



MEMORANDUM

TO: Mayor, Council Members & Administrator Ritter **DATE:** August 8, 2023
FROM: General Services Director Burnette **SUBJECT:** Park Street Commerce Center Preliminary Plat

Attached you will find the Preliminary Plat Application for Park Street Commerce Center submitted by Mr. Adam Ramsey, Registered Agent for Park Street Okeechobee, LLC. It includes:

- Planning Staff Report
- June 15, 2023, TRC Minutes
- July 5, 2023, TRC Minutes
- Comments from TRC
- Preliminary Plat Application

On July 31, 2023, I verified all property taxes have been paid.



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
JUNE 15, 2023
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Building Official Newell called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, June 15, 2023, at 10:01 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

The following TRC Members were present: Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. Members absent: City Administrator Gary Ritter. Okeechobee Utility Authority (OUA) Executive Director John Hayford (entered the Chambers at 10:05 A.M.), City Planning Consultant Ben Smith and City Attorney Gloria Velazquez (via Microsoft Teams), Committee Secretary Patty Burnette, and General Services Secretary Keli Trimnal were also present. Okeechobee County Environmental Health (OCEH) Director Dianna May, and the Okeechobee County School Board representative were absent.

III. AGENDA

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Public Works Director Allen, seconded by Police Chief Hagan, to approve the agenda as presented. **Motion Carried Unanimously.**
- C.** There were no comment cards submitted for public participation for items not on the agenda.

IV. MINUTES

- A.** Motion by OCFR Bureau Chief Hazellief, seconded by Public Works Director Allen, to dispense with the reading and approve the May 18, 2023, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

- A.** Park Street Commerce Center Pre-Application Plat Review/Site Plan Application No. 23-003-TRC, review a pre-application for a new platted subdivision consisting of four unplatted parcels of land together with Lots 1 to 12 of Block 4, PRICE ADDITION, as recorded in Plat Book 2, Page 17, Okeechobee County public records, including East to West alleyway within said Block 4, as abandoned by City Ordinance No. 671; totaling 16.2± acres located in the 1100 to 1200 blocks along the North side of North Park Street/State Road 70 East, just West of the Eastern City Limits/Northeast (NE) 13th Avenue.
 - 1.** City Planning Consultant Ben Smith of Morris-Depew Associates, Inc. briefly reviewed the Planning Staff Report explaining the current re-plat proposes to divide the subject property into four (4) developable parcels and an additional roadway tract for a proposed commerce center. Due to the level of review that is required for infrastructure plans and the number of revisions that will likely be necessary to comply with the South Florida Water Management District (SFWMD) design requirements, review for completeness and adequacy of the infrastructure plans will commence upon confirmation from SFWMD that the plat and plans substantially comply with their requirements. Based on the foregoing analysis, the following areas of deficiency must be addressed: revise traffic impact study to reflect the proposed design; redesign internal dead-end roadway to either provide a connection to another roadway or provide a turnaround; proposed plat and associated infrastructure plans must be revised to comply with SFWMD design standards; survey must be revised for accuracy; proposed internal roadways (extension of existing NE 3rd Street) should be aligned with the existing 3rd Street Right-of-Way; if the segment of NE 13th Avenue from NE 3rd Street to NE 5th Street is ever to be improved, the plat should consider that future improvement through a reservation and dedication of that area for that purpose; provide an updated Opinion of Title with a description that matches the proposed plat; clarification on the abandonment, of NE 12th Avenue aka Mobley Street must be provided.

V. NEW BUSINESS A CONTINUED

2. Building Official Newell reviewed and discussed the eight conditions noted on page five of the Planning Staff Report with Mr. Johnny Herbert, Engineer of record for the project. Secretary Burnette read into the record an email from Environmental Health Director May, which noted she had no comments given the project would be serviced by the OUA. OCFR Bureau Chief Hazellief inquired about the notation, hydrant to be moved, that was on the plans. Mr. Herbert responded the hydrant was being moved over so it could be driven around easier. Public Works Director Allen asked for clarification on the extension of NE 13th Avenue. Would the roadway be improved to not landlock the property to the North. Inquired as to the aligning of proposed roadway with NE 3rd Street. OUA Executive Director Hayford inquired as to whether the wastewater system would be privately owned or public. Mr. Herbert responded public. Mr. Hayford requested wording on the plans be corrected to indicate this as well as revised plans detailing the design of the lift station and system and that it needs to meet all OUA requirements. Design plans for the size of the piping and collection system currently do not meet requirements. The current design does not have the watermain looped and there cannot be dead ends. More hydrants may be needed. Lastly, he commented the manhole labeled as number three, appears to be located in a drainage ditch. Mr. Herbert stated he would get clarification on that.
3. Mr. Adam Ramsey, Registered Agent for Park Street Okeechobee LLC, reviewed and answered the eight questions listed on page five of the Planning Staff Report. He advised most contingencies have been revised and they would provide updates to us in a timely manner, including those which were brought up today. Mr. Brandon Tucker, Real Estate Agent for the Property Owner, Mr. William Grigsby, commented he has dealt with this property since 2007 or 2008 and hopes the project will be able to move along.
4. No public comments were offered.
5. No disclosure of Ex-Parte Communications¹ were offered.
6. Motion by Police Chief Hagan, seconded by OCFR Bureau Chief Hazellief, to continue Park Street Commerce Center Pre-Application Plat Review/Site Plan Application No. 23-003-TRC as presented in [Exhibit 1] to the July 20, 2023, meeting addressing the following contingencies: traffic impact study must be revised to reflect the proposed design; internal dead-end roadway must be redesigned to either provide a connection to another roadway or provide a turnaround; proposed plat and associated infrastructure plans must be revised to comply with SFWMD design standards; survey must be revised for accuracy; proposed internal roadways (extension of existing NE 3rd Street) should be aligned with the existing 3rd Street Right-of-Way; if the segment of NE 13th Avenue from NE 3rd Street to NE 5th Street is ever to be improved, the plat should consider that future improvement through a reservation and dedication of that area for that purpose; provide an updated Opinion of Title with a description that matches the proposed plat; clarification on the abandonment, of NE 12th Avenue aka Mobley Street, must be provided. **Motion Carried Unanimously.**

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Building Official Newell adjourned the meeting at 11:00 A.M.

Submitted by:

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.



**CITY OF OKEECHOBEE, FLORIDA
SPECIAL MEETING
TECHNICAL REVIEW COMMITTEE
JULY 5, 2023
SUMMARY OF COMMITTEE ACTION**

I. CALL TO ORDER

Administrator Ritter called the Special Meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Wednesday July 5, 2023, at 10:04 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Justin Hazellief, Police Chief Donald Hagan, and Okeechobee County Environmental Health (OCEH) Director Dianna May. Members absent: Public Works Director David Allen (entered the Chamber at 10:06 A.M.). City Planning Consultant Ben Smith and City Attorney Gloria Velazquez (via Zoom), Committee Secretary Patty Burnette, and General Services Secretary Keli Trimnal were also present. Okeechobee Utility Authority (OUA) Executive Director John Hayford and Okeechobee County School Board representative were absent.

III. AGENDA

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Building Official Newell, seconded by Police Chief Hagan, to approve the agenda as presented. **Motion Carried Unanimously.**
- C.** There were no comment cards submitted for public participation for items not on the agenda.

IV. UNFINISHED BUSINESS

- A.** Continued from the June 15, 2023, Meeting, Park Street Commerce Center Pre-Application Plat Review/Site Plan Application No. 23-003-TRC, review a pre-application for a new platted subdivision consisting of four unplatted parcels of land together with Lots 1 to 12 of Block 4, PRICE ADDITION as recorded in Plat Book 2, Page 17, Okeechobee County public records, including East to West alleyway within said Block 4, and the portion of Northeast (NE) 2nd Street (f/k/a Center Street) located North of said Block 4, as abandoned by City Ordinance No. 671; totaling 16.2± vacant acres located in the 1100 to 1200 blocks along the North side of North Park Street/State Road 70 East, just West of the Eastern City Limits/NE 13th Avenue.
 - 1.** City Planning Consultant Ben Smith of Morris-Depew Associates, Inc. commented there was not a revised Staff Report. He reviewed each of the eight contingencies from the June 15th meeting and whether the Applicant had provided information/documents to satisfy each one.
 - 2.** City Administrator Ritter commented Staff had spoken to the City's Attorney regarding the abandonment of a portion of NE 12th Avenue. The procedure would be to include this abandonment as part of the replat.
 - 3.** Mr. Scott Winch, Development Consultant for the Applicant, and Mr. Johnny Herbert, Project Engineer, attended (via Zoom) advised contingencies will be met.
 - 4.** No public comments were offered.
 - 5.** Administrator Ritter disclosed he had spoken to Mr. Winch numerous times.
 - 6.** Motion by OCFR Bureau Chief Hazellief, seconded by Police Chief Hagan, to approve the Park Street Commerce Pre-Application Plat Application No. 23-003-TRC, as presented in [Exhibit 1] with the following contingencies: Submit revised Traffic Impact Study to reflect the proposed design, information on the proposed abandonment, and copy of South Florida Water Management District Permit Application with acknowledgement of their receipt of such and that the review is in progress/or comments they may have. **Motion Carried Unanimously.**

V. ADJOURNMENT

City Administrator Ritter adjourned the meeting at 10:32 A.M.

Submitted by:

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.

TECHNICAL REVIEW COMMITTEE COMMENTS
PARK STREET COMMERCE CENTER PLAT REVIEW

Dianna May, Okeechobee County Environmental Health Director: It looks like both of these proposed projects are to be serviced by OUA water and sewer, so there are no comments from the Health Department.

Gary Ritter, City Administrator: Indicated some covenants that addressed an association to take over the stormwater system are needed because this is something the City doesn't do for commercial businesses. Developers Agreement was needed. The sign had to go within the property and not in the ROW. Believes there's an issue with land use power of attorney. Water and sewer would be contingent upon OUA's guidance as to where the hook ups are. The jog in NE 3rd street was okay. The City would take over maintenance of the roads.

Keith Bourgault, Bureau Chief OCFR: No comments.

Donald Hagan, Police Chief: No comments.

David Allen, Public Works Director: I have reviewed the revised plat and the concerns that I stated during the TRC meetings for the project have been addressed. The requirement for a provision to be able to extend NE 13th Avenue has been met and Public Works recommends approval of the plat by the City Council.

Jeffery Newell, Building Official: Everything seems to be in order.

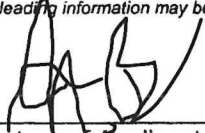
City of Okeechobee 55 Southeast 3 rd Avenue Okeechobee, Florida 34974 Phone: (863) 763-3372 ext. 218 Fax: (863) 763-1686	Date Received: <u>7-18-23 1:08 PM</u> Fee Paid:
	Date Distributed to City Staff and TRC: <u>8-1-23</u>
	Property Taxes Paid Verification: <u>7-31-23</u>
	Date of City Council Review: <u>8-15-23</u>
	Council Action:

APPLICATION FOR PRELIMINARY PLATTING OR SUBDIVIDING PROPERTY

A P P L I C A N T	NAME OF PROJECT: Park Street Commerce Center			
	NAME OF PROPERTY OWNER(S): William R. Grigsby, Jr.			
	OWNER(S) MAILING ADDRESS: 10282 Payne Road, Sebring, Florida 33875			
	OWNERS PHONE: (386) 527-6729 / swinch@kinghux.com FAX:			
	NAME OF APPLICANT: Park Street Okeechobee, LLC			
	APPLICANT MAILING ADDRESS: 603 East Fort King Street, Ocala, Florida 34471			
	APPLICANTS PHONE: (386) 527-6729 / swinch@kinghux.com FAX:			
	CONTACT PERSON: Scott Winch - Development Consultant for Applicant			
	CONTACT PERSONS PHONE: (386) 527-6729 / swinch@kinghux.com			
	ENGINEER: American Civil Engineering Co. c/o Johnny Herbert PE PHONE: (407) 376-1777			
P R O P E R T Y	ADDRESS: 207 N. Moss Road, Suite #211, Winter Springs, Florida		FAX:	
	SURVEYOR: BSM & Associates, Inc. Richard Barnes		PHONE: 363-484-8324	
	ADDRESS: 80 Se 31st Lane Okeechobee, FL 34974		FAX:	
	DESCRIPTION OF PROJECT INCLUDING ALL PROPOSED USES: <small>Those certain 5 parcels of land totaling approximately 16.2 acres located directly across from 1000 State Road 70 East, Okeechobee, Florida.</small>			
	NUMBER/DESCRIPTION OF PHASES: single plat			
	LOCATION OF/DIRECTIONS TO THE PROJECT: 0.5 mile east of Parrot Ave & SR 70			
	EXISTING IMPROVEMENTS ON PROPERTY: existing single family home, vacant			
IS PROPOSED USE DIFFERENT FROM EXISTING OR PRIOR USE? YES <u>No</u> N/A				
TOTAL LAND AREA IN SQUARE FEET:		OR ACRES: 16.15 ac		
EXISTING IMPERVIOUS SURFACE:	SQUARE FEET	0	ACRES	% OF SITE
ADDITIONAL IMPERVIOUS SURFACE:	SQUARE FEET	0, this a plat	ACRES	% OF SITE
PROPOSED TOTAL IMPERVIOUS SURFACE: 0 SF proposed for re-plat				
CURRENT ZONING: chv		CURRENT FUTURE LAND USE: commercial		

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.



 Signature of Applicant

Adam Ramsey

 Printed Name

7/18/2023

 Date

JUL 18 2023
1:08pm

Project Name: Park Street Commerce Center

CITY OF OKEECHOBEE CHECKLIST FOR PRELIMINARY PLATTING/SUBDIVIDING PROPERTY

	Description	Date Submitted	Ck'd
1	Completed and signed application	7-18-23	✓
2	Notarized Original Letter of Consent from property if different from applicant		
3	³ 11 Copies of Preliminary Plat see Sec. 86-71 and 86-72 as to specific requirements	recd. 2 hard copies and PDF copies 7-31-23	1:51 PM
4	11 Copies of Improvements and Construction Plans see Sec. 86-72 as to specific requirements		
5	Title and Certifications see Sec. 86-72 (18)		
6	Draft of Protective Covenants see Sec. 86-72 (19)		
7	Statements in accord with Section 86-71 (1)		
8	Draft of Proposed Developers Agreement		
9	Technical Review Committee Minutes/Comments		
10	Supplementary Material		
11	Application Fee \$500.00 plus \$30.00 per acre	Nothing due at this time	

monies pd for Pre-Application
Submission when not needed.
Balance if any will be
applied @ Final Plat Submission



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PARK STREET OKEECHOBEE, LLC

Filing Information

Document Number L22000487870

FEI/EIN Number NONE

Date Filed 11/14/2022

State FL

Status **ACTIVE**

Principal Address

603 EAST FORT KING STREET
OCALA, FL 34471

Mailing Address

603 EAST FORT KING STREET
OCALA, FL 34471

Registered Agent Name & Address

RAMSAY, ADAM

603 EAST FORT KING STREET
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

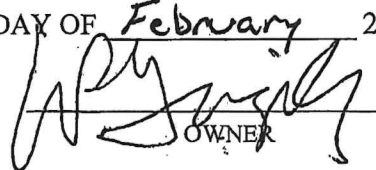
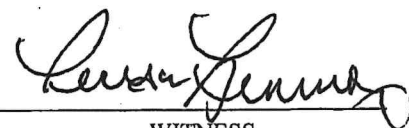
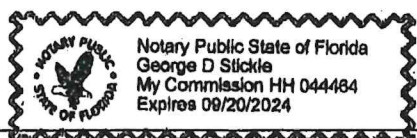
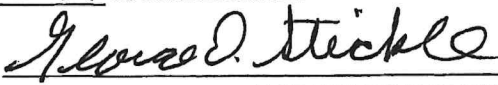
Title MGR

RAMSAY, ADAM P
603 EAST FORT KING STREET
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

CITY OF OKEECHOBEE
55 SE 3RD AVENUE
OKEECHOBEE, FL 34974
TELE: 863-763-3372 FAX: 863-763-1686
LAND USE POWER OF ATTORNEY

Name of Property Owners: WILLIAM R. GRIGSBY, JR.		
Mailing Address: 10282 Payne Road, Sebring, Florida 33875		
Home Telephone: N/A	Work:	Cell:
Property Address: <small>Those certain 5 parcels of land referenced below totaling approximately 16.2 acres and located in close proximity to 975 NE Park Street, Okeechobee, Florida 34972</small>		
Parcel ID Number: <small>Parcel #1: 2-15-37-35-0A00-00011-0000, Parcel #2: 2-15-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-0A00-00009-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010.</small>		
Name of Applicant: Park Street Okeechobee, LLC and its successors and assigns		
Home Telephone: (321) 704 - 2840	Work:	Cell:
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>13</u> DAY OF <u>February</u> , 20 <u>23</u> .		
 OWNER	 WITNESS	
OWNER	WITNESS	
STATE OF FLORIDA COUNTY OF <u>Highlands</u>		
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>13</u> day of <u>Feb</u> , 20 <u>23</u> , by <u>William R. Grigsby, Jr.</u> , (Name of Person) who is personally known to me or produced <u>Florida I.D.</u> as identification.		
 Notary Public State of Florida George D Stickle My Commission HH 044484 Expires 09/20/2024		 NOTARY PUBLIC SIGNATURE

Block & Scarpa

Attorneys at Law

July 17, 2023

City of Okeechobee / General Services Department
Attention: Gary Ritter
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974
VIA EMAIL: Gritter@cityofokeechobee.com

Re: Park Street Commerce Center (“Project”) – 23-003-TRC Site Plan Review Staff Report (“Staff Report”)
– Parcel Identification: 2-15-37-35-0A00-00009-0000, 2-15-37-35-0A00-00009-A000, 2-15-37-35-0A00-00011-0000, 2-15-37-35-0A00-00010-0000, 3-15-37-35-0210-00010-0010 (collectively, the “Property”)

Dear Mr. Ritter:

On behalf of Park Street Okeechobee, LLC (“**Applicant**”), this letter is being delivered by Peter J. Sweeney, Esq. of the firm of Block & Scarpa (“**Applicant’s Counsel**”) and constitutes Applicant’s written responses to the questions and comments stated in the Staff Report and/or received from Members of the City of Okeechobee Technical Review Committee (“**TRC**”) at the TRC Meetings held on June 15, 2023, and July 5, 2023 (collectively, “**Committee Meeting**”). Moreover, this letter shall constitute Applicant’s amendment to that certain Application to Plat Property (the “**Plat**”) submitted by Applicant.

- (1) *The traffic impact study must be revised to reflect the proposed design.*

Applicant has updated the traffic impact study referenced in Staff Report and delivered said report to the City of Okeechobee care of Patty Burnette, City Administrator (the “**City**”).

- (2) *The internal dead-end roadway must be redesigned to either provide a connection to another roadway or provide a turnaround.*

The Plat has been revised to provide a cul-de-sac for turnaround access.

- (3) *The proposed plat and associated infrastructure plans must be revised to comply with South Florida Water Management District (“**SFWMD**”) design standards.*

The Plat and all associated infrastructure plans will comply with SFWMD design standards.

- (4) *The survey must be revised for accuracy.*

The Applicant has spoken with BSM & Associates to correct all items described in the Staff Report relating to inaccuracies in the survey. The survey revisions have been completed.

◆ Headquarters ◆

VERO BEACH

601 21st Street,
Suite 401
Vero Beach, FL 32960
(772) 794-1918
(772) 567-4477-Fax

STUART

819 SW Federal Highway
Suite 200
Stuart, FL 34994
(772) 258-4306

WEST PALM BEACH

500 S. Australian Avenue
Suite 600
West Palm Beach, FL 33401
(561) 861-4921

FORT LAUDERDALE

401 E. Las Olas Blvd.,
14th Floor
Fort Lauderdale, FL 33301
(954) 266-8527

ORLANDO

605 E. Robinson Street,
Suite 130
Orlando, FL 32801
(407) 440-2100

- (5) *Proposed internal roadway (extension of existing NE 3rd St) should be aligned with the existing 3rd street right-of-way.*

Per discussions with the TRC at the Committee Meeting, the proposed internal roadway (extension of existing NE 3rd Street) will not align with the existing 3rd Street right-of-way in order to prevent additional traffic and related problems to occur from residents and other drivers using said roadway as a cut-through in order to bypass the light.

- (6) *If the segment of NE 13th Ave from NE 3rd St to NE 5th St is ever needed to be improved, the plat should consider that future improvement through a reservation and dedication of that area for that purpose.*

The Plat will reserve an area for a 25-foot roadway easement (“**Roadway Easement**”) for a roadway (“**Roadway**”) to be constructed by the City, at the City’s expense, along the eastern border of Lot 5 of the Project. The City shall be solely responsible for the costs and expenses related to the construction, maintenance, and management of the Roadway. In consideration of Applicant’s grant of the Roadway Easement, the City shall grant the Signage Easement as described below.

- (7) *Provide an updated Opinion of Title with a description that matches the proposed plat.*

Applicant’s Counsel delivered an updated Opinion of Title to the TRC on July 3, 2023.

- (8) *Clarification on the abandonment of NE 12th Ave aka Mobley Street must be provided.*

As referenced by the TRC, this will be addressed as suggested by the City Attorney.

- (9) *Lift Station must comply with Okeechobee Utility Authority (“**OUA**”) standards.*

Applicant’s proposed lift station for the Project will comply with OUA standards.

- (10) *All roadways within the Project shall be dedicated to the City.*

Applicant shall construct all roadways within the Project (collectively, “**Project Roadways**”), excluding the Roadway, provided that, upon completion of the Project Roadways, the City shall take dedication of the Project Roadways and be solely responsible for the ongoing maintenance and management of the Project Roadways without contribution from Applicant.

- (11) *Use modern street names.*

Applicant shall make reference to all street names within the Project to the same street names currently used as applicable.

- (12) *Signage Easement for the Project.*

The City shall grant a perpetual easement for signage to Applicant in consideration for Applicant’s grant of the Roadway Easement.

- (13) *County conveying land to city for road.*

As requested by the City’s attorney, Applicant’s Counsel will draft a proposed agreement for the County and the City to review.

- (14) *Request for designation of uses for each lot within the Project.*

Pursuant to that certain Master Site Plan as submitted by Applicant and those certain individual Site Plans

as applicable, Lot 1 shall be used for an express car wash and Lot 2 shall be used for a Culver's Restaurant with drive-thru. At this time, Applicant has not determined the uses for Lot 3, Lot 4, or Lot 5 within the Project, however, Applicant believes Lot 5 will be used for a nationally recognized hotel brand. Applicant will submit lot specific site plans for development at the appropriate time in conjunction with the City's Land Development Regulations.

(15) *Copies of correspondence from SFWMD.*

On July 5, 2023, the Applicant sent Applicant's permit application and other correspondence Applicant had in its possession to Morris Depew care of Ben Smith, Director of Planning, for review.

In conclusion, the Applicant believes that all the necessary information has been supplied, including anything that was required for ordinances and additional backup materials. We understand the limited resources available; however, we look forward to getting this project to completion and respectfully request that the City utilize all available resources to the maximum extent possible to move this along to completion for the August 1st hearing.

Please direct all questions regarding the Project to Scott Winch at swinch@kinghux.com and/or (386) 527-6729.

Very truly yours,

By:



Peter J. Sweeney

PSweeney@BlockScarpa.com

Block & Scarpa, Attorneys at Law

Cc: Patty Burnette, City of Okeechobee *(via email)*
Ben Smith, Morris Depew *(via email)*
Adam Ramsay, Park Street Okeechobee, LLC *(via email)*
Johnny Herbert, American Civil Engineering Co. *(via email)*
Scott Winch, King Hux Real Estate *(via email)*



3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • 1-800-432-2045 • www.sfwmd.gov

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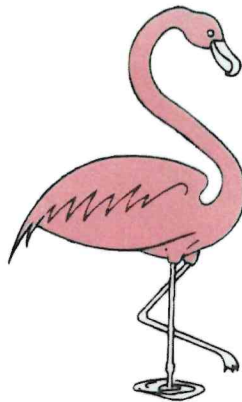
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PARK STREET COMMERCE CENTER TRAFFIC STUDY

OKEECHOBEE COUNTY, FLORIDA

July 2023



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

July 11, 2023


Mr. Johnny Herbert IV, P.E.
American Civil Engineering Company
207 N. Moss Road / #211
Winter Springs, Florida 32708

Re: Park Street Commerce Center, Revised Traffic Study

Dear Mr. Herbert:

Attached is the revised traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,


Digitally signed by Jeffrey
W. Buckholz
DN: cn=Jeffrey W.
Buckholz, o=BUCKHOLZ
TRAFFIC ENGINEERING,
ou,
email=jwbuckholz@aol.c
om, c=US
Date: 2023.07.11 12:45:31
-04'00'

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on the date indicated on the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This proposed mixed-use development will include a 4600 sf automated car wash, a 5000 sf fast food restaurant with drive-thru window, a 100 room hotel, 52 apartment units, and 10,000 sf of retail space. The fast food restaurant will open at 10 AM and the car wash will open at 9:00 AM. The development will be located in the northwest quadrant of the NE Park Street/SE 13th Avenue intersection in Okeechobee, Florida. A cul-de-sac road that extends 13th Avenue to the north will be installed on site property and access will be provided to the various land uses from this road. NE Park Street (SR 70) is a four lane divided urban major arterial with an FDOT access management classification of 7 and a posted speed limit of 35 mph. SE 13th Avenue is a two lane undivided local road with a posted speed limit of 25 mph.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete and fully occupied by the end of 2024. Consequently, 2024 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Weekday peak period manual turning movement counts were conducted by Buckholz Traffic personnel at the intersection of NE Park Street with SE 13th Avenue and with the Hampton Inn driveway located west of SE 13th Avenue. These counts, which are provided in Appendix B, were conducted during the weekday AM peak period (6:45-8:45 AM) and the weekday PM peak period (3:45 – 6:00 PM) with school in session. The data was recorded at 15-minute intervals and includes a separate tabulation for trucks and pedestrians. Figure 2 graphically summarizes the AM and PM peak hour traffic counts.

Appendix C provides daily traffic volumes from two nearby FDOT traffic count stations on SR 70. The existing average daily traffic on NE Park Street in the vicinity of the site is about 29,000 vehicles per day.

TRIP GENERATION

Trip generation calculations were carried out using the 11th edition of ITE's Trip Generation Manual by referencing land use codes 948 (Automated Car Wash), 934 (Fast Food Restaurant with Drive-Thru Window), 312 (Business Hotel), 220 (Low Rise Multifamily Housing) and 822 (Strip Retail Plaza). Tables 1 through 5 contain the daily, AM peak hour, and PM peak hour trip generation calculations. During an average weekday the development is expected to generate 4424 trips (2212 entering and 2212 exiting) with 87 trips (36 entering and 51 exiting) occurring during the AM peak hour and 369 trips (193 entering and 176 exiting) occurring during the PM peak hour.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Weekday AM and PM peak hour site trips for this commercial development were directionally distributed based on engineering judgment after reviewing the trip distribution percentages used in the 2020 traffic study for the nearby RaceTrac commercial development. The results are provided in Figures 3 and 4.

FUTURE TRAFFIC VOLUMES

The expected weekday 2024 peak hour background (No Build) traffic volumes and total (Build) traffic volumes at intersections of interest are graphically depicted in Figures 5 through 8. The No Build traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.96) and then by an annual growth rate. A linear regression analysis of FDOT daily traffic counts in the area (see graphs C-1 and C-2 in Appendix C) indicates that daily traffic volumes have been increasing at an average annual rate of 1.5% over recent years. The 2024 Build traffic volumes were obtained by adding the traffic generated by the new development to the 2024 No Build traffic volumes.

TURN LANE EVALUATION

A formal analysis was made to determine if a right turn lane is warranted on westbound NE Park Street at the two new roadways: NE 13th Avenue and NE 12th Avenue. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figures 9 and 10, right turn volumes under expected 2024 Build conditions will be high enough to warrant an exclusive right turn lane at NE 13th Avenue but will not be high enough to warrant an exclusive right turn lane at NE 12th Avenue. However, NCHRP Report 420 - which requires 110 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed of 45 mph or less – does not support the installation of an exclusive right turn lane at either location.

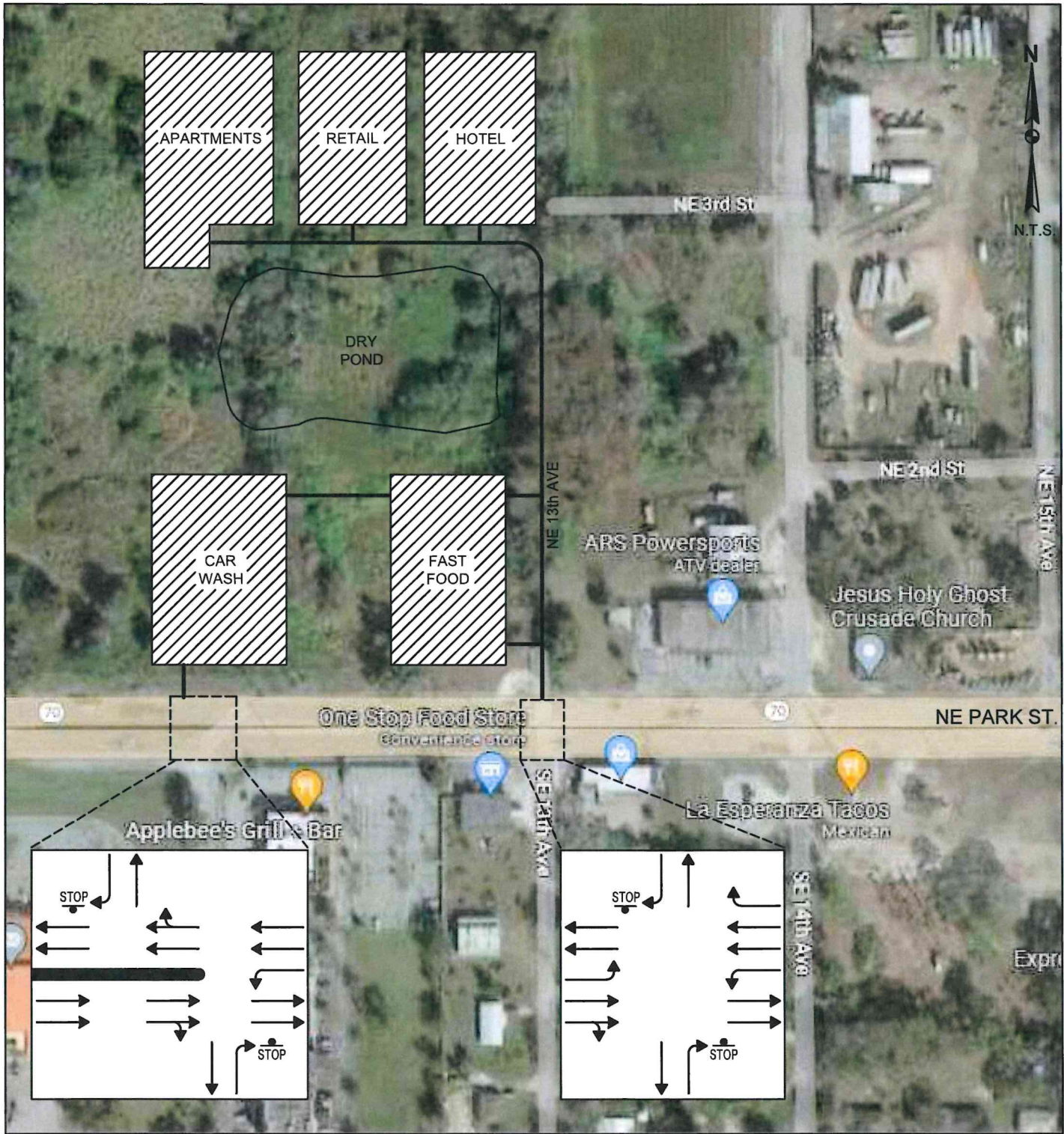
UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The NE Park Street/13th Avenue intersection and the NE Park Street/Hampton Inn Driveway/NE 12th Avenue intersection were analyzed using the two-way stop control methodology contained in the year 2023 version of the Highway Capacity Software. The supporting calculations are provided in Appendix D. Table 6 summarizes the capacity analysis results under existing conditions while Table 7 summarizes the capacity analysis results under 2024 Build conditions.

All minor movements currently operate at level of service C or better during both weekday peak hours at the NE Park Street/SE 13th Avenue intersection with minimal queuing and a volume-to-capacity ratio well below one. Under 2024 Build conditions at the new NE Park Street/13th Avenue intersection with dual directional median opening all minor movements are expected to continue to operate at level of service C or better during both peak hours with minimal queuing and a volume-to-capacity ratio still well below one.

At the NE Park Street/Hampton Inn Driveway intersection all minor movements currently operate at level of service B or better during both weekday peak hours with minimal queuing and a volume-to-capacity ratio well below one.

Under 2024 Build conditions all minor movements at the NE Park Street/Hampton Inn Driveway/NE 12th Avenue intersection are expected to operate at level of service C or better during both weekday peak hours – with one exception. The westbound left turn is expected to operate at level of service F during the PM peak hour. However, only moderate queuing and a volume-to-capacity ratio below one are expected for this movement movements.



= DIRECTIONAL MEDIAN OPENING

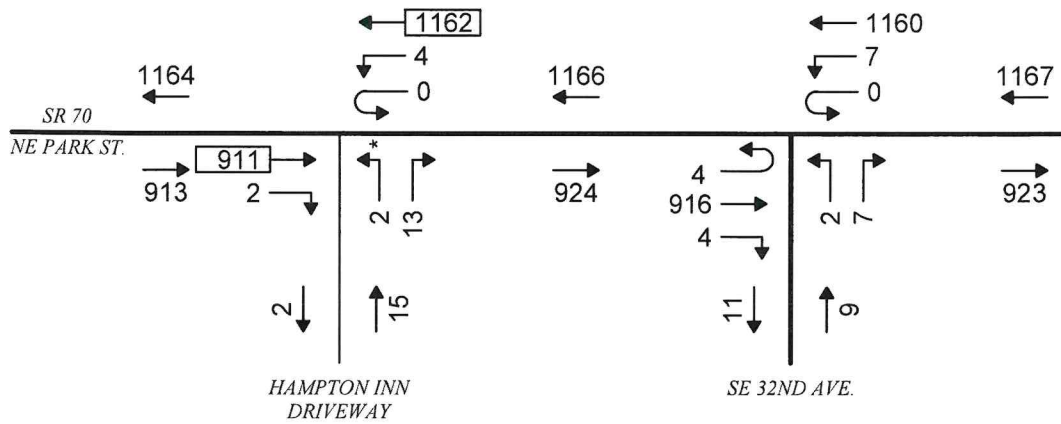
Buckholz Traffic

FIGURE 1

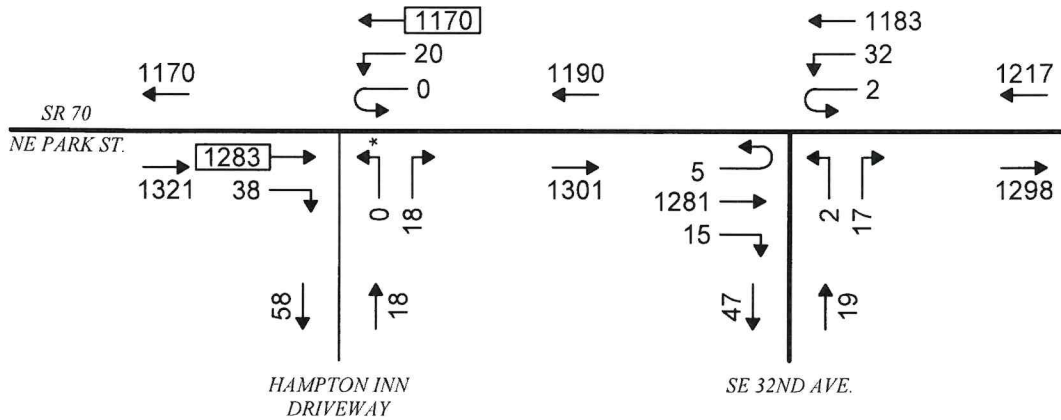
SITE LOCATION AND
PROPOSED INTERSECTION
LAYOUTS



7:15-8:15 AM



5:00-6:00 PM



XXX = CALCULATED VALUE
* = ILLEGAL TURN

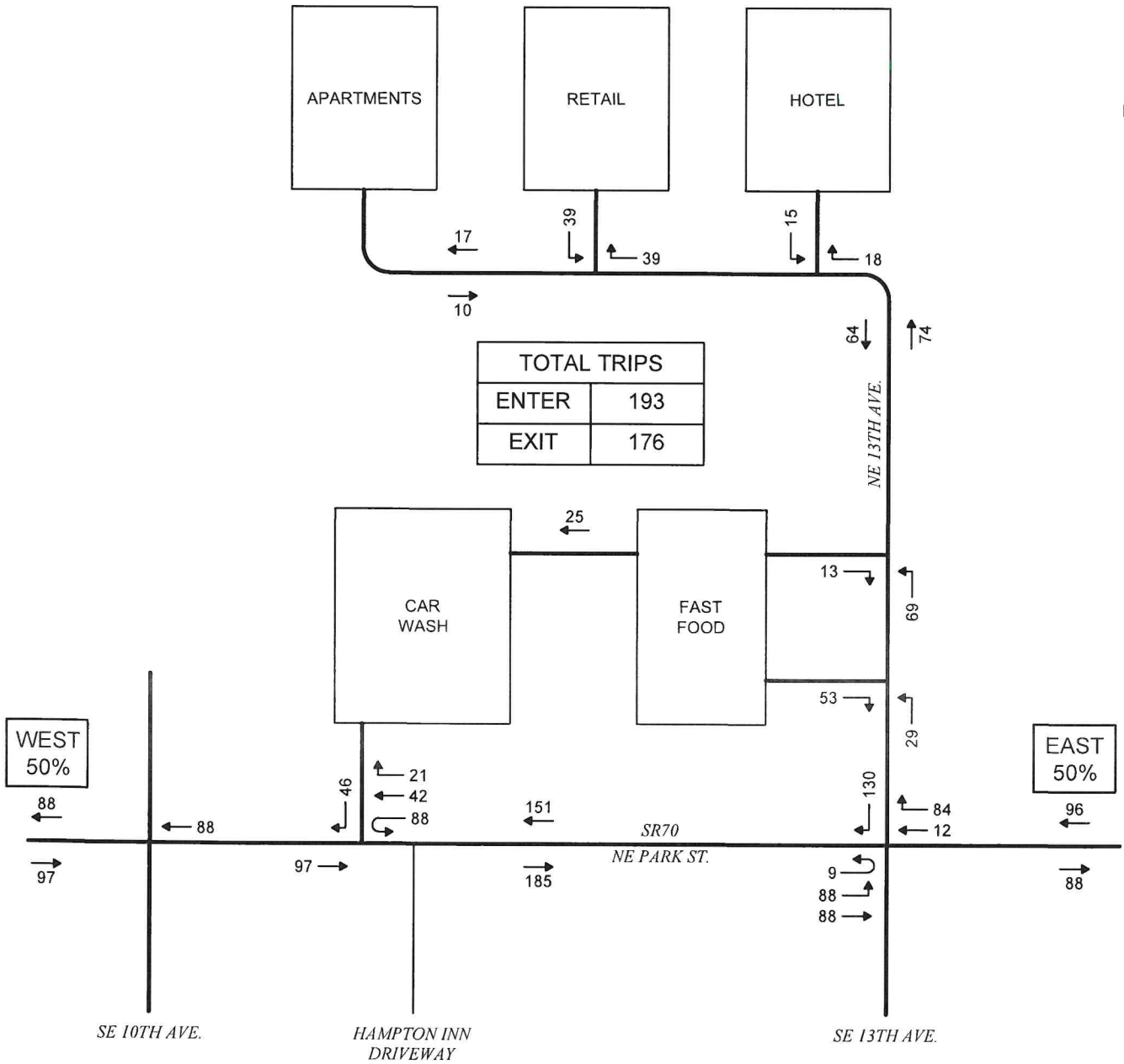
Buckholz Traffic

FIGURE 2

TRAFFIC
COUNTS

WEEKDAY PEAK HOURS





Buckholz Traffic

FIGURE 4

SITE TRAFFIC
ASSIGNMENT

WEEKDAY PM PEAK HOUR



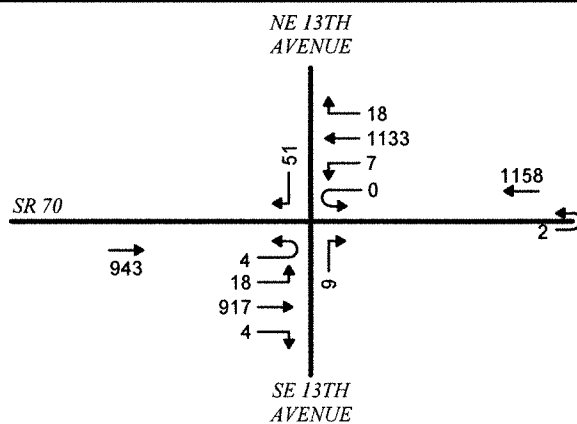
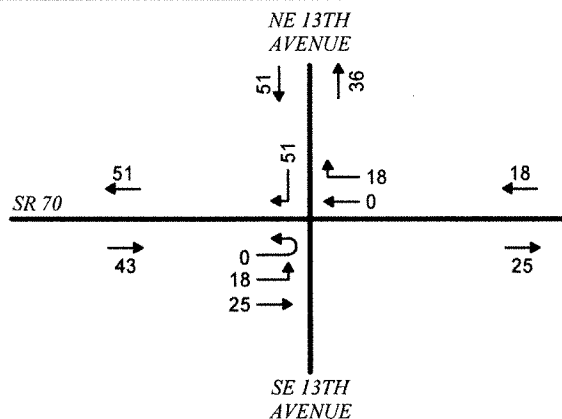
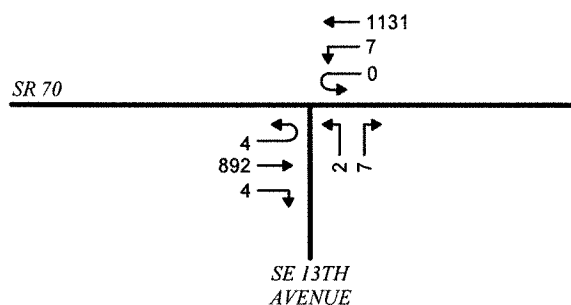
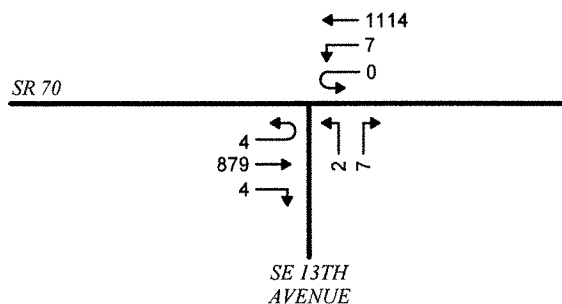
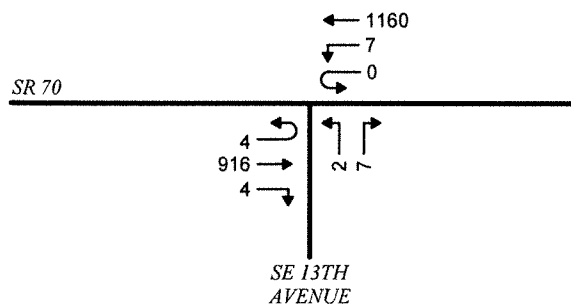


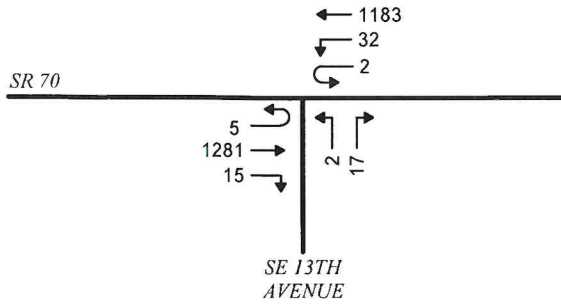
FIGURE 5

2024 BUILD TRAFFIC
SR 70 / 13TH AVENUE

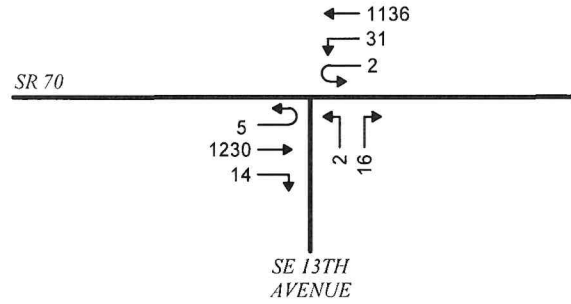
WEEKDAY AM PEAK HOUR



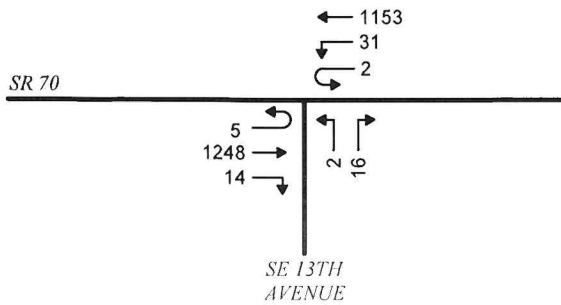
Buckholz Traffic



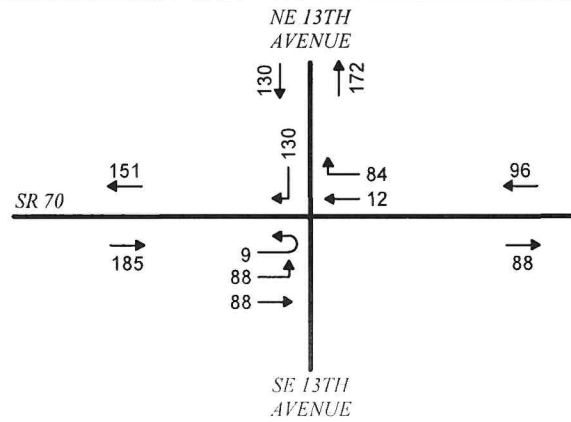
EXISTING TRAFFIC
02/13/23
5:00-6:00 PM



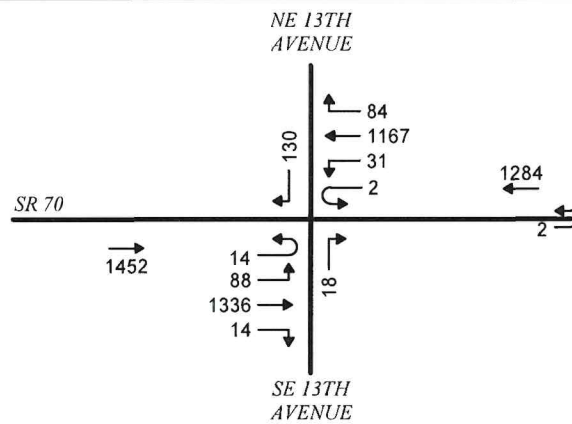
2023 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.96



2024 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.5%



SITE TRAFFIC



2024 BUILD TRAFFIC

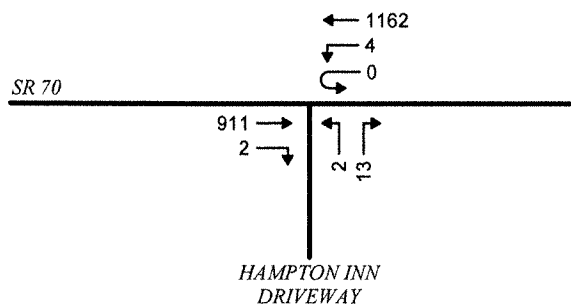
FIGURE 6

2024 BUILD TRAFFIC
SR 70 / 13TH AVENUE

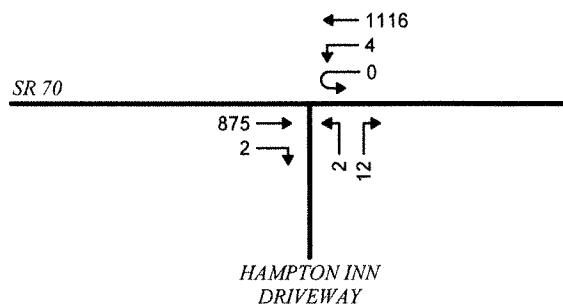
WEEKDAY PM PEAK HOUR



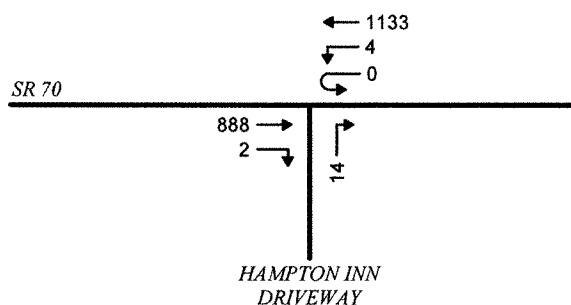
Buckholz Traffic



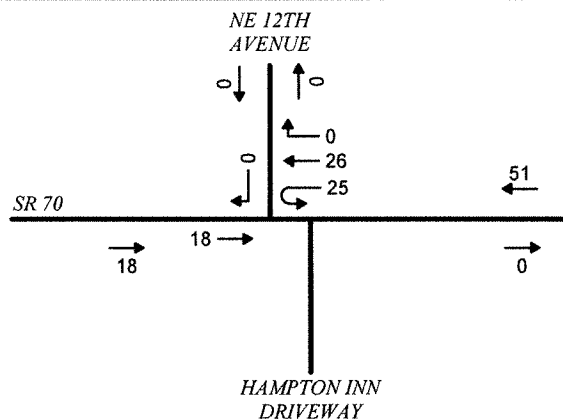
EXISTING TRAFFIC
02/13/23
7:15-8:15 AM



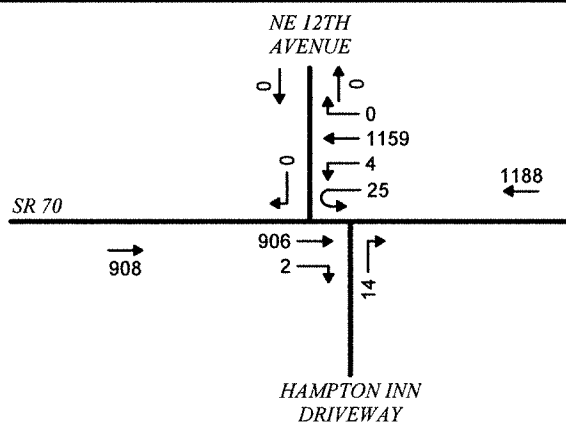
2023 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.96



2024 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.5%



SITE TRAFFIC



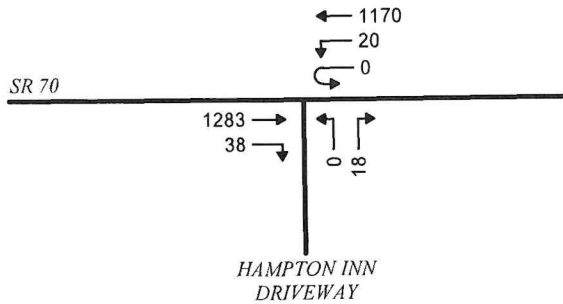
2024 BUILD TRAFFIC

FIGURE 7

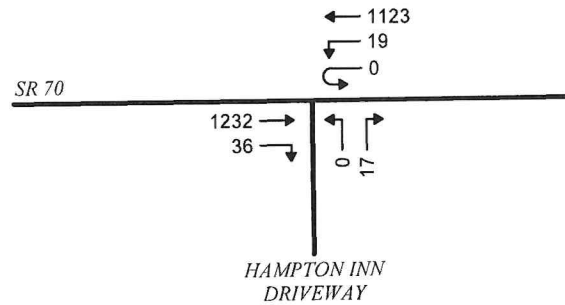
2024 BUILD TRAFFIC
SR 70 / HAMPTON DRIVEWAY

WEEKDAY AM PEAK HOUR

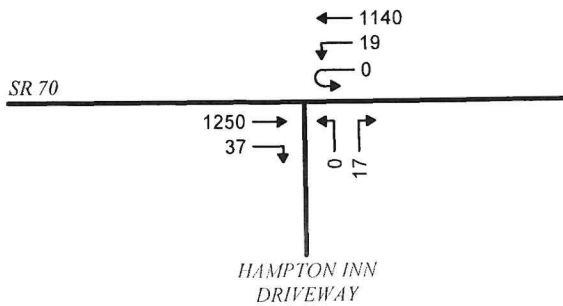




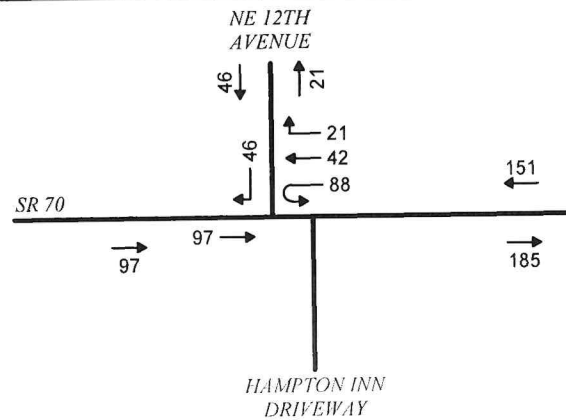
EXISTING TRAFFIC
02/13/23
5:00-6:00 PM



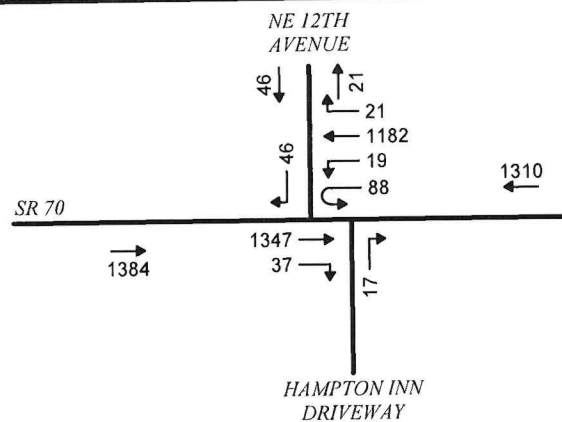
2023 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.96



2024 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 1.5%



SITE TRAFFIC



2024 BUILD TRAFFIC

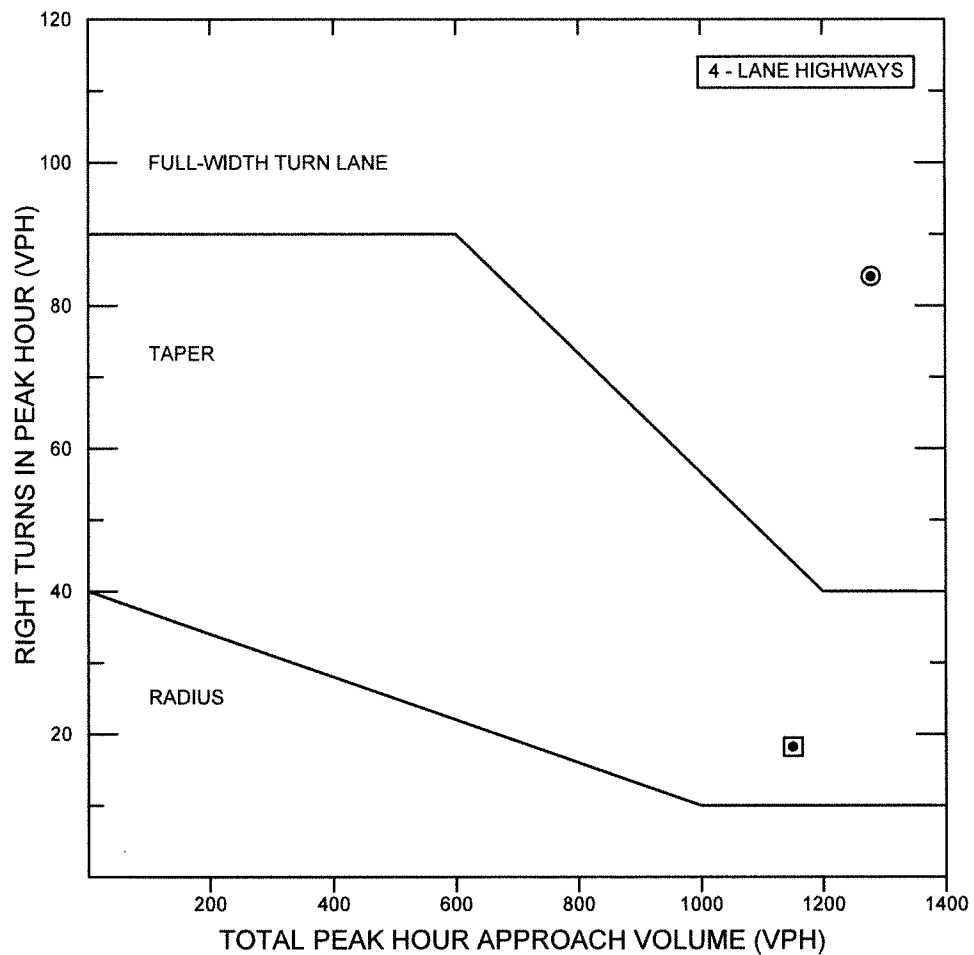
FIGURE 8

2024 BUILD TRAFFIC
SR 70 / HAMPTON DRIVEWAY

WEEKDAY PM PEAK HOUR



WESTBOUND NE PARK STREET @ NE 13TH AVENUE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ WEEKDAY AM PEAK
HOUR

V_A	1158
V_R	18

● WEEKDAY PM PEAK
HOUR

V_A	1284
V_R	84

NCHRP 420	
MULTI-LANE	≤ 45 MPH

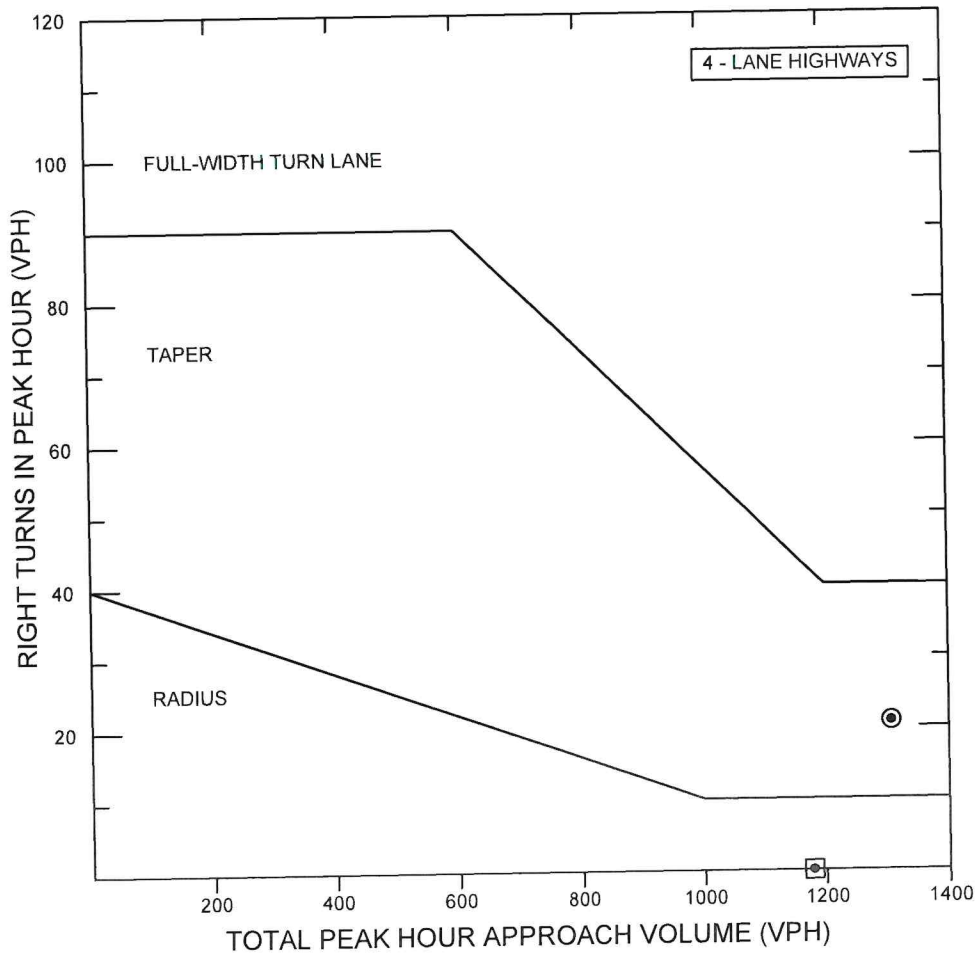
18 & 84 < 110 REQUIRED

FIGURE 9

RIGHT TURN LANE
ANALYSIS



WESTBOUND NE PARK STREET @ NE 12TH AVENUE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

▣ WEEKDAY AM PEAK
HOUR

V_A	1188
V_R	0

⊙ WEEKDAY PM PEAK ⊙
HOUR

V_A	1310
V_R	21

NCHRP 420	
MULTI-LANE	≤ 45 MPH

0 & 21 < 110 REQUIRED

FIGURE 10

RIGHT TURN LANE
ANALYSIS



TABLE 1

TRIP GENERATION CALCULATIONS

AUTOMATED CAR WASH

Land Use Code 948

T = Number of Vehicle Trip Ends

X = 4600 GSF = 4.6

<u>TIME PERIOD</u>	<u>TOTAL TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
AVERAGE WEEKDAY						
Daily	T = 14.2/8.7% (X)	750	50%	50%	375	375
AM Peak Hour	NOT OPEN					
PM Peak Hour	T = 14.20 (X)	66	50%	50%	33	33

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

Estimated Using ITE Hourly Percentages from LUC 949

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

FAST-FOOD RESTAURANT WITH DRIVE-THRU WINDOW

Land Use Code 934

T = Number of Vehicle Trip Ends

Size of Building = 5000 (X = 5.0)

<u>TIME PERIOD</u>	<u>TOTAL</u> <u>TRIP GENERATION</u> <u>EQUATION</u>	<u>TOTAL</u> <u>TRIP</u> <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>TOTAL</u> <u>TRIP ENDS</u> <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	T = 467.48 (X)	2338	50%	50%	1169	1169
AM Peak Hour		NOT OPEN				
PM Peak Hour	T = 33.03 (X)	165	52%	48%	86	79

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

<u>TIME PERIOD</u>	<u>PERCENT NEW TRIPS</u>	<u>NEW</u> <u>TRIP</u> <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>NEW</u> <u>TRIP ENDS</u> <u>ENTERING</u>	<u>NEW</u> <u>TRIP ENDS</u> <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	52%	1216	50%	50%	608	608
AM Peak Hour	50%	NOT OPEN				
PM Peak Hour	55%	91	52%	48%	47	44

SOURCE: ITE, "Trip Generation", 11th Edition (2021), Excel Pass-By Tables

Estimated Value

BUCKHOLZ TRAFFIC

TABLE 3
TRIP GENERATION CALCULATIONS

BUSINESS HOTEL

Land Use Code 312

T = Number of Vehicle Trip Ends

X = Rooms = 100

<u>TIME PERIOD</u>	<u>TOTAL</u> TRIP GENERATION <u>EQUATION</u>	<u>TOTAL</u> TRIP <u>ENDS</u>	<u>PERCENT</u> <u>ENTERING</u>	<u>PERCENT</u> <u>EXITING</u>	<u>TOTAL</u> TRIP ENDS <u>ENTERING</u>	<u>TOTAL</u> TRIP ENDS <u>EXITING</u>
AVERAGE WEEKDAY						
Daily	$T = 2.90 (X) + 151.69$	442	50%	50%	221	221
AM Peak Hour	$T = 0.30 (X) + 6.94$	37	39%	61%	14	23
PM Peak Hour	$T = 0.21 (X) + 12.03$	33	55%	45%	18	15

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

TABLE 4

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)
Not Close to Rail Transit

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 52

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Daily	T = 6.74 (X)	350	50%	50%	175	175
AM Peak Hour	T = 0.40 (X)	21	24%	76%	5	16
PM Peak Hour	T = 0.51 (X)	27	63%	37%	17	10

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

BUCKHOLZ TRAFFIC

TABLE 5
TRIP GENERATION CALCULATIONS

STRIP RETAIL PLAZA (Less Than 40,000 gsf)

Land Use Code 822

T = Number of Vehicle Trip Ends

Size of Buildings = 10,000 gsf -----> X 10.0

<u>TIME PERIOD</u>	<u>TOTAL TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
AVERAGE WEEKDAY						
Daily	$T = 54.45 X$	544	50%	50%	272	272
AM Peak Hour	$\ln(T) = 0.66\ln(X) + 1.84$	29	60%	40%	17	12
PM Peak Hour	$\ln(T) = 0.71\ln(X) + 2.72$	78	50%	50%	39	39

SOURCE: Institute of Transportation Engineers, "Trip Generation", 11th Edition (2021)

NEW TRIPS

<u>TIME PERIOD</u>	<u>PERCENT NEW TRIPS</u>	<u>NEW TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>NEW TRIP ENDS ENTERING</u>	<u>NEW TRIP ENDS EXITING</u>
AVERAGE WEEKDAY						
Daily	64.0%	348	50%	50%	174	174
AM Peak Hour	64.0%	18	60%	40%	11	7
PM Peak Hour	64.0%	50	50%	50%	25	25

SOURCE: ITE "Trip Generation Handbook", 3rd Edition, Table E.9

Estimated Value

BUCKHOLZ TRAFFIC

**TABLE 6
UNSIGNALIZED INTERSECTION CAPACITY RESULTS
EXISTING CONDITIONS**

NE PARK STREET / SE 13TH AVENUE

	WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Eastbound U-Turn	C	21.9 sec/veh	0.02	1
Westbound Left Turn	B	11.0 sec/veh	0.01	1
Northbound Approach	C	15.6 sec/veh	0.03	1

	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Eastbound U-Turn	C	20.8 sec/veh	0.02	1
Westbound Left Turn	B	13.7 sec/veh	0.08	1
Northbound Approach	C	16.6 sec/veh	0.06	1

NE PARK STREET / HAMPTON INN DRIVEWAY

	WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Westbound Left Turn	B	10.4 sec/veh	0.01	1
Northbound Right Turn	B	12.3 sec/veh	0.03	1

	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Westbound Left Turn	B	12.7 sec/veh	0.04	1
Northbound Right Turn	B	14.9 sec/veh	0.05	1

BUCKHOLZ TRAFFIC

TABLE 7
UNSIGNALIZED INTERSECTION CAPACITY RESULTS
2024 BUILD CONDITIONS

NE PARK STREET / 13TH AVENUE

	WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Eastbound Left Turn	C	15.1 sec/veh	0.07	1
Westbound Left Turn	B	11.3 sec/veh	0.01	1
Northbound Approach	B	13.7 sec/veh	0.02	1
Southbound Approach	C	15.4 sec/veh	0.15	1

	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Eastbound Left Turn	C	18.9 sec/veh	0.30	1.3
Westbound Left Turn	B	14.9 sec/veh	0.09	1
Northbound Approach	C	15.5 sec/veh	0.05	1
Southbound Approach	C	18.1 sec/veh	0.34	1.5

NE PARK STREET / NE 12TH AVENUE / HAMPTON INN DRIVEWAY

	WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Westbound Left Turn	C	17.6 sec/veh	0.11	1
Northbound Right Turn	B	12.5 sec/veh	0.03	1
Southbound Right Turn	B	14.0 sec/veh	0.00	1

	WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)
Westbound Left Turn	F	68.7 sec/veh	0.72	4.3
Northbound Right Turn	C	15.9 sec/veh	0.05	1
Southbound Right Turn	C	15.2 sec/veh	0.12	1

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN



PARK STREET COMMERCE CENTER

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTH 668.71 FEET OF THE EAST 1/4 OF THE EAST 1/4 OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST LESS AND EXCEPT THE NORTH 50 FEET THEREOF SUBJECT TO THOSE EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT CORPORATION RECORDED IN BOOK 109 PAGE 983 AND 98 BOOK 23 PAGE 524 AND MATTERS CONTAINED ON THE PLAT OF PRICE ADDITION TO OKEECHOBEE CITY RECORDED IN PLAT BOOK 2, PAGE 17, ALL BEING IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

N.T.S.

SANITARY SEWER:	OKECHOBEE UTILITY AUTHORITY (863) 763-9460
WATER DISTRIBUTION:	OKECHOBEE UTILITY AUTHORITY (863) 763-9460
ELECTRICAL POWER:	FPL (863) 763-6441
TELEPHONE:	CENTURY LINK (863) 283-9576
FIRE:	OKECHOBEE FIRE DEPARTMENT (863) 763-4423
GARBAGE:	WASTE MANAGEMENT (866) 909-4456

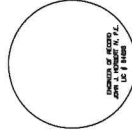
SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	MASTER SWPP PLAN
C4.0	MASTER SITE PLAN
C5.0	MASTER GRADING PLAN
C5.1	CROSS SECTIONS
C6.0 - C6.1	NE 12TH AVENUE PLAN & PROFILES
C6.2 - C6.3	NE 3RD STREET PLAN & PROFILES
C6.4 - C6.5	NE 13TH AVENUE PLAN & PROFILES
C7.0	MASTER UTILITY PLAN
C8.0	PHOTOMETRIC & TRUCK TURN PLAN
C9.0 - C9.1	SITE DETAILS
C10.0	LIFT STATION PLAN
C11.0	OFF-SITE FORCEMAIN
C12.0 - C12.2	UTILITY DETAILS
C13.0	DRIVEWAY CONNECTION PLAN
C14.0	DRY STORM POND PLAN
C15.0	WET STORM POND PLAN
S1.0	SURVEY
L41.0	LANDSCAPE SITE PLAN

INDEX OF SHEETS

PLANS ISSUED FOR:	DATE
OKEECHOBEE, SITE PLAN REVIEW	1/15/2023

PROJECT DIRECTORY

OWNER	WILLIAM R. GUNZBY, JR. 10787 PINE RIDGE DUBLIN, TEXAS 75835	AMERICAN COTTON EXCHANGE, CO. 10000 WEST 10TH AVE. DENVER, COLORADO 80231	AMERICAN COTTON EXCHANGE, CO. 10000 WEST 10TH AVE. DENVER, COLORADO 80231
DEVELOPER	PARA STREET DEVELOPMENTS, LLC 2000 N. GULF BLVD. OCALA, FLORIDA 33471	PARA STREET DEVELOPMENTS, LLC 2000 N. GULF BLVD. OCALA, FLORIDA 33471	PARA STREET DEVELOPMENTS, LLC 2000 N. GULF BLVD. OCALA, FLORIDA 33471
ENGINEER			
SURVEYOR	ROSA A. AGUIRREZ, INC. 80 S. 3357 AVE. OCALA, FLORIDA 33471	ROSA A. AGUIRREZ, INC. 80 S. 3357 AVE. OCALA, FLORIDA 33471	ROSA A. AGUIRREZ, INC. 80 S. 3357 AVE. OCALA, FLORIDA 33471
ARCHITECT/ADJUT	KATIE THOMAS-MAHALL, ESQUIRE 8321 OCEANA BLVD. SOUTH SUITE 100 FORT MYERS, FLORIDA 33907	KATIE THOMAS-MAHALL, ESQUIRE 8321 OCEANA BLVD. SOUTH SUITE 100 FORT MYERS, FLORIDA 33907	KATIE THOMAS-MAHALL, ESQUIRE 8321 OCEANA BLVD. SOUTH SUITE 100 FORT MYERS, FLORIDA 33907



AMERICAN CIVIL
ENGINEERING CO

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
(407) 327-7700

2023
COURT OF AUTHORIZATION NO. E729

010

APPENDIX B

TURNING MOVEMENT COUNTS



TABLE B-1
NE Park Street (SR 70) / Hampton inn Driveway
TURNING MOVEMENT COUNTS - ALL VEHICLES

Monday, February 13, 2023

	NE PARK STREET			HAMPTON INN DRIVEWAY		All
	EB RightTurn	WB U-Turn	WB Left Turn	NB Left Turn	NB Right Turn	
6:45-7:00 AM	0	0	1	0	0	1
7:00-7:15 AM	0	0	0	0	0	0
7:15-7:30 AM	1	0	2	0	1	4
7:30-7:45 AM	1	0	0	0	4	5
7:45-8:00 AM	0	0	2	2	4	8
8:00-8:15 AM	0	0	0	0	4	4
8:15-8:30 AM	3	0	0	0	3	6
8:30-8:45 AM	2	0	0	0	2	4
AM PEAK PERIOD:	7	0	5	2	18	32
AM PEAK HOUR:	2	0	4	2	13	21
7:15-8:15 AM						

Monday, February 13, 2023

	NE PARK STREET			HAMPTON INN DRIVEWAY		All
	EB RightTurn	WB U-Turn	WB Left Turn	NB Left Turn	NB Right Turn	
3:45-4:00 PM	4	0	3	0	5	12
4:00-4:15 PM	4	1	7	0	5	17
4:15-4:30 PM	1	0	3	0	4	8
4:30-4:45 PM	3	0	5	0	9	17
4:45-5:00 PM	13	0	6	0	12	31
5:00-5:15 PM	8	0	2	0	5	15
5:15-5:30 PM	7	0	5	0	4	16
5:30-5:45 PM	14	0	5	0	4	23
5:45-6:00 PM	9	0	8	0	5	22
PM PEAK PERIOD:	63	1	44	0	53	161
PM PEAK HOUR:	38	0	20	0	18	76
5:00-6:00 PM						

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 44444444

DATE: 02/13/23

NE PARK STREET @ SE 13TH AVENUE

Start Date: 02/13/23

WEATHER: CLEAR & DRY

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323AM

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

Date	From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	
	02/13/23																
06:45	0	0	0	0	1	220	0	0	0	0	2	0	0	218	1	1	443
07:00	0	0	0	0	0	169	1	1	0	0	3	0	0	249	1	1	425
07:15	0	0	0	0	4	220	0	0	0	0	2	0	0	209	1	1	437
07:30	0	0	0	0	1	314	0	0	0	0	2	0	0	217	1	2	537
Hr Total	0	0	0	0	6	923	1	1	0	0	9	0	0	893	4	5	1842
07:45	0	0	0	0	2	332	0	0	1	0	1	0	0	244	1	1	582
08:00	0	0	0	0	0	294	0	0	1	0	2	0	0	246	1	0	544
08:15	0	0	0	0	2	211	0	0	1	0	0	0	0	184	0	1	399
08:30	0	0	0	0	0	237	0	0	1	0	0	0	0	239	0	0	477
Hr Total	0	0	0	0	4	1074	0	0	4	0	3	0	0	913	2	2	2002
TOTAL	0	0	0	0	10	1997	1	1	4	0	12	0	0	1806	6	7	3844

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 02/13/23

Peak start	07:15				07:15				07:15				07:15			
Volume	0	0	0	0	7	1160	0	0	2	0	7	0	0	916	4	4
Percent	0%	0%	0%	0%	1%	99%	0%	0%	22%	0%	78%	0%	0%	99%	0%	0%
Pk total	0				1167				9				924			
Highest	06:45				07:45				08:00				08:00			
Volume	0	0	0	0	2	332	0	0	1	0	2	0	0	246	1	0
Hi total	0				334				3				247			
PHF	.0				.87				.75				.94			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 44444444

DATE: 02/13/23

NE PARK STREET @ SE 13TH AVENUE

Start Date: 02/13/23

WEATHER: CLEAR & DRY

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323AM

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

AUTOMOBILES

From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 02/13/23																	
06:45	0	0	0	0	1	186	0	0	0	0	1	0	0	174	1	1	364
07:00	0	0	0	0	0	143	1	1	0	0	2	0	0	208	1	1	357
07:15	0	0	0	0	3	195	0	0	0	0	1	0	0	176	0	1	376
07:30	0	0	0	0	1	266	0	0	0	0	2	0	0	177	1	2	449
Hr Total	0	0	0	0	5	790	1	1	0	0	6	0	0	735	3	5	1546
07:45	0	0	0	0	2	288	0	0	1	0	0	0	0	201	1	1	494
08:00	0	0	0	0	0	237	0	0	1	0	2	0	0	197	1	0	438
08:15	0	0	0	0	1	177	0	0	1	0	0	0	0	143	0	1	323
08:30	0	0	0	0	0	179	0	0	1	0	0	0	0	195	0	0	375
Hr Total	0	0	0	0	3	881	0	0	4	0	2	0	0	736	2	2	1630
TOTAL	0	0	0	0	8	1671	1	1	4	0	8	0	0	1471	5	7	3176

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 02/13/23

Peak start 07:15	07:15				07:15				07:15				07:15			
Volume	0	0	0	0	6	986	0	0	2	0	5	0	0	751	3	4
Percent	0%	0%	0%	0%	1%	99%	0%	0%	29%	0%	71%	0%	0%	99%	0%	1%
Pk total	0				992				7				758			
Highest	06:45				07:45				08:00				07:45			
Volume	0	0	0	0	2	288	0	0	1	0	2	0	0	201	1	1
Hi total	0				290				3				203			
PHF	.0				.86				.58				.93			

JW BUCKHOLZ TRAFFIC ENGINEERING INC
MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE
OKEECHOBEE COUNTY, FLORIDA

DAY: MONDAY
DATE: 02/13/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

Site Code : 44444444
Start Date: 02/13/23
File I.D. : 021323AM
Page : 1

COMMERCIAL VEHICLES

From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 02/13/23 -----																	
06:45	0	0	0	0	0	34	0	0	0	0	1	0	0	44	0	0	79
07:00	0	0	0	0	0	26	0	0	0	0	1	0	0	41	0	0	68
07:15	0	0	0	0	1	25	0	0	0	0	1	0	1	33	1	0	62
07:30	0	0	0	0	0	48	0	0	0	0	0	0	0	40	0	0	88
Hr Total	0	0	0	0	1	133	0	0	0	0	3	0	1	158	1	0	297
07:45	0	0	0	0	0	44	0	0	0	0	1	0	0	43	0	0	88
08:00	0	0	0	0	0	57	0	0	0	0	0	0	0	49	0	0	106
08:15	0	0	0	0	1	34	0	0	0	0	0	0	0	41	0	0	76
08:30	0	0	0	0	0	58	0	0	0	0	0	0	0	44	0	0	102
Hr Total	0	0	0	0	1	193	0	0	0	0	1	0	0	177	0	0	372

TOTAL	0	0	0	0	2	326	0	0	0	0	4	0	1	335	1	0	669

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 02/13/23

Peak start 07:15	07:15				07:15				07:15				07:15			
Volume	0	0	0	0	1	174	0	0	0	0	2	0	1	165	1	0
Percent	0%	0%	0%	0%	1%	99%	0%	0%	0%	0%	100%	0%	1%	99%	1%	0%
Pk total	0				175				2				167			
Highest	06:45				08:00				07:15				08:00			
Volume	0	0	0	0	0	57	0	0	0	0	1	0	0	49	0	0
Hi total	0				57				1				49			
PHF	.0				.77				.50				.85			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 44444444

DATE: 02/13/23

NE PARK STREET @ SE 13TH AVENUE

Start Date: 02/13/23

WEATHER: CLEAR & DRY

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323AM

BEGIN TIME (MILITARY):06:45 Hrs

Page : 1

PEDESTRIAN & BICYCLE

Date	From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West				Total
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	
02/13/23																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1	4
08:00	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	3
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	5	0	0	0	0	0	0	0	2	0	0	0	1	8
TOTAL	0	0	0	6	0	0	0	0	0	0	0	2	0	0	0	1	9

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 02/13/23

Peak start	07:15				07:15				07:15				07:15			
Volume	0	0	0	5	0	0	0	0	0	0	0	2	0	0	0	1
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%
Pk total	5				0				2				1			
Highest	07:45				06:45				07:45				07:45			
Volume	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1
Hi total	2				0				1				1			
PHF	.62				.0				.50				.25			

JW BUCKHOLZ TRAFFIC ENGINEERING INC
MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE
OKEECHOBEE COUNTY, FLORIDA

DAY: MONDAY
DATE: 02/13/23
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

Site Code : 02132023
Start Date: 02/13/23
File I.D. : 021323PM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West				Total
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	
Date 02/13/23	-----																
15:45	0	0	0	0	1	269	0	1	1	0	3	0	0	291	3	1	570
16:00	0	0	0	0	4	257	0	0	2	0	5	0	0	324	9	1	602
16:15	0	0	0	0	2	295	0	2	1	0	1	0	0	313	4	0	618
16:30	0	0	0	0	6	300	2	1	4	0	4	0	0	255	4	3	579
Hr Total	0	0	0	0	13	1121	2	4	8	0	13	0	0	1183	20	5	2369
16:45	0	0	0	0	6	289	0	1	2	0	2	0	0	265	0	2	567
17:00	0	0	0	0	12	306	0	0	0	0	2	0	0	375	1	2	698
17:15	0	0	0	0	10	289	0	0	0	0	4	0	0	332	2	1	638
17:30	0	0	0	0	4	277	0	0	1	0	4	0	0	301	5	2	594
Hr Total	0	0	0	0	32	1161	0	1	3	0	12	0	0	1273	8	7	2497
17:45	0	0	0	0	6	311	0	2	1	0	7	0	0	273	7	0	607
Hr Total	0	0	0	0	6	311	0	2	1	0	7	0	0	273	7	0	607

TOTAL	0	0	0	0	51	2593	2	7	12	0	32	0	0	2729	35	12	5473

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 02/13/23

Peak start 17:00					17:00				17:00				17:00			
Volume	0	0	0	0	32	1183	0	2	2	0	17	0	0	1281	15	5
Percent	0%	0%	0%	0%	3%	97%	0%	0%	11%	0%	89%	0%	0%	98%	1%	0%
Pk total	0				1217				19				1301			
Highest	15:45				17:45				17:45				17:00			
Volume	0	0	0	0	6	311	0	2	1	0	7	0	0	375	1	2
Hi total	0				319				8				378			
PHF	.0				.95				.59				.86			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02132023

DATE: 02/13/23

NE PARK STREET @ SE 13TH AVENUE

Start Date: 02/13/23

WEATHER: CLEAR & DRY

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323PM

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES

From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West					
Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total	
Date 02/13/23																	
15:45	0	0	0	0	1	236	0	1	1	0	3	0	0	261	3	1	507
16:00	0	0	0	0	4	214	0	0	2	0	5	0	0	284	9	1	519
16:15	0	0	0	0	2	252	0	2	1	0	1	0	0	267	4	0	529
16:30	0	0	0	0	6	258	2	1	4	0	4	0	0	222	4	3	504
Hr Total	0	0	0	0	13	960	2	4	8	0	13	0	0	1034	20	5	2059
16:45	0	0	0	0	6	257	0	1	2	0	2	0	0	221	0	2	491
17:00	0	0	0	0	11	279	0	0	0	0	2	0	0	337	1	2	632
17:15	0	0	0	0	10	259	0	0	0	0	4	0	0	293	2	1	569
17:30	0	0	0	0	4	254	0	0	1	0	4	0	0	276	5	2	546
Hr Total	0	0	0	0	31	1049	0	1	3	0	12	0	0	1127	8	7	2238
17:45	0	0	0	0	6	282	0	2	1	0	7	0	0	247	7	0	552
Hr Total	0	0	0	0	6	282	0	2	1	0	7	0	0	247	7	0	552
TOTAL	0	0	0	0	50	2291	2	7	12	0	32	0	0	2408	35	12	4849

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 02/13/23

Peak start 17:00	17:00				17:00				17:00				17:00			
Volume	0	0	0	0	31	1074	0	2	2	0	17	0	0	1153	15	5
Percent	0%	0%	0%	0%	3%	97%	0%	0%	11%	0%	89%	0%	0%	98%	1%	0%
Pk total	0				1107				19				1173			
Highest	15:45				17:00				17:45				17:00			
Volume	0	0	0	0	11	279	0	0	1	0	7	0	0	337	1	2
Hi total	0				290				8				340			
PHF	.0				.95				.59				.86			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS

NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

Site Code : 02132023

Start Date: 02/13/23

File I.D. : 021323PM

Page : 1

COMMERCIAL VEHICLES

Date	From North				NE PARK STREET From East				SE 13TH AVENUE From South				NE PARK STREET From West				Total	
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other		
02/13/23																		
15:45	0	0	0	0	0	33	0	0	0	0	0	0	0	0	30	0	0	63
16:00	0	0	0	0	0	43	0	0	0	0	0	0	0	0	40	0	0	83
16:15	0	0	0	0	0	43	0	0	0	0	0	0	0	0	46	0	0	89
16:30	0	0	0	0	0	42	0	0	0	0	0	0	0	0	33	0	0	75
Hr Total	0	0	0	0	0	161	0	0	0	0	0	0	0	0	149	0	0	310
16:45	0	0	0	0	0	32	0	0	0	0	0	0	0	0	44	0	0	76
17:00	0	0	0	0	1	27	0	0	0	0	0	0	0	0	38	0	0	66
17:15	0	0	0	0	0	30	0	0	0	0	0	0	0	0	39	0	0	69
17:30	0	0	0	0	0	23	0	0	0	0	0	0	0	0	25	0	0	48
Hr Total	0	0	0	0	1	112	0	0	0	0	0	0	0	0	146	0	0	259
17:45	0	0	0	0	0	29	0	0	0	0	0	0	0	0	26	0	0	55
Hr Total	0	0	0	0	0	29	0	0	0	0	0	0	0	0	26	0	0	55
TOTAL	0	0	0	0	1	302	0	0	0	0	0	0	0	0	321	0	0	624

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 02/13/23

Peak start	17:00				17:00				17:00				17:00			
Volume	0	0	0	0	1	109	0	0	0	0	0	0	0	128	0	0
Percent	0%	0%	0%	0%	1%	99%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%
Pk total	0				110				0				128			
Highest	15:45				17:15				15:45				17:15			
Volume	0	0	0	0	0	30	0	0	0	0	0	0	0	39	0	0
Hi total	0				30				0				39			
PHF	.0				.92				.0				.82			

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 02132023

DATE: 02/13/23

NE PARK STREET @ SE 13TH AVENUE

Start Date: 02/13/23

WEATHER: CLEAR & DRY

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323PM

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

PEDESTRIAN & BICYCLE

				NE PARK STREET				SE 13TH AVENUE				NE PARK STREET							
From North				From East				From South				From West							
Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total			
Date 02/13/23																			
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16:00	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2	
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hr Total	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17:15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
17:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Hr Total	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
17:45	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Hr Total	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
TOTAL	0	0	0	6	0	0	0	1	0	0	0	1	0	0	0	0	0	8	

Peak Hour Analysis By Entire Intersection for the Period: 17:00 to 18:00 on 02/13/23

Peak start 17:00	17:00				Peak start 17:00	17:00				Peak start 17:00	17:00				Peak start 17:00	17:00			
Volume	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pk total	6				0				0					0					
Highest	17:45				15:45				15:45					15:45					
Volume	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hi total	3				0				0					0					
PHF	.50				.0				.0					.0					

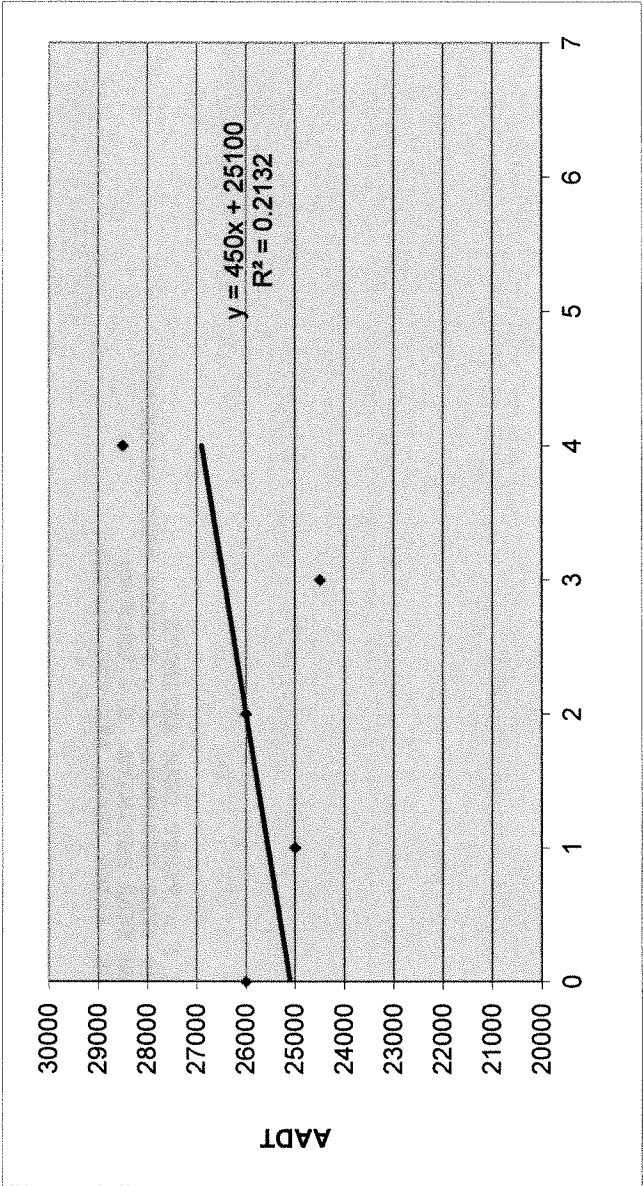
APPENDIX C

FDOT TRAFFIC DATA



TABLE C-1
LINEAR REGRESSION ANALYSIS

SR 70, West of SR 710



Year	X	Actual AADT (Y)	Predicted AADT
2017	0	26000	25100
2018	1	25000	25550
2019	2	26000	26000
2020	3	24500	26450
2021	4	28500	26900
2022	5		27350
2023	6		27800
2024	7		28250

i = 1.7%

BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 91 - OKEECHOBEE

SITE: 0007 - SR 70, WEST OF SR 710/EAST OF OKEECHOBEE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	28500 C	E 14000	W 14500	9.00	58.00	18.20
2020	24500 C	E 12000	W 12500	9.00	57.20	16.50
2019	26000 C	E 13000	W 13000	9.00	57.30	14.80
2018	25000 C	E 12500	W 12500	9.00	57.90	17.90
2017	26000 C	E 13000	W 13000	9.00	58.80	15.30
2016	25500 C	E 12500	W 13000	9.00	57.40	13.00
2015	20000 C	E 10000	W 10000	9.00	56.60	13.60
2014	21000 S	E 10500	W 10500	9.00	58.10	14.40
2013	21000 F	E 10500	W 10500	9.00	58.10	14.40
2012	21000 C	E 10500	W 10500	9.00	57.50	14.40
2011	22500 F	E 11000	W 11500	9.00	56.90	11.60
2010	22500 C	E 11000	W 11500	10.99	56.24	11.60
2009	22000 C	E 11000	W 11000	10.97	57.93	13.60
2008	23000 C	E 11500	W 11500	11.05	57.88	16.50
2007	23500 C	E 11500	W 12000	10.65	60.38	15.70
2006	23500 C	E 11500	W 12000	10.64	58.36	15.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 91
STATION: 0007
DESCRIPTION: SR 70, WEST OF SR 710/EAST OF OKEECHOBEE
START DATE: 08/11/2021
START TIME: 1730

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	22	22	14	15	73	30	23	12	14	79	152	
0100	11	15	8	11	45	8	12	27	14	61	106	
0200	9	8	6	8	31	17	17	15	21	70	101	
0300	11	12	14	17	54	19	11	18	23	71	125	
0400	36	25	46	62	169	15	24	36	50	125	294	
0500	66	106	137	162	471	56	79	77	106	318	789	
0600	175	188	175	204	742	123	130	203	233	689	1431	
0700	209	193	193	182	777	167	239	268	324	998	1775	
0800	213	180	186	166	745	221	190	207	212	830	1575	
0900	161	161	148	178	648	179	172	157	196	704	1352	
1000	172	170	170	161	673	194	183	191	181	749	1422	
1100	183	159	191	179	712	206	198	227	188	819	1531	
1200	211	204	179	200	794	184	171	195	212	762	1556	
1300	197	179	174	201	751	181	187	192	192	752	1503	
1400	195	209	201	222	827	184	209	227	240	860	1687	
1500	254	252	202	223	931	213	239	258	212	922	1853	
1600	314	255	248	243	1060	212	262	274	274	1022	2082	
1700	312	300	282	223	1117	279	272	224	236	1011	2128	
1800	223	188	166	129	706	252	227	175	181	835	1541	
1900	154	122	125	113	514	138	149	133	115	535	1049	
2000	114	145	116	115	490	132	107	81	78	398	888	
2100	106	65	60	53	284	79	70	55	63	267	551	
2200	60	43	48	51	202	50	39	35	49	173	375	
2300	50	36	22	20	128	32	24	25	17	98	226	
24-HOUR TOTALS:												
					12944						13148	26092

		PEAK VOLUME INFORMATION				COMBINED DIRECTIONS			
		DIRECTION: E		DIRECTION: W		DIRECTION: E		DIRECTION: W	
A.M.	645	VOLUME		VOLUME		VOLUME		VOLUME	
P.M.	1645	1137		1099		1630		2202	
DAILY	1645	1137		1099		1630		2202	

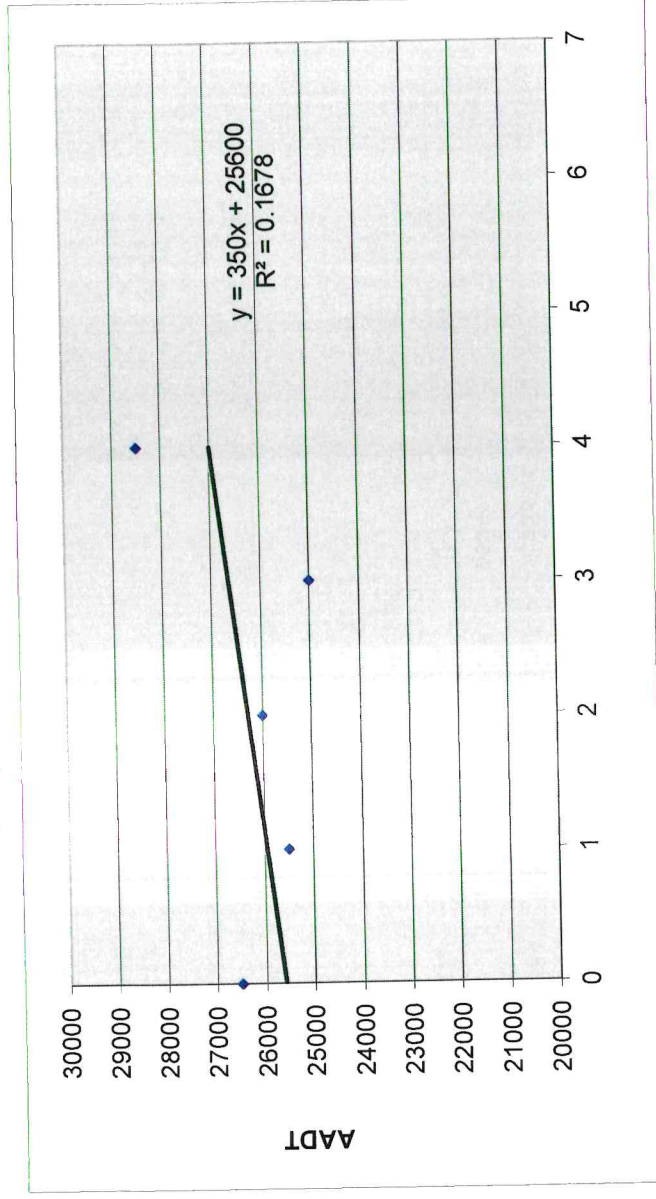
TRUCK PERCENTAGE 18.25 18.22 18.23

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	174	6138	4243	64	1045	259	41	257	673	21	0	2	0	0	27	2362	12944
W	148	6049	4048	55	897	383	24	279	730	23	2	1	1	0	508	2395	13148

TABLE C-2
LINEAR REGRESSION ANALYSIS

SR 70, East of US 441



Year	X	Actual AADT (Y)	Predicted AADT
2017	0	26500	25600
2018	1	25500	25950
2019	2	26000	26300
2020	3	25000	26650
2021	4	28500	27000
2022	5		27350
2023	6		27700
2024	7		28050

$i = 1.3\%$

BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 91 - OKEECHOBEE

SITE: 5012 - SR 70, EAST OF SR 15/700/US 98/441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2021	28500 C	E 14000	W 14500	9.00	58.00	15.60
2020	25000 C	E 12500	W 12500	9.00	57.20	18.00
2019	26000 C	E 13000	W 13000	9.00	57.30	16.40
2018	25500 C	E 13000	W 12500	9.00	57.90	17.60
2017	26500 C	E 13500	W 13000	9.00	58.80	14.00
2016	25500 C	E 13000	W 12500	9.00	57.40	13.50
2015	27000 C	E 13500	W 13500	9.00	56.60	13.00
2014	28000 C	E 14000	W 14000	9.00	58.10	13.20
2013	26000 F	E 13000	W 13000	9.00	58.10	11.30
2012	26000 C	E 13000	W 13000	9.00	57.50	11.30
2011	29500 F	E 14500	W 15000	9.00	56.90	8.20
2010	29500 C	E 14500	W 15000	10.99	56.24	8.20
2009	31500 C	E 16000	W 15500	10.97	57.93	8.70
2008	29500 C	E 15000	W 14500	11.05	57.88	8.00
2007	31500 C	E 16000	W 15500	10.65	60.38	8.40
2006	35000 C	E 18000	W 17000	10.64	58.36	7.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 91
STATION: 5012
DESCRIPTION: SR 70, EAST OF SR 15/700/US 98/441
START DATE: 08/11/2021
START TIME: 1645

DIRECTION: E					DIRECTION: W					COMBINED	
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	24	20	14	17	75	30	23	12	16	81	156
0100	12	13	6	10	41	7	11	26	18	62	103
0200	10	6	9	6	31	16	17	14	19	66	97
0300	11	13	14	19	57	21	12	17	23	73	130
0400	32	27	47	65	171	14	27	30	49	120	291
0500	69	111	141	159	480	58	76	73	102	309	789
0600	170	194	187	203	754	121	136	204	232	693	1447
0700	209	195	193	185	782	166	227	268	331	992	1774
0800	215	192	177	175	759	219	199	201	218	837	1596
0900	153	165	154	176	648	170	176	157	200	703	1351
1000	180	174	176	165	695	191	190	187	189	757	1452
1100	182	165	192	182	721	202	204	220	186	812	1533
1200	218	212	179	201	810	195	163	208	216	782	1592
1300	205	182	177	201	765	184	171	205	196	756	1521
1400	196	216	202	231	845	175	201	231	234	841	1686
1500	268	252	210	226	956	225	239	260	221	945	1901
1600	303	267	239	226	1035	217	259	261	264	1001	2036
1700	300	274	278	222	1074	256	274	221	242	993	2067
1800	224	187	163	137	711	250	235	171	187	843	1554
1900	150	124	131	109	514	149	142	142	117	550	1064
2000	118	144	120	108	490	124	103	84	79	390	880
2100	108	64	61	54	287	79	65	59	67	270	557
2200	54	48	46	57	205	43	42	31	48	164	369
2300	46	35	20	22	123	39	27	26	15	107	230
24-HOUR TOTALS:					13029						13147 26176

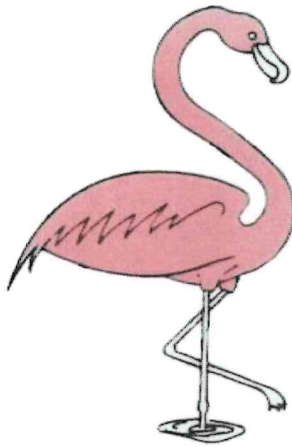
PEAK VOLUME INFORMATION					COMBINED DIRECTIONS				
DIRECTION: E		DIRECTION: W			DIRECTION: E		DIRECTION: W		
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME	
	645	800	715	1045		715	715	1833	
P.M.	1645	1078	1630	1055		1630	1630	2094	
DAILY	1645	1078	1630	1055		1630	1630	2094	
TRUCK PERCENTAGE		14.63			16.56			15.60	

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	138	7300	3611	50	665	198	40	200	723	27	0	2	1	0	74	1906	13029
W	141	6641	4132	45	874	247	20	220	743	24	2	1	1	0	56	2177	13147

APPENDIX D

CAPACITY CALCULATIONS UNSIGNALIZED INTERSECTIONS



AM PEAK HOUR

HCS Two-Way Stop-Control Report

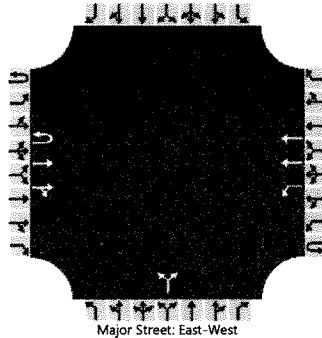
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	2/14/2023
Analysis Year	2023
Time Analyzed	Weekday AM Peak Hour
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park Street / SE 13th Avenue
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	SE 13th Avenue
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	TR		L	T				LR					
Volume (veh/h)	4		879	4	0	7	1114			2		7				
Percent Heavy Vehicles (%)	0				0	14				0		29				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4					4.1				7.5		6.9				
Critical Headway (sec)	6.40					4.38				6.80		7.48				
Base Follow-Up Headway (sec)	2.5					2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50					2.34				3.50		3.59				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	5					8					10					
Capacity, c (veh/h)	218					605					350					
v/c Ratio	0.02					0.01					0.03					
95% Queue Length, Q ₉₅ (veh)	0.1					0.0					0.1					
Control Delay (s/veh)	21.9					11.0					15.6					
Level of Service (LOS)	C					B					C					
Approach Delay (s/veh)	0.1				0.1				15.6							
Approach LOS	A				A				C							

HCS Two-Way Stop-Control Report

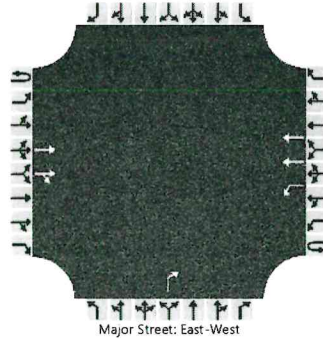
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	2/14/2023
Analysis Year	2023
Time Analyzed	Weekday AM Peak Hour
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park Street / Hampton Inn Driveway
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	Hampton Inn Driveway
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1		0	0	0
Configuration			T	TR		L	T					R				
Volume (veh/h)			875	2	0	4	1116					14				
Percent Heavy Vehicles (%)					0	2						2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1						6.9				
Critical Headway (sec)						4.14						6.94				
Base Follow-Up Headway (sec)						2.2						3.3				
Follow-Up Headway (sec)						2.22						3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5						16				
Capacity, c (veh/h)						676						509				
v/c Ratio						0.01						0.03				
95% Queue Length, Q ₉₅ (veh)						0.0						0.1				
Control Delay (s/veh)						10.4						12.3				
Level of Service (LOS)						B						B				
Approach Delay (s/veh)						0.0						12.3				
Approach LOS						A						B				

HCS Two-Way Stop-Control Report

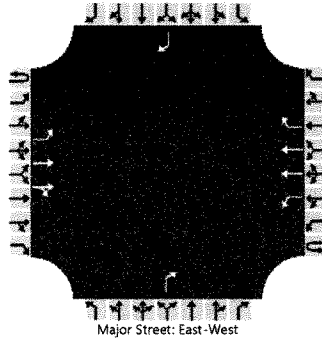
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	7/7/2023
Analysis Year	2024
Time Analyzed	AM Peak Hr. BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park Street / SE 13th Avenue
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	SE 13th Avenue
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	4	18	917	4	0	7	1133	18				9				51
Percent Heavy Vehicles (%)	0	2			0	14						29				2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1				4.1						6.9				6.9
Critical Headway (sec)	6.40	4.14				4.38						7.48				6.94
Base Follow-Up Headway (sec)	2.5	2.2				2.2						3.3				3.3
Follow-Up Headway (sec)	2.50	2.22				2.34						3.59				3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				8						10				59
Capacity, c (veh/h)		383				580						425				406
v/c Ratio		0.07				0.01						0.02				0.15
95% Queue Length, Q ₉₅ (veh)		0.2				0.0						0.1				0.5
Control Delay (s/veh)		15.1				11.3						13.7				15.4
Level of Service (LOS)		C				B						B				C
Approach Delay (s/veh)	0.4				0.1				13.7				15.4			
Approach LOS	A				A				B				C			

HCS Two-Way Stop-Control Report

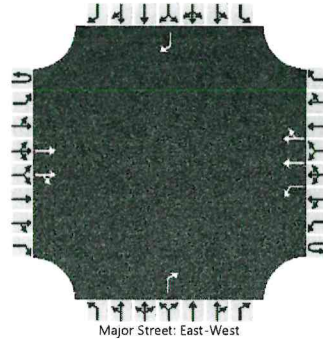
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	7/7/2023
Analysis Year	2024
Time Analyzed	AM Peak Hr. BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park St. / Hampton Inn / NE 12th Ave.
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	Hampton Inn Drive / NE 12th Avenue
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1		0	0	1
Configuration			T	TR		L	T	TR				R				R
Volume (veh/h)			906	2	25	4	1159	0				14				1
Percent Heavy Vehicles (%)					2	2						2				0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No				No		
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1						6.9				6.9
Critical Headway (sec)					6.44	4.14						6.94				6.90
Base Follow-Up Headway (sec)					2.5	2.2						3.3				3.3
Follow-Up Headway (sec)					2.52	2.22						3.32				3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					34						16				1	
Capacity, c (veh/h)					320						495				402	
v/c Ratio					0.11						0.03				0.00	
95% Queue Length, Q ₉₅ (veh)					0.4						0.1				0.0	
Control Delay (s/veh)					17.6						12.5				14.0	
Level of Service (LOS)					C						B				B	
Approach Delay (s/veh)					0.4				12.5				14.0			
Approach LOS					A				B				B			

PM PEAK HOUR

HCS Two-Way Stop-Control Report

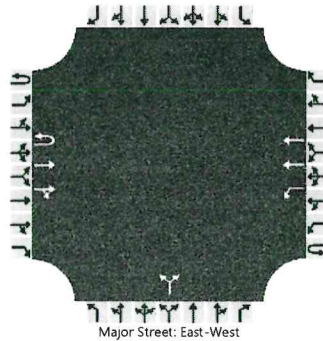
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	2/14/2023
Analysis Year	2023
Time Analyzed	Weekday PM Peak Hour
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park Street / SE 13th Avenue
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	SE 13th Avenue
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration	U		T	TR		L	T				LR					
Volume (veh/h)	5		1230	14	2	31	1136			2		16				
Percent Heavy Vehicles (%)	0				0	3				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4				6.4	4.1				7.5		6.9				
Critical Headway (sec)	6.40				6.40	4.16				6.80		6.90				
Base Follow-Up Headway (sec)	2.5				2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)	2.50				2.50	2.23				3.50		3.30				

Delay, Queue Length, and Level of Service

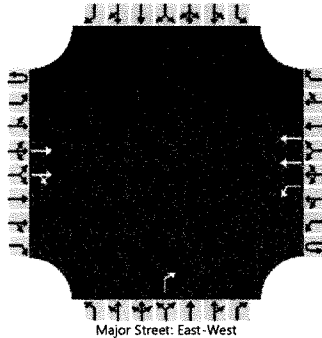
Flow Rate, v (veh/h)	5					36					20					
Capacity, c (veh/h)	234					449					329					
v/c Ratio	0.02					0.08					0.06					
95% Queue Length, Q ₉₅ (veh)	0.1					0.3					0.2					
Control Delay (s/veh)	20.8					13.7					16.6					
Level of Service (LOS)	C					B					C					
Approach Delay (s/veh)	0.1				0.4				16.6							
Approach LOS	A				A				C							

HCS Two-Way Stop-Control Report

General Information

Analyst	J. Buckholz	Intersection	NE Park Street / Hampton Inn Driveway
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	2/14/2023	East/West Street	NE Park Street
Analysis Year	2023	North/South Street	Hampton Inn Driveway
Time Analyzed	Weekday PM Peak Hour	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#23-1820		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1		0	0	0
Configuration			T	TR		L	T					R				
Volume (veh/h)			1232	36	0	19	1123					17				
Percent Heavy Vehicles (%)					0	2						2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1						6.9				
Critical Headway (sec)						4.14						6.94				
Base Follow-Up Headway (sec)						2.2						3.3				
Follow-Up Headway (sec)						2.22						3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						21						19				
Capacity, c (veh/h)						487						384				
v/c Ratio						0.04						0.05				
95% Queue Length, Q ₉₅ (veh)						0.1						0.2				
Control Delay (s/veh)						12.7						14.9				
Level of Service (LOS)						B						B				
Approach Delay (s/veh)					0.2				14.9							
Approach LOS					A				B							

HCS Two-Way Stop-Control Report

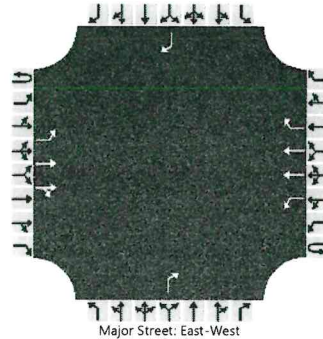
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	7/7/2023
Analysis Year	2024
Time Analyzed	PM Peak Hr. BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park Street / SE 13th Avenue
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	SE 13th Avenue
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	14	88	1336	14	2	31	1167	84				18				130
Percent Heavy Vehicles (%)	2	2			0	3						0				2
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No				No				No		
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1			6.4	4.1						6.9				6.9
Critical Headway (sec)	6.44	4.14			6.40	4.16						6.90				6.94
Base Follow-Up Headway (sec)	2.5	2.2			2.5	2.2						3.3				3.3
Follow-Up Headway (sec)	2.52	2.22			2.50	2.23						3.30				3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		112				36						20				143
Capacity, c (veh/h)		370				400						363				417
v/c Ratio		0.30				0.09						0.05				0.34
95% Queue Length, Q ₉₅ (veh)		1.3				0.3						0.2				1.5
Control Delay (s/veh)		18.9				14.9						15.5				18.1
Level of Service (LOS)		C				B						C				C
Approach Delay (s/veh)	1.3				0.4				15.5				18.1			
Approach LOS	A				A				C				C			

HCS Two-Way Stop-Control Report

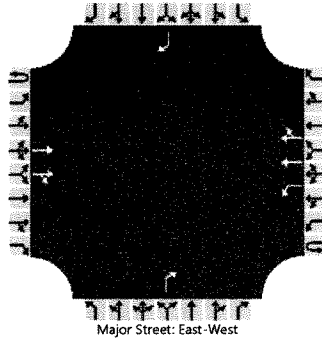
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	7/7/2023
Analysis Year	2024
Time Analyzed	PM Peak Hr. BUILD Traffic
Intersection Orientation	East-West
Project Description	#23-1820

Site Information

Intersection	NE Park St. / Hampton Inn / NE 12th Ave.
Jurisdiction	Okeechobee County
East/West Street	NE Park Street
North/South Street	Hampton Inn Driveway / NE 12th Avenue
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1		0	0	1
Configuration			T	TR		L	T	TR				R				R
Volume (veh/h)			1347	37	88	19	1182	21				17				46
Percent Heavy Vehicles (%)					2	2						2				2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No				No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1						6.9				6.9
Critical Headway (sec)					6.44	4.14						6.94				6.94
Base Follow-Up Headway (sec)					2.5	2.2						3.3				3.3
Follow-Up Headway (sec)					2.52	2.22						3.32				3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					118							19				51
Capacity, c (veh/h)					164							348				405
v/c Ratio					0.72							0.05				0.12
95% Queue Length, Q ₉₅ (veh)					4.3							0.2				0.4
Control Delay (s/veh)					68.7							15.9				15.2
Level of Service (LOS)					F							C				C
Approach Delay (s/veh)					5.6				15.9				15.2			
Approach LOS					A				C				C			

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1321156A3	Revision Number: 3	Issuing Office File Number: 22-3355 Grisby st WFT, Inc	Issuing Agent: 61002
Property Address: 5-pcls FL	Loan ID Number:	Issuing Office's ALTA Registry ID: None	Issuing Office: Fee & Fee, P.L.L.C.

SCHEDULE A

1. Commitment Date: July 17, 2023 at 11:00 PM
2. Policy to be issued: Proposed Amount of Insurance:
 - a. OWNER'S: 2021 ALTA® Owner's Policy with Florida Modifications \$2,070,000.00
Proposed Insured: **Park Street Okeechobee LLC**
The estate or interest to be insured: **Fee Simple**
 - b. MORTGAGEE: 2021 ALTA® Loan Policy with Florida Modifications
Proposed Insured:
The estate or interest to be insured: **Fee Simple**
 - c. MORTGAGEE: 2021 ALTA® Loan Policy with Florida Modifications
Proposed Insured:
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **William R. Grigsby, Jr. and, as disclosed in the Public Records, has been since (Date) 6/20/2006**
5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111



AUTHORIZED SIGNATORY
Fee & Fee, P.L.L.C.
61002

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: 22-3355 Grisby st WFT, Inc

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from William R. Grigsby, Jr., joined by spouse, if married, or nonhomestead language, to the proposed purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Approval of the Plat of Park Street Commerce Center by the City of Okeechobee containing the following:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF OKEECHOBEE, FLORIDA, THIS ____ DAY OF _____, 2023. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE STREETS, ROADWAYS, EASEMENTS OR OTHER FEATURES DEPICTED ON THE PLAT REGARDLESS OF THEIR DEDICATION. NO DEVELOPMENT RIGHTS ARE GRANTED SOLELY BY THE EXECUTION AND RECORDING OF THIS PLAT. ALL PURCHASERS ARE RESPONSIBLE FOR OBTAINING ANY NECESSARY STATE OR LOCAL PERMITS AND LICENSES PRIOR TO DEVELOPMENT. FURTHER, THE APPROVAL OF THIS PLAT CONSTITUTES AN ABANDONMENT OF MOBLEY STREET WHICH STREET PRESENTLY LIES UNIMPROVED AND UNUTILIZED IN THE PLAT OF PRICE ADDITION. THIS REPLAT WILL VACATE ALL RIGHTS AND USE TO THE PREVIOUSLY PLATTED MOBLEY STREET.

7. Satisfactory evidence must be furnished establishing that Park Street Okeechobee LLC is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
8. Obtain and Record Surveyor Affidavit confirming that the lands consisting of Parcel 1 through 5 are one and the same as the "more particularly described as" lands, all shown on Exhibit A of this Commitment, and that there are no gaps, gores or hiatus.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: 22-3355 Grisby st WFT, Inc

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.
 - a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Rights of the lessees under unrecorded leases.
6. Easement in favor of Florida Power and Light Company recorded in O.R. Book 109, Page 983, Public Records of Okeechobee County, Florida.
7. Easement in favor of Florida Power and Light Company recorded in Deed Book 23, Page 524, Public Records of Okeechobee County, Florida.
8. Riparian and littoral rights are not insured.
9. Final policy will contain an exception for the Plat of Park Street Commerce Center.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1321156 A2

Issuing Office File Number:

22-3355 Grisby st WFT, Inc

Parcel 1:

All of Lots 1 through 12, inclusive, lying North of North Park Street (A/K/A S.R. 70 F/K/A Fort Pierce Road) as now constructed, in Block 4, Price Addition to Okeechobee City, according to the Plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Okeechobee County, Florida.

and

The alley in Block 4, Price Addition to Okeechobee City, according to the Plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Okeechobee County, Florida, lying between Lots 1 through 6 and 7 through 12, as vacated by Ordinance recorded in O. R. Book 359, Page 830, Public Records of Okeechobee County, Florida.

and

The Street known as Northeast 2nd Street (F/K/A Center Street) as it runs East from Northeast 12th Avenue to Northeast 13th Avenue, particularly located North of Block 4, Price Addition to Okeechobee City, according to the Plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Okeechobee County, Florida, as vacated by Ordinance recorded in O. R. Book 359, Page 830, Public Records of Okeechobee County, Florida.

Parcel 2:

The West half of the East half of the Southwest Quarter of the Southeast Quarter lying North of State Road No. 70 (Fort Pierce Road), in Section 15, Township 37 South, Range 35 East, less the following:

Beginning at the Southwest corner of the East half of the Southwest Quarter of the Southeast Quarter of said Section 15, run North 594 feet, East 186.3 feet, South 594 feet; West 186.3 feet to the Point of Beginning.

Also less the North 50 feet which is reserved for road purposes.

Also less: A strip of land 7 feet wide situate adjacent to and Northerly of the existing 66 foot Right of Way of State Road 70, lying within the West 1/2 of the East 1/2 of the SW 1/4 of the SE 1/4, Section 15, Township 37 South, Range 35 East, less the West 186.3 feet thereof.

Parcel 3:

A strip of land 7 feet wide situate adjacent to and Northerly of the existing 66 foot Right of Way of State Road 70, lying within the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4, Section 15, Township 37 South, Range 35 East, less the West 186.3 feet thereof, all in Okeechobee County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1321156 A2

Issuing Office File Number:

22-3355 Grisby st WFT, Inc

Parcel 4:

Commence at the Northeast corner of the Southwest One Quarter of the South East One Quarter of Section 15, Township 37 South, Range 35 East, thence run South 00°18'26" East along the Easterly line thereof, 668.71 feet to the Point of Beginning; Thence continue South 00°18'26" East, 276.28 feet to the Northeast corner of Price Addition to Okeechobee City according to the Plat there of recorded in Plat Book 2, page 17; Thence run South 89°50'34" West, along the Northerly line thereof, 336.76 feet to the Northwest corner of said Price Addition; Thence run North 00°17'46" West, along the West line of the East one half of the East one half of the Southwest One Quarter of the Southeast One Quarter of said Section 15, a distance of 273.38 feet; Thence run North 89°20'47" East and parallel with the Northerly line of previously mentioned Southwest One Quarter of the Southeast One Quarter, a distance of 336.71 feet to the Point of Beginning.

Parcel 5:

All that part of the North 668.71 feet of the East 1/2 of the East 1/2 of SW 1/4 of SE 1/4 of Section 15, Township 37 South, Range 35 East, less and except the North 50 feet thereof.

Said Parcels also described as follows:

A parcel of land including all of the Price Addition to Okeechobee City, according to the Plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Okeechobee County Florida and a portion of the unplatted lands of East half of the Southwest One Quarter (1/4) of the Southeast One Quarter (1/4) of Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast One Quarter (1/4) corner of said Section 15, Thence North 89°19'21" East along the South line of said Section 15, a distance of 860.10 feet; Thence North 00°14'14" West, a distance of 69.27 feet to a point on the North Right of Way line of State Road 70 as per Florida Department of Transportation Right of Way Map Section 91070-2514 and the Point of Beginning; Thence continue North 00°14'14" West, a distance of 524.71 feet; Thence South 89°19'40" West, a distance of 186.30 feet to a point on the West line of the West half (1/2) of the East Half (1/2) of the Southwest One Quarter (1/4) of the Southeast One Quarter (1/4) of said Section 15; Thence North 00°14'14" West along said West line a distance of 675.35 feet to a point on a line parallel with and 50.00 feet South of the North line of the Southwest One Quarter (1/4) of the Southeast One Quarter (1/4) of said Section 15; Thence North 89°19'40" East along said parallel line, a distance of 672.87 feet to a point on the East line of Southwest One Quarter (1/4) of the Southeast One Quarter (1/4) of said Section 15; Thence

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AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1321156 A2

Issuing Office File Number:

22-3355 Grisby st WFT, Inc

South 00°18'09' East along said East line, a distance of 895.52 feet to a point on the Westerly extension of the Northerly Right of way line of Northeast 2nd Street; Thence North 89°58'38" West along said Westerly extension, a distance of 26.31 feet to the intersection with the Westerly Right of Way line of Northeast 13th Avenue formerly Lincoln Street per Plat Book 2, Page 17, of the Public Records of Okeechobee County, Florida; Thence South 00°26'27" East along said Westerly Right of Way line, a distance of 308.86 feet to the North Right of Way line of State Road 70; Thence South 89°49'32" West along said North Right of Way line, a distance of 462.36 feet to the Point of Beginning.

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Sec. 86-72. - Plats and data for conditional acceptance or approval.

The preliminary plat shall be at a scale of not more than 200 feet to the inch. It shall show or be accompanied by the following information:

- (1) Proposed subdivision name or identifying title, which shall not duplicate or closely approximate the name of any other subdivision in the city.
- (2) Key plan, shown location of tract in reference to other areas of the city.
- (3) North arrow, graphic scale, scale, and data; basis of bearing (desired true bearing).
- (4) Name of the owner of the property or his authorized agent.
- (5) Name of the registered engineer or surveyor responsible for the plat and supporting data.
- (6) Tract boundaries, with angles and distances.
- (7) Conditions on tract, including all existing watercourses, drainage ditches, and bodies of water; marshes; rock outcrop, isolated preservable trees one foot or more in diameter; and other significant features.
- (8) All existing streets and alleys on or adjacent to the tract, including name, right-of-way width, street or pavement width, and established centerline elevations. Existing streets shall be dimensioned to tract boundaries.
- (9) All existing property lines, easements, and rights-of-way and the purpose for which the easements or rights-of-way have been established.
- (10) Location, names where applicable, and width of all proposed streets, alleys, rights-of-way, easements, and purpose of easements, proposed lot lines with approximate dimensions; lot numbers, and block numbers.
- (11) Ground elevations on the tract, based on USCGS datum level at minimum contour intervals sufficient to show disposition of surface drainage (city datum based on USCGS datum acceptable).
- (12) Subsurface conditions on the tract; location and results of tests made to ascertain subsurface soil, rock, and groundwater conditions; depth to groundwater unless test pits are dry at a depth of three feet; location and results of soil percolation tests if individual wastewater disposal systems are permitted.
- (13) Written statement and graphic representation and profiles, if necessary, showing proposed grades of streets and facilities for drainage.
- (14) When applicable, future land use classifications on and near the tract.
- (15) Utilities on or adjacent to the tract. Indicate whether above the ground or below the ground.
- (16) Sites, if any, to be dedicated or reserved for public use.
- (17)

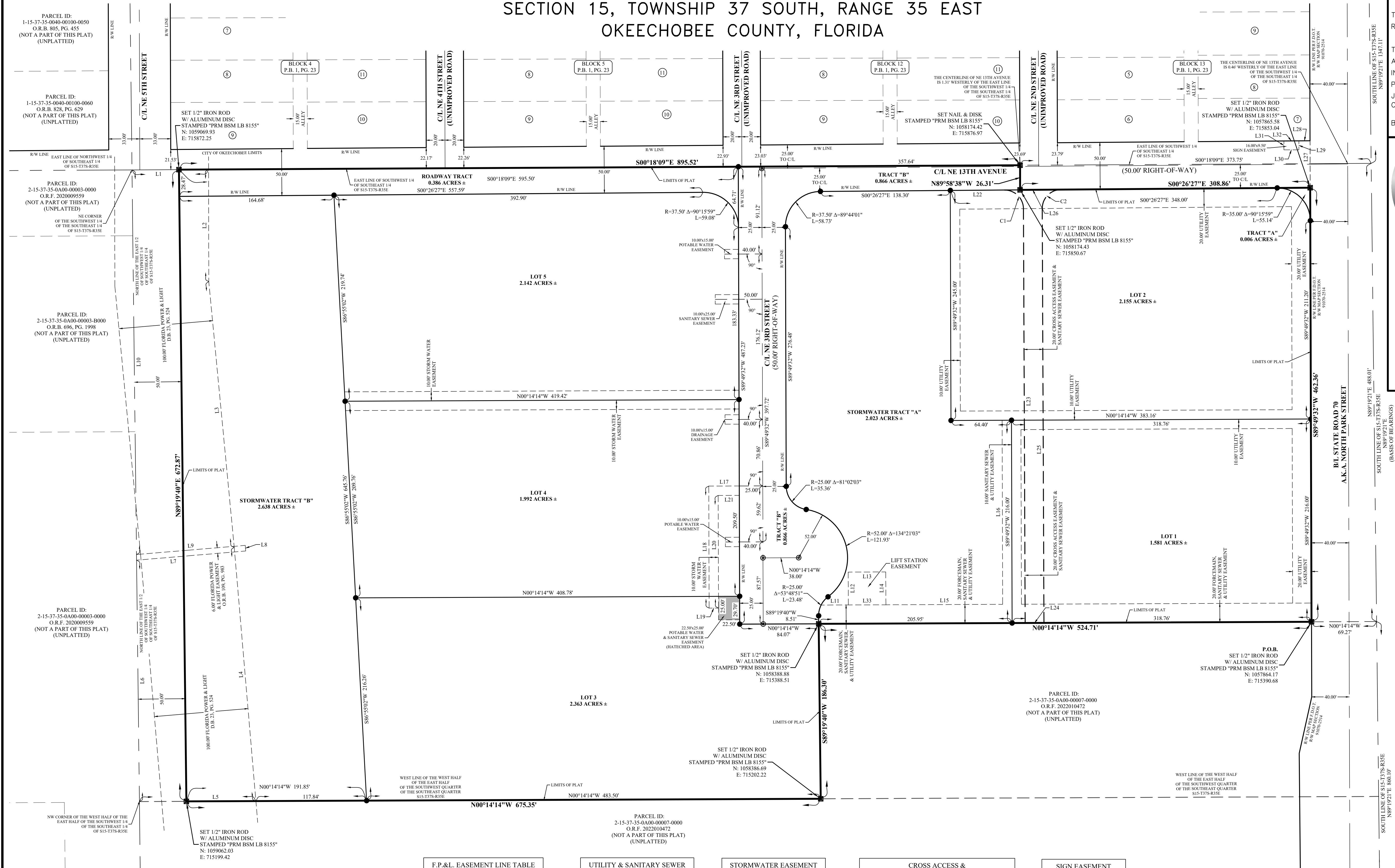
Preliminary specifications for required improvements, such as streets, curb and gutter, water, sanitary wastewater, storm drainage, etc.

- (18) Title and certifications; present tract designation according to official records in office of the county clerk; names and addresses of owners, including certification from developer's attorney or abstract company that the dedicator of the plat is the owner of record at the time plat is to be accepted for filing; statement from the owner that there are no mortgages on the property; if there are none, or if there be a mortgage, a letter of acknowledgement from the mortgagee stating that he approves the platting; certificate from the developer's attorney, or the county tax collector, that all due taxes have been paid at time application for conditional approval or acceptance is filed.
- (19) Draft of protective covenants, whereby the developer proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- (20) Statements in accord with section 86-71(1).
- (21) Draft of proposed developer's agreement.

(Ord. No. 669, § 3.08.02, 5-17-1994)

PARK STREET COMMERCE CENTER

A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 17,
AND UNPLATTED LANDS; LOCATED IN THE SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA



F.P.&L. EASEMENT LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S00°18'09"E	81.54
L2	S89°54'02"W	119.41
L3	S84°31'46"W	284.29
L4	S85°07'28"W	271.26
L5	N00°14'14"W	124.01
L6	N89°19'40"E	257.14
L7	S04°48'09"E	116.63
L8	N85°11'51"E	6.00
L9	N04°48'09"W	116.20
L10	S89°19'40"W	409.66

UTILITY & SANITARY SEWER EASEMENT LINE TABLE		
LINE#	BEARING	DISTANCE
L11	N00°14'14"W	29.02
L12	S89°45'46"W	35.00
L13	N00°14'14"W	40.00
L14	S89°45'46"E	35.00
L15	N00°14'14"W	124.32
L16	S89°49'32"W	196.01
L17	S00°14'14"E	40.00

STORMWATER EASEMENT LINE TABLE		
LINE#	BEARING	DISTANCE
L17	S00°14'14"E	32.50
L18	S89°49'32"E	136.00
L19	N00°14'14"W	10.00
L20	S89°49'32"W	120.00
L21	N00°14'14"W	22.50

CROSS ACCESS & SANITARY SEWER EASEMENT			
LINE #/CURVE #	RADIUS	BEARING/DELTA	DISTANCE
C1	20.00	090°12'13"	31.49
C2	20.00	089°47'47"	31.34
L22		S00°26'27"W	57.72
L23		S89°45'45"W	441.21
L24		S00°14'14"SW	20.00
L25		S89°45'45"SW	441.42
L26		N00°28'27"SW	60.00

SIGN EASEMENT LINE TABLE		
LINE#	BEARING	DISTANCE
L27	S89°49'32"E	50.00
L28	N00°26'27"W	11.90
L29	N00°00'00"W	9.62
L30	N00°00'00"E	16.00
L31	N00°00'00"E	9.50
L32	S00°26'27"E	16.00

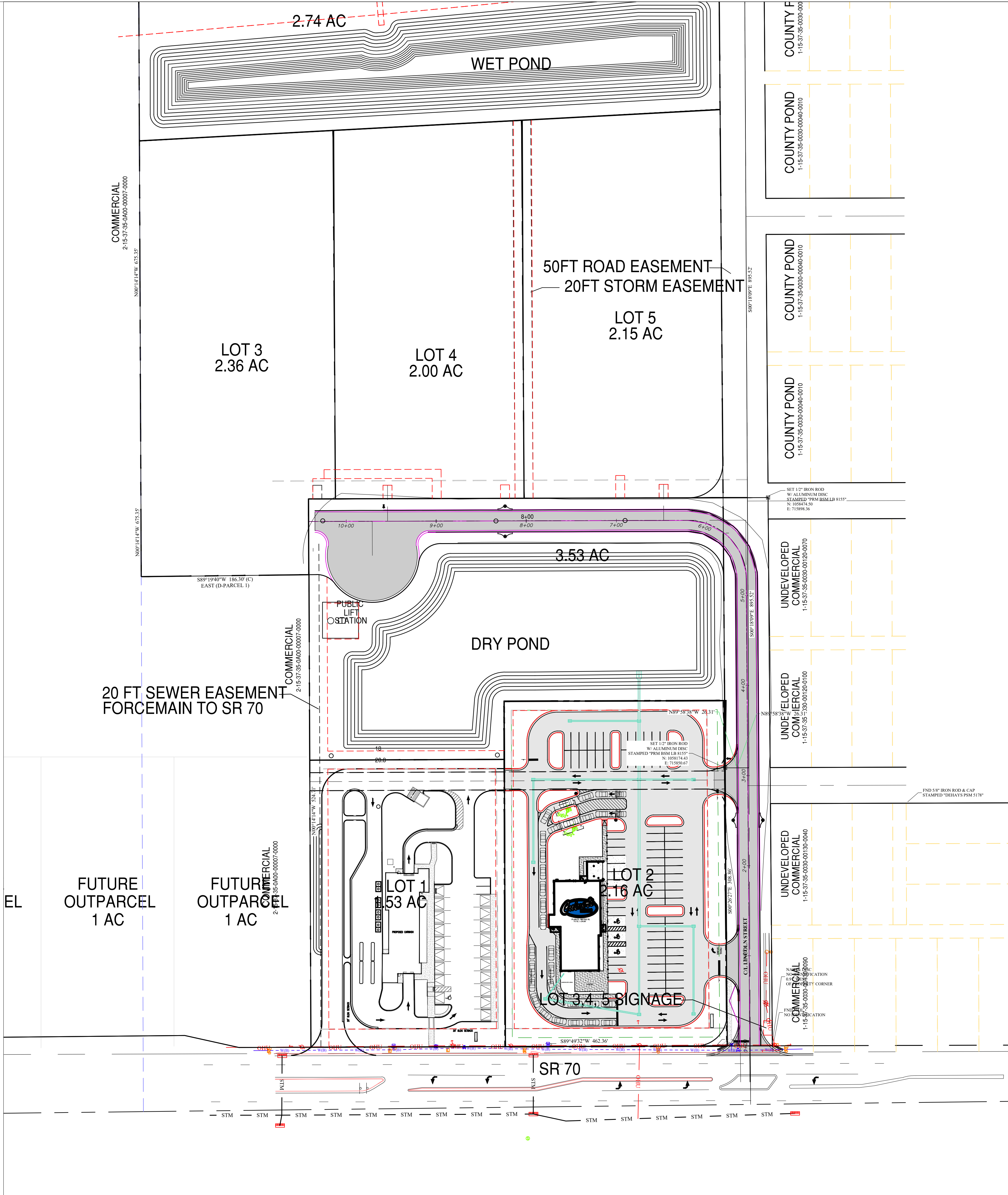
STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THIS PLAT HAS BEEN FILED FOR
RECORD AT _____

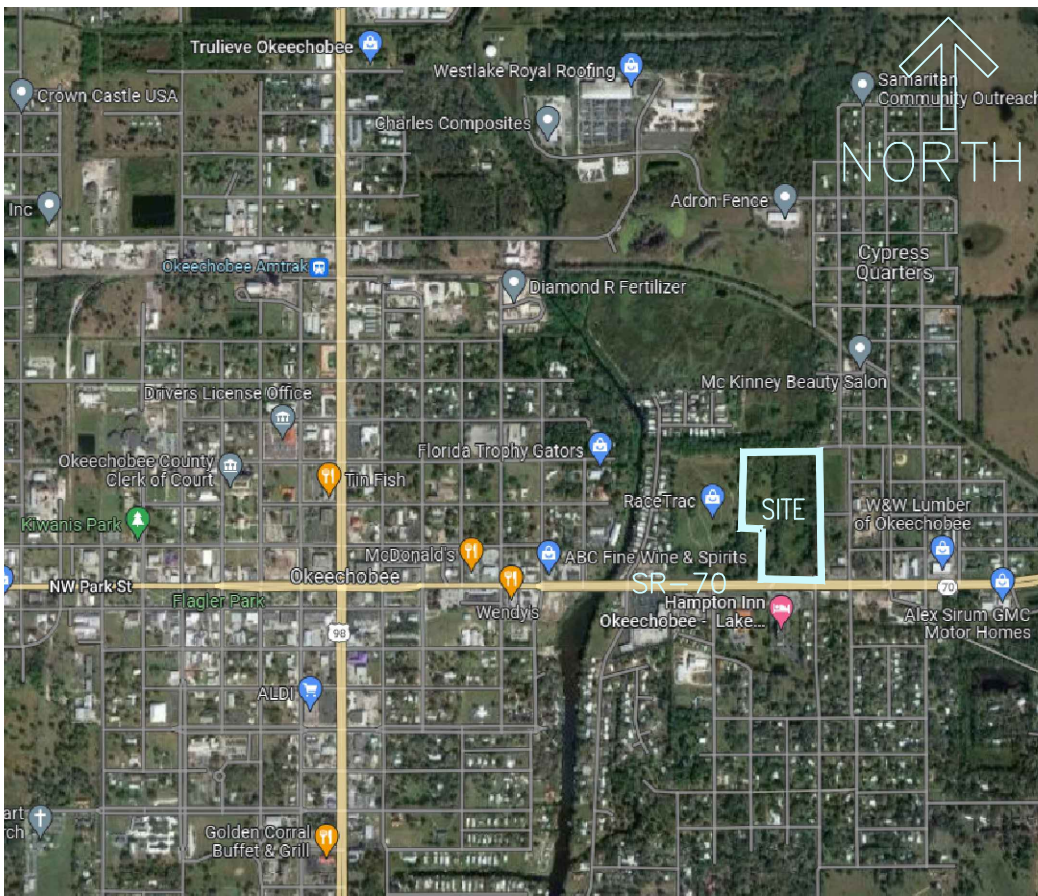
THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
JERALD D. BRYANT
CLERK OF THE COURT

BY: _____
DEPUTY CLERK





LOT 1 /2 SITE PLANS OVERLAID
PLAT FOR EXHIBIT ONLY



VICINITY MAP N.T.S.

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ENGINEER: JOHN J. HERBERT IV, P.E.

CHECKED BY: TOM SHELTON, P.E.

TECHNICIAN: J.W.H.

PROJECT NO. 22640

DATE

REVISIONS

AMERICAN CIVIL
ENGINEERING CO.

cert. of authorization
number 0725

207 N. MOSS RD., SUITE 201, WINTER SPRINGS, FLA 32708
(407) 327-7700

PLAT EXHIBIT

PARK STREET
COMMERCE CENTER

1000 STATE ROAD 70 E, OKEECHOBEE, FLORIDA 34972

JOHN J. HERBERT IV, P.E.
LIC # 84698

8/3/2023

PROJECT NO. 22640

1 OF 1