 method.
- 8. Slope grades from elevations shown to existing grade at property line.
- 9. Engineer shall be notified at least 48 hours in advance for any inspection.
- 10. All traffic control devices shall be in accordance with M.U.T.C.D. Standards.
- 11. Erosion and sedimentation control techniques shall be incorporated during construction as follows:
- (1) silt screens shall be maintained at the project perimeter.
- (2) No off-site discharges shall occur during construction. In the event discharge is required, hay bales and/or turbidity curtains shall be incorporated at the discharge point as necessary to control turbidity.

#### **EROSION AND SEDIMENTATION CONTROL NOTES**

Construction activities can result in the generation of significant amounts of pollutants which may reach surface or ground waters. One of the primary pollutants of surface waters is sediment due to erosion. Excessive quantities of sediment which reach water bodies of floodplains have been shown to adversely affect their physical, biological and chemical properties. Transported sediment can obstruct stream channels, reduce hydraulic capacity of water bodies of floodplains, reduce the design capacity of culverts and other works, and eliminate ethic invertebrates and fish spawning substrates by siltation. Excessive suspended sediments reduce light penetration and therefore, reduce primary productivity.

#### **MINIMUM STANDARDS:**

- 1. Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-distributing activity and shall be made functional before unslope land disturbance takes place.
- 2. All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating on to adjacent properties.
- 3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.
- 4. During construction of the project, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.
- 5. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the Reviewer, is uniform, mature enough to survive and will inhibit erosion.
- 6. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

ENGINEER OF RECORD INSPECTION REQUIREMENTS								
	F.I	3.V.	DEN:	SITY	L.B.	R.	THICKNESS	
	MAX. S	PACING	MAX. SF	PACING	MAX. SP	ACING	MAX. SPACING	
	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET
COMPACTED OR STABILIZED GRADE	200	5,000	200	5,000	200	5,000	300	10,000
ROCK BASE			300	10,000	300	10,000	300	10,000
SHELL ROCK			300	10,000			300	10,000
ASPHALT							PER INSP.	PER INSP.
ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12"  INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT INSIDE OF THE								

**EROSION AND SEDIMENTATION CONTROL NOTES - (continued)** 

- 7. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.
- 8. After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.
- 9. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.
- 10. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
- 11. Sediment will be prevented from entering any storm drain system, ditch or channel. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- 12. Before temporary or newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.
- 13. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.
- 14. When a live watercourse must be crossed by construction vehicles, a temporary stream crossing constructed of nonerodible material shall be provided.
- 15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.
- 16. Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The Developer, owner and/or contractor shall be continually responsible for all sediment leaving the property. Sediment control measures shall be in working condition at the end of each working day.
- 17. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
- A. No more than 500 linear feet of trench may be opened at one time.
- B. Excavated material shall be placed on the uphill side of trenches. C. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely
- affect flowing streams or off-site property. D. Restabilization shall be accomplished in accordance with these regulations.
- 18. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface, where sediment is transported onto a public road surface with curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land-distributing activities.
- 19. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, in the opinion of the Reviewer. Disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
- 20. Properties and waterways downstream from construction site shall be protected from sediment disposition and erosion.
- 21. Phased projects should be cleared in conjunction with construction of each phase.
- 22. Erosion control design and construction shall follow the requirements in Index Nos. 101, 102 and 103 of FDOT Roadway and Traffic Design Standards.
- 23. The Reviewer may approve modifications or alter plans to these erosion control criteria due to site specific conditions.

**Earthwork and Drainage Specifications** 

1. Clearing and Grubbing: Clearing and grubbing shall be performed within the limits of the project work in accordance with Section 110, Florida Department of Transportation (FDOT) Specifications. This item shall include, but is not limited to, the complete removal and legal disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and other undesirable material to a depth of 18 inches below natural ground or proposed finished grade, whichever is lower. The areas to be cleared generally consist of the entire site with the exception of areas specifically noted on the landscape plans as preserve areas or as areas to remain un-cleared. Care shall be taken to insure that no preserve areas or wetland areas are impacted by the clearing operation. Prior to initiating the clearing operation, all adjacent wetland and preserve areas shall be marked and flagged in accordance with the City of Okeechobee and South Florida Water Management District (SFWMD) requirements All such areas immediately adjacent to the clearing operation shall also be protected by the installation of temporary silt barriers in accordance with the requirements of The City of Okeechobee and the SFWMD. Further erosion control shall be accomplished by seeding and mulching all disturbed areas as soon as they are at final grade, per the specifications for seeding and mulching found elsewhere on this sheet.

All material shall be removed from the site and shall be legally disposed of in accordance with all local, state and federal requirements.

- **2. Earthwork and Grading:** All earthwork and grading shall be performed as required to achieve the final grades, typical sections and elevations shown on the plans. In all other respects, materials and construction methods for earthwork, embankment, excavation and grading shall conform to the requirements of FDOT Specifications, Section 120. Any plastic or otherwise undesirable material within 36 inches of finished road grade shall be removed and replaced with suitable material. The contractor shall also refer to the Soils Report, if available. The specifications and recommendations included in that report shall be considered as a part of these plans and specifications. Should there be any conflict between that document and any requirements of these drawings or specifications, the most restrictive requirement shall govern.
- 3. Paving Improvements: All areas proposed for paving shall be constructed in accordance with the design grades and typical sections shown on the drawings, and in conformance to the requirements of the City of Okeechobee and Florida Department of Transportation.
- A. Asphalt: Prime Coat and tack coat for base course and between lifts of asphalt shall conform to the requirements of Sections 300-1 through 300-7 of the FDOT Specifications. Prime Coat shall be applied at a rate of 0.25 gallons per square yard and tack coat at a rate of 0.10 gallons per square yard, unless otherwise approved by the Engineer.

Asphalt surface course thickness and material shall be as shown on the typical sections and shall in all ways conform to the requirements of FDOT.

- **Base:** Limerock base material shall be compacted to 98% of maximum density per AASHTO T-180. All limerock shall meet the minimum requirements of FDOT Section 911. As an alternate, cemented coquina conforming to FDOT Section 915 may be substituted and shall be subject to the compaction specifications detailed above and included in the Soils Engineer's report.
- C. Sub-grade: Sub-grade shall be compacted to 98% of maximum density per AASHTO T-180, and stabilized to a minimum FBV of 50psi. Sub-grade shall be thoroughly rolled with a pneumatic tired roller prior to scheduling any sub-grade inspection.
- D. Valley Gutter/ F-Curb/D-Curb/Flush Curb: Shall be constructed per the typical section by extruding machine or forms as shown on the plans. Minimum concrete compressive strength shall be 3,000psi after 28 days. Sub-grade shall be moistened at the time concrete is placed to insure a uniformly damp surface. Ready-mix concrete shall have a slump of between 2 and 4 inches. No water shall be added to increase workability. Test cylinders shall be made for the strength testing of each batch of concrete for at least 7 and 28 day testing.
- **E.** Sod: A minimum of a two-foot wide strip of sod, or as otherwise shown on the plans, shall be placed along the back of curb of all constructed pavement to aid in prevention of erosion and soil stability. Sod shall be placed in conformance to FDOT Section 570, 575 and 981. Generally, the sodding requirements shall be as specified on the landscape plans, prepared by Others.
- F. Seed, Fertilize and Mulch: All disturbed areas shall be stabilized with seed, fertilizer and mulch upon completion and acceptance by Engineer of final grading. Seed, fertilizer and mulch shall be in conformance to FDOT Sections 570, 575 and 981. The Contractor is responsible for establishing a stand of grass sufficient to prevent erosion prior to removal of the temporary silt fences. This applies only to those areas not covered by the sodding specified in the landscape plans, prepared by
- **G. Testing:** The Contractor shall secure the services of an approved independent testing laboratory to conduct all required testing on sub-grade, base, asphalt and concrete. Locations required for these tests shall be as required by the City of Okeechobee, and/or in the case of the turn-lane improvements as required by the City of Okeechobee. At a minimum, testing shall be as recommended by FDOT. Should any tests fail, contractor shall at his own expense, repair the deficiencies and retest the work until compliance with the specifications is demonstrated.
- **H.** Traffic Control: The installation of Traffic Control Devices shall be in conformance to the requirements of the Manual of Uniform Traffic Control Devices, The City of Okeechobee. Maintenance of traffic During Construction shall be as required by FDOT.

#### **Continued:**

4. Drainage Improvements: All labor, materials and construction methods shall be in conformance to the minimum engineering and construction standards of the City of Okeechobee and FDOT Specifications. Trench excavation and back-filling operations shall meet or exceed the requirements of FDOT Specifications, Section 125. The Contractor shall provide the necessary back-fill compaction testing required to demonstrate compliance with this section. The pipe trench shall be dry when pipe is laid and the pipe shall be bedded per the details and per FDOT specifications.

The Contractor shall comply with Chapter 90-96, Laws of Florida, which requires the Contractor performing trench excavations over five feet in depth comply with all applicable trench safety standards and shoring requirements as set forth in the Occupational Safety and Health Administration's (OSHA) excavation and safety standards, 29 C.F.R. 19926.650, Sub-part P and incorporated as the State of Florida standard, as revised and/or updated. The cost of compliance with this requirement shall be included as a separate line item on the Contractor's bid. Otherwise, Contractor certifies that the cost of compliance is included in the unit cost of all items of work to which this requirement applies.

- A. Reinforced Concrete Pipe (RCP): RCP shall conform to the requirements of ASTM Specifications C-76, Class III, Wall Thickness "B", latest revision. All joints shall be soil-tight. Pipe gasket shall conform to FDOT Specifications, Section 942.
- B. Corrugated Metal Pipe (CMP): All CMP shall be Steel, round, helical-wound corrugated pipe conforming to AASHTO-M 36 and FDOT Section 943. Pipe ends at joints shall be reformed to a minimum of 2 annular corrugations for the complete band width. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All CMP shall be installed at maximum lengths to reduce the number of joints.
- C. Corrugated Aluminum Pipe (CAP): All CAP shall be aluminum alloy, round, helical-wound corrugated pipe conforming to AASHTO-M 196 and FDOT Section 945. Pipe ends at joints shall be reformed to a minimum of 2 annular corrugations for the complete band width. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All CAP shall be installed at maximum lengths to reduce the number of joints.
- D. Corrugated High Density Polyethylene Pipe (HDPE): All HDPE Pipe shall be resin conforming to ASTM D3350 minimum cell classification 435400C, round, only annular corrugations and conforming to FDOT Section 948-2.3. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All HDPE shall be installed at maximum lengths to reduce the number of joints.
- E. Contech A-2000 PVC drainage pipe (A-2000): All A-2000 corrugated pipe with a smooth interior shall conform to the requirements of ASTM Designation F949 & F794 Dual Wall Corrugated Profile (DWCP) Pipe. Pipe and fittings shall be homogeneous throughout and free from visible cracks, holes, foreign inclusions or other injurious defects. Pipe shall be manufactured to 46 psi stiffness when tested in accordance with ASTM Test Method D2412. There shall be no evidence of splitting, cracking or breaking when the pipe is tested per ASTM Test Method D2412 and F949 section 7.5. The pipe shall be made of PVC compound having a minimum cell classification of 12454B as defined in ASTM Specification D1784.
- **F. PVC Drainage Pipe:** PVC Drainage Pipe shall be C-900 with push-on joints (no glued joints) and shall be as specified for sanitary sewer construction, except that it shall be white in color. Any portion of the PVC storm pipe that may be exposed to sunlight, such as its outlet to the detention pond, shall be painted to protect it from UV light.
- G. Inlets, Manholes, and Junction Boxes: All drainage inlets, manholes, and junction boxes shall be precast concrete conforming to ASTM C-478 and 64T. All concrete shall have not less than 4000-psi compressive strength at 28 days. Structure sections shall be joined with a mastic sealing compound. The remaining space shall be filled with the cement mortar and finished so as to produce a smooth continuous surface inside and outside the wall sections. All openings in precast structures shall be cast at the time of manufacture. Holes for piping shall be six inches larger than the outside diameter of the proposed pipe. All spaces between the manhole and the pipe shall be completely filled with mortar and finished smooth. Mortar used for concrete structures shall conform to M C-270. Mortar material shall be mixed one part Type 2 Portland cement to two parts aggregate by volume. Portland cement shall conform to ASTM C-144 and aggregate shall conform to ASTM C-144. The CONTRACTOR shall furnish the ENGINEER with shop drawings of all precast structures for his approval prior to fabrication. Shop drawings shall show all dimension, reinforcing steel and specifications. Storm Manholes shall be constructed with a traffic bearing cast-iron slotted
- **H.** Trench Backfill shall be as shown in the Drainage Details. In addition, testing under paved areas shall be as follows: One test location midway between structures and one test location adjacent to each structure. Engineer may request additional locations. Testing in each location shall begin in the first foot above the culvert with tests every two feet to within two feet of the sub-grade. Density shall be to 100 percent of maximum as determined by AASHTO T-99.
- **Control Structures:** Shall be constructed per the above specifications for Inlets, Manholes, and Junction Boxes except that the structures shall include the bleeders and weirs as shown on the detail.
- **Rip-Rap Energy Dissipaters:** Shall be constructed per the details and as shown on the drawings at the control structures and the downstream bubble-up structures. The rubble shall be of material and placed in accordance to FDOT Section 530-2.3 (material) and FDOT Section 530-3.3 (Construction Methods). Should broken concrete be used as the rubble, it shall be free from reinforcing bars or wire mesh. The contractor shall use care in the placement of the stone so that it is not dropped on thew fabric in such a fashion that tears the fabric. The fabric shall be as specified in FDOT Section 985 and shall be of the woven design and as specified for use with riprap per Table 1 of this section. The bedding stone shall be of the type typically used for drainfield rock and shall meet the requirements of FDOT for drainfield rock.

## Steven L. Dobbs **Engineering, LLC** 1062 JAKES WAY Okeechobee, Fl 34974 Phone: (863) 824-7644

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

ENGINEER OF RECORD INSPECTION REQUIREMENTS

CONTRACTOR TO CALL CONTRACT ENGINEER OF

RECORD 48 HOURS ADVANCE FOR FOLLOWING

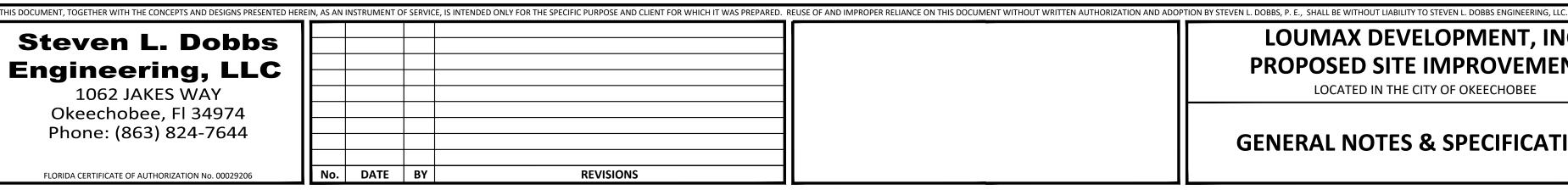
1. PRECONSTRUCTION MEETING

2. DRAINAGE PIPE (UNCOVERED)

3. PAVEMENT SUBGRADE

4. PAVEMENT BASE

INSPECTIONS:



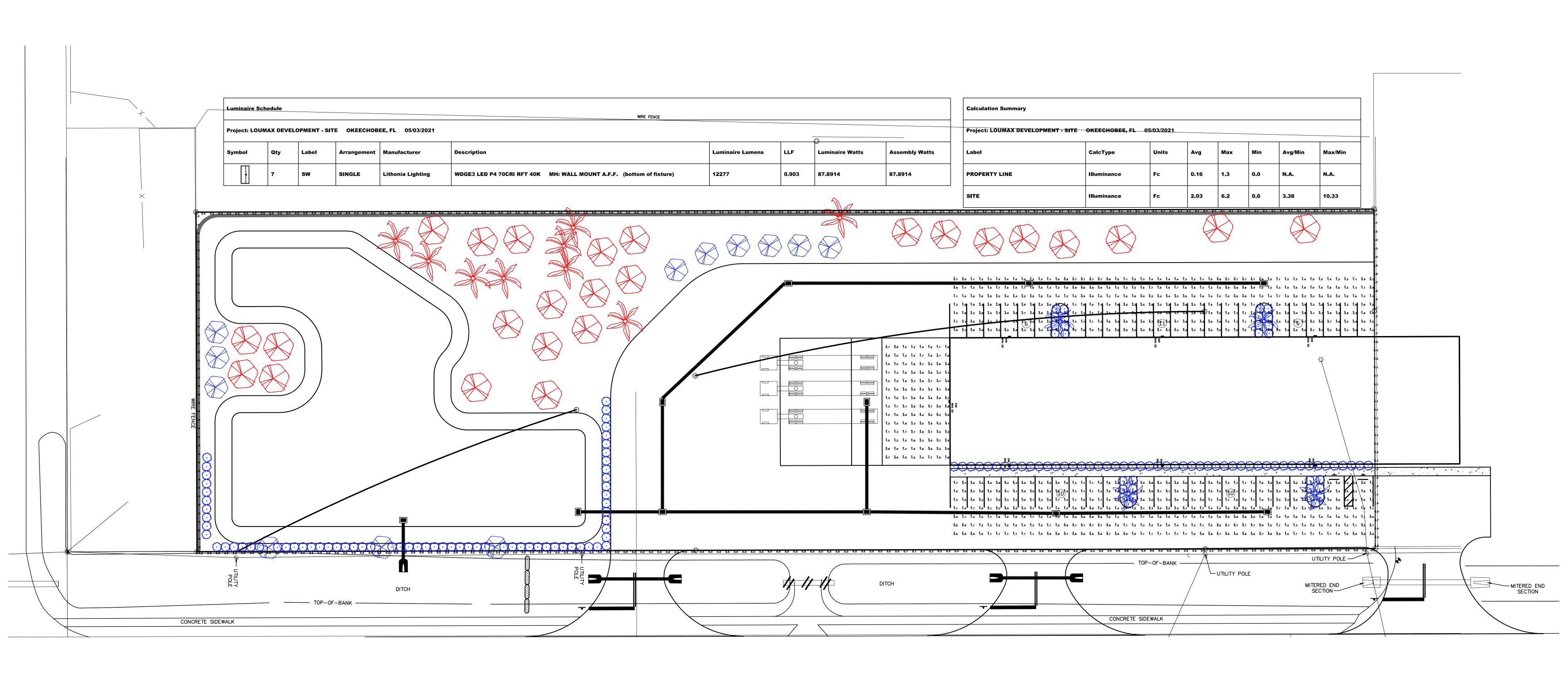


LOCATED IN THE CITY OF OKEECHOBEE

**GENERAL NOTES & SPECIFICATIONS** 



JOB No.: **2019-043** OF **8** 





# Staff Report Site Plan Review:

Prepared for: The City of Okeechobee

Applicant: Loumax Development, Inc.

Address: 312 SW 7<sup>th</sup> Avenue

Petition No.: 21-002-TRC

Description: Addition to Existing Manufacturing Facility



#### **General Information**

Applicant/Owner	Loumax Development, Inc
Applicant Address	312 SW 7 <sup>th</sup> Avenue Okeechobee, FL 34974
Site Address	312 SW 7 <sup>th</sup> Street
Parcel Identification	3-15-37-35-0010-00620-0110
Contact Person	Steven L. Dobbs
Contact Phone Number	863.634.0194
Contact Email Address	sdobbs@stevedobbsengineering.com

For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofokeechobee.com/agendas.html">https://www.cityofokeechobee.com/agendas.html</a>.

#### Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Industrial	Industrial
Zoning	Industrial	Industrial
Use of Property	Manufacturing	Manufacturing
Acreage	4.82 acres	4.82 acres

#### **General Description**

The Applicant owns an existing manufacturing facility which has occupied a 1.64 acre parcel. Recently the City approved a future land use map amendment to Industrial (20-002-SSA), a rezoning to Industrial (20-001-R), and a right-of-way abandonment (20-002-SE) for adjacent property to the south which totals 3.18 acres. The Applicant is now proposing to construct additional warehouse, manufacturing, and office space which will occupy the adjacent property as well as some of the existing site and connect to the existing facility. Additional parking facilities, loading docks, and a stormwater detention area are also proposed.

The existing facility contained 600 square feet of office area and 17,000 square feet of warehouse/manufacturing area. The proposed addition contains 2,000 square feet of office area and 20,651 square feet of warehouse/manufacturing area. The Applicant has stated that all associated parcels are being joined to create one 4.82 acre parcel, though this action has yet to be completed.



#### Future Land Use, Zoning and Existing Use on Surrounding Properties

	Future Land Use	Industrial			
North	Zoning	Industrial			
	Existing Use	Light Industrial			
	Future Land Use	Single Family Residential			
East	Zoning	Residential Multiple Family			
	Existing Use	Single Family and Duplex Residences			
	Future Land Use	Multifamily Residential			
South	Zoning	Residential Multiple Family			
	Existing Use	Childcare Facility			
	Future Land Use	Multifamily Residential			
West	Zoning	Residential Multiple Family			
	Existing Use	Approved site plan for church			

#### Adequacy of Public Facilities

**POTABLE WATER AND SANITARY SEWER:** Potable water and sanitary sewer will be provided by the Okeechobee Utility Authority. Applying the City's Level of Service standard for nonresidential use of 0.15 gallons of water per day per square foot (gpd/sf) to the additional 22,651 square feet of building floor area indicates a demand of about 3,398 gallons of potable water per day.

**SOLID WASTE DISPOSAL:** On several occasions the County has confirmed a considerable level of excess capacity available to serve the solid waste disposal needs of other developments in the City. It's reasonable that the volume of solid waste generated by the proposed establishment can also be accommodated within the capacity of the County's Solid Waste Facility.

**DRAINAGE:** The Applicant has provided a drainage report and the site plan includes a stormwater retention feature, both of which will require review by the City's engineering service.



#### TRAFFIC GENERATION, ACCESS AND EGRESS:

The site plan depicts three new driveways on SW 7<sup>th</sup> Avenue in addition to the existing driveway for a total of 4 driveways, each providing ingress/egress, with the southernmost driveway intended for large truck access.

The Institute of Transportation Engineers provides an estimated trip generation rate for manufacturing at 3.82 weekday daily vehicle trips per 1,000 square feet. For a 40,251 square foot facility, this equates to an estimated 154 daily vehicle trips.

In addition to the standard size vehicle trips, expansion of this manufacturing facility will increase the number of semi-trucks coming and going in this predominantly residential neighborhood. The applicant has provided a truck route plan indicating that these trucks will be accessing the site from SW 7th Ave via SR-70. The applicant has agreed to bear the cost of improving the impacted section of local roadway (the section of SW 7th Ave from SR-70 to the southernmost proposed driveway of the expanded facility) in order to mitigate the expected deterioration of this roadway due to the increase in heavy truck traffic.

#### INTERIOR CIRCULATION:

Internal circulation of the proposed addition seems adequate.

#### **SERVICE VEHICLE ACCESS AND EGRESS:**

#### A. Fire Truck

The appropriateness of this plan will be addressed by the Fire Department.

#### B. Loading Zone

The proposed addition includes a loading dock sufficiently wide to accommodate at least three large trucks.

#### C. Dumpster Location and Trash Collection

No dumpster enclosure is depicted on the plans. The applicant should specify how trash storage and collection will be handled.

#### Compatibility with Adjacent Uses

The railway runs along the north property line and existing industrial uses lie to the north of that. The vacant properties to the east and west are zoned industrial and also have the railway running along their northern property lines. There are single family residences to the south, though the plans depict a proposed buffer of trees, shrubs and a drainage area between the proposed structures and the southern property line.



#### Compliance with Land Development Codes

Regulation	Required	Provided
Min front yard setback (SW 7 <sup>th</sup> Ave) §90-345(2)	25'	Proposed building: 49'
Min side yard setback §90-345(2)	15'; 40' abutting residential zoning district	Proposed building: 444' from south side PL
Min rear yard setback §90-345(2)	20'; 40' abutting residential zoning district	Proposed building: 75'
Max lot coverage §90-345(3)	50%	20%
Max impervious surface §90-345(3)	85%	47%
Max height §90-345(4)	45'	22'
Min parking space dimensions §90-511(b)	9' by 20'	Parking spaces proposed on east side are only 10' by 18'
Min ADA parking space dimensions FL Accessibility Code §502	12' by 20' w/ a 5' wide access aisle	In compliance
Min Loading space dimensions §90-511(c)	10' by 30' w/14' vertical clearance	Large loading dock proposed
Min drive aisle width §90-511(d)(2)	24' for spaces 75° to 90° 20' for spaces 60° to 74.9° 16' for spaces less than 60°	In compliance
<b>Paving</b> §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	In compliance



Regulation	Required	Provided
Pedestrian oriented design §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic areas.	In compliance
Pedestrian walks §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	Provided
Loading space identification §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident.	Loading dock denotes loading area
Min parking space setback §90-511(e)(6)	No parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	In compliance
Min number of parking spaces §90-512(5) §90-512(6) §90-512(2)	1 per 1,000 sq ft of warehouse floor area up to 20,000 square feet plus 1 per 2,000 square feet of floor area to 40,000 square feet  1 per 300 sq ft of office floor area  29 parking spaces required for 37,651 sf warehouse area  9 parking spaces required for 2600 sf office area	51 parking spaces
Min number of ADA parking spaces Florida Accessibility Code §208.2	For facilities with 51 - 75 parking spaces, at least 3 must be ADA spaces	3 ADA parking spaces provided
Min number of Loading spaces §90-513(2)	1 for 5,000 to 25,000 sf, plus 1 for 25,000 to 60,000 sf of floor area	Large loading dock proposed to accommodate at least 3 trucks
Min Landscaping §90-532	1 tree and 3 shrubs/3,000 sf of lot area.  210,145 sf ÷ 3,000 = 70 trees and 210 shrubs required	80 trees 210+ shrubs



Regulation	Required	Provided
Landscaping for parking and vehicular use	18 sq ft of landscaping required per required parking space.	In compliance
<b>areas</b> §90-533(1)	<u>38 x 18 = 684 sq ft</u>	
Landscaping for parking and vehicular use	One tree per 72 sf of required landscape area	In compliance
<b>areas</b> §90-533(2)	<u>684 ÷ 72 = 10 trees</u>	
Landscaping for parking and vehicular use areas §90-533(4)	Two feet of landscaping required between buildings and vehicular use areas.	In compliance.
Landscaping for parking and vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	In compliance
Landscaping for parking and vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	In compliance
Landscaping for parking and vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Not indicated
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	Buffer provided along SW 7 <sup>th</sup> Ave is not in compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance



Regulation	Required	Provided
	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer  990 linear ft of frontage on SW 7 <sup>th</sup> Ave minus 130' of driveway width is 860'. With 10' wide buffer 8,600 sf of landscaped area is required with 29	Not in compliance
Landscape buffer areas §90-534(2)	trees and 86 shrubs  200 linear ft of south property line requires 400 sf of landscaped area with 1 tree and 4 shrubs	In compliance
	1,031 linear ft of west property line requires 2,062 sf of landscaped area with 7 trees and 21 shrubs	In compliance
	240 linear ft of north property line requires 480 sf of landscaped area with 2 trees and 5 shrubs	In compliance
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material	Not indicated
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	Notation indicates that plantings will comply
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services (in accordance with §90-543).	Notation indicates that plantings will comply
<b>Shade</b> §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	In compliance
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	Not indicated



Regulation	Required	Provided
Drought tolerance §90-540(b)	Plants required to be installed shall be elected from the South Florida Water Management District's Xeriscape Plant Guide.	Notation indicates that plantings will comply
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	Notation indicates that plantings will comply
<b>Min tree size</b> §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	Notation indicates that plantings will comply
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	Notation indicates that plantings will comply
<b>Fencing</b> §90-639(a)	Fences shall not exceed a height of five feet in front of the front building line, nor a height of eight feet elsewhere	Not in compliance
<b>Sidewalks</b> § 78-36(a)(1)	Sidewalks required adjacent to right- of-way	A sidewalk is already provided in ROW along SW 7 <sup>th</sup> Ave
<b>Lighting</b> § 78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	Photometric plan provided which demonstrates adequate illumination of the parking area with minimal illumination intensity adjacent to ROW.



#### Recommendations

Based on the foregoing analyses, we recommend that approval of this site plan be conditional upon the following criteria being met prior to issuance of any building permits:

- 1. A joinder/unity of title must be completed for all associated parcels: 2-21-37-35-0A00-00005-0000, 3-15-37-35-0010-01900-0010, 3-21-37-35-0020-02510-0130, 3-15-37-35-0010-01910-0010.
- 2. The applicant should either be approved for a variance to allow relief from the landscape buffer requirements of City landscape code section 90-534, or the site plan should be revised to meet all landscape buffer requirements.
- 3. The remainder of the parking landscape areas and buffer landscape areas which are not occupied by trees and shrubs shall be landscaped with grass, ground cover, or other landscape material (such as mulch).
- 4. The applicant should either be approved for a variance to allow relief from the maximum fence height requirements of City code section 90-639, or the site plan should be revised to meet maximum allowable fence heights.
- 5. The applicant should either be approved for a variance to allow relief from the minimum parking space dimensions of City code section 90-511(b), or the site plan should be revised to provide parking spaces which are at least 9'x20'.
- 5. The applicant shall pay the City for the costs associated with the necessary improvements to SW 7th Ave as determined by the City engineering service.
- 6. The applicant should provide details regarding the proposed storage and collection of trash which satisfies all requirements of the City's Public Works Director.
- 7. The appropriateness of this plan as it applies to fire truck access should be addressed by the Fire Department in their review.
- 8. The City's engineering service should review the proposed stormwater facilities and the submitted drainage report to ensure on site stormwater will be captured and released according to all applicable standards.

Submitted by:

Ben Smith, AICP

Sr. Planner, LaRue Planning

Submitted: July 7, 2021

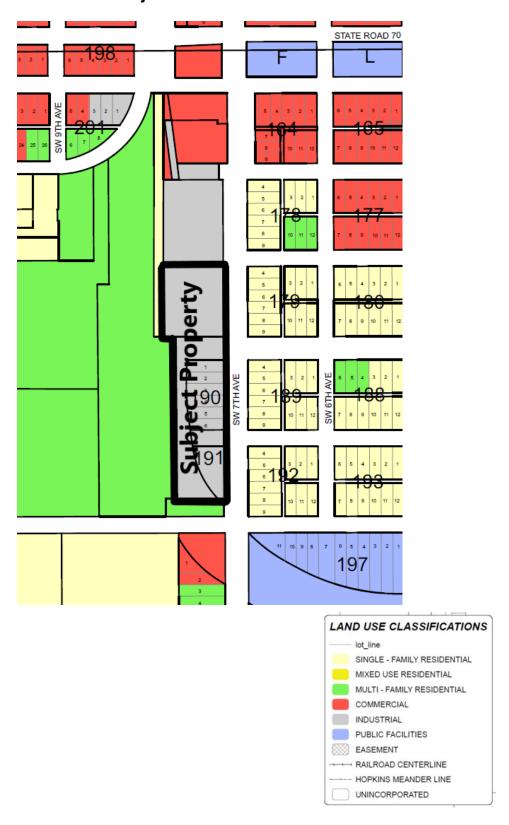
TRC Hearing date: July 15, 2021

Attachments: Future Land Use, Subject & Environs; Zoning, Subject & Environs;

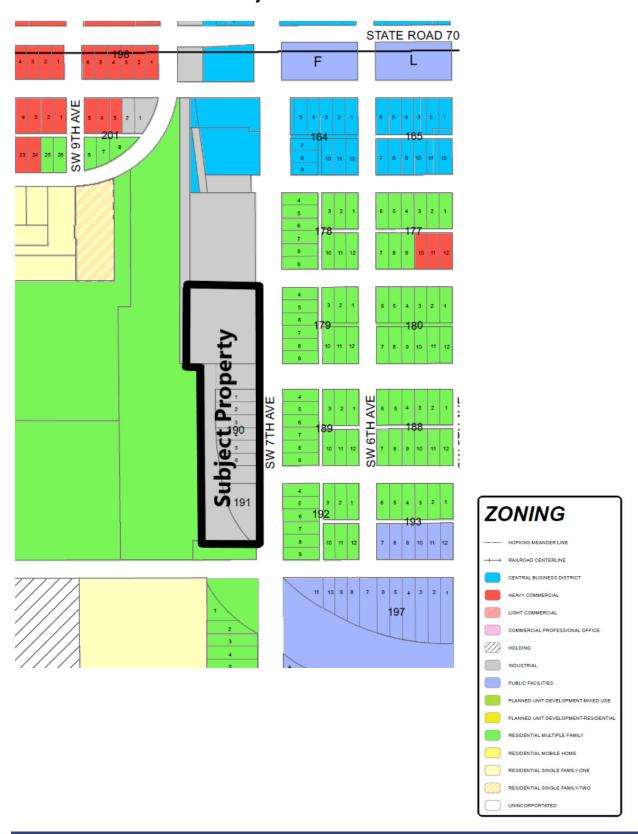
Existing Land Use, Subject & Environs



## FUTURE LAND USE Subject Site and Environs



ZONING Subject Site and Environs



## **EXISTING LAND USE**Subject Site and Environs

