

### **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- **A.** There were no items added, deferred, or withdrawn from the agenda.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) 13<sup>th</sup> 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 3<sup>rd</sup> Street) should be aligned with the existing 3<sup>rd</sup> Street Right-of-Way; if the segment of NE 13<sup>th</sup> Avenue from NE 3<sup>rd</sup> Street to NE 5<sup>th</sup> 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 12<sup>th</sup> Avenue aka Mobley Street must be provided.

#### V. NEW BUSINESS A CONTINUED

- 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 3<sup>rd</sup> 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 Communications<sup>1</sup> 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 3<sup>rd</sup> Street Right-of-Way; if the segment of NE 13<sup>th</sup> Avenue from NE 3<sup>rd</sup> Street to NE 5<sup>th</sup> 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

Submitted by:

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

Cubilitiou 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) 2<sup>nd</sup> 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 13<sup>th</sup> 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 15<sup>th</sup> 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 12<sup>th</sup> 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 an matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimon 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 3<sup>rd</sup> 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 13<sup>th</sup> 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<sup>rd</sup> Avenue Okeechobee, Florida 34974

Phone: (863) 763-3372 ext. 218 Fax: (863) 763-1686

Date Received: 7-18-23 1:08 fmFee Paid:		
Date Distributed to City Staff and TRC: 8-1-23		
Property Taxes Paid Verification:	7-31-23	
Date of City Council Review:	8-15-23	
Council Action:		

#### APPLICATION FOR PRELIMINARY PLATTING OR SUBDIVIDING PROPERTY

	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			
Α	OWNERS PHONE: (386) 527-6729 / swinch@kinghux.com Fax:			
P	NAME OF APPLICANT: Park Street Okeechobee, LLC			
Р	APPLICANT MAILING ADDRESS: 603 East Fort King Street, Ocala, Florida 34471			
ī	APPLICANTS PHONE: (386) 527-6729 / swinch@kinghux.com Fax:			
C A	CONTACT PERSON: Scott Winch - Development Consultant for Applicant			
N	Contact Persons Phone: (386) 527-6729 / swinch@kinghux.com			
T	ENGINEER: American Civil Engineering Co. c/o Johnny Herbert PE PHONE: (407) 376-1777			
	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:  Those certain 5 parcels of land totaling approximately 16.2 acres located directly across from 1000 State Road 70 East, Okeechobee, Florida.			
	Number/description of phases: single plat			
Р	LOCATION OF/DIRECTIONS TO THE PROJECT: 0.5 mile east of Parrot Ave & SR 70			
R	EXISTING IMPROVEMENTS ON PROPERTY: existing single family home, vacant			
P				
E	TOTAL LAND AREA IN SQUARE FEET: OR ACRES: 16.15 ac			
R	EXISTING IMPERVIOUS SURFACE: SQUARE FEET () ACRES	% OF SITE		
Υ	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**

or misleadi <b>n</b> a information may be punisha	application is correct. The information included in this application is for t ble by a fine of up to \$500.00 and imprisonment of up to 30 days and m	
HA (S)		
DA-(V)	Adam Ramsey	7/18/2023

Date

Printed Name

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 Copies of Preliminary Plat see Sec. 86-71 and 86-72 as to specific requirements	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 as	this time

Monies pd for Pre-Application Submitted when not needed. Balance it anywher be applied @ Final Plat Submitted



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

ACTIVE Status

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 3<sup>RD</sup> 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: Work: Cell: **Property Address:** 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 Parcel ID Number: 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; 3-15-37-35-0A00-0010-0010. Name of Applicant: Park Street Okeechobee, LLC and its successors and assigns Home Telephone: Work: Cell: (321) 704 - 2840 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. IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 13 WITNESS OWNER STATE OF FLORIDA COUNTY OF Highland The foregoing instrument was acknowledged before me by means of $\nu$ physical presence or \_online notarization, this /3 day of \_\_\_\_\_\_, 2023\_, by William R. Grigsby, Jr. (Name of Person) who is personally known to me or produced FloridaT.D. as identification.



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.

**ORLANDO** 

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

Per discussions with the TRC at the Committee Meeting, the proposed internal roadway (extension of existing NE 3<sup>rd</sup> Street) will not align with the existing 3<sup>rd</sup> 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)



#### SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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8K////// @}^ÁP^¦à^¦dÉOQĘ^¦a&a;ÁÔãçā/ÁÒ}\*āj^^¦āj\*ÁÔ[{]æj^ÁEÁ ///// @JÁÒ{^¦^ÊÍO;^^}ÁÛ[`|&^ÁQ&ÆÆÁ ////////// &@jà^^ÆŠÔÆÁ

# 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

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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 13<sup>th</sup> Avenue intersection in Okeechobee, Florida. A cul-de-sac road that extends 13<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> Avenue and with the Hampton Inn driveway located west of SE 13<sup>th</sup> 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 <u>Trip Generation Manual</u> 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 13<sup>th</sup> Avenue and NE 12<sup>th</sup> 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 13<sup>th</sup> Avenue but will not be high enough to warrant an exclusive right turn lane at NE 12<sup>th</sup> 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.

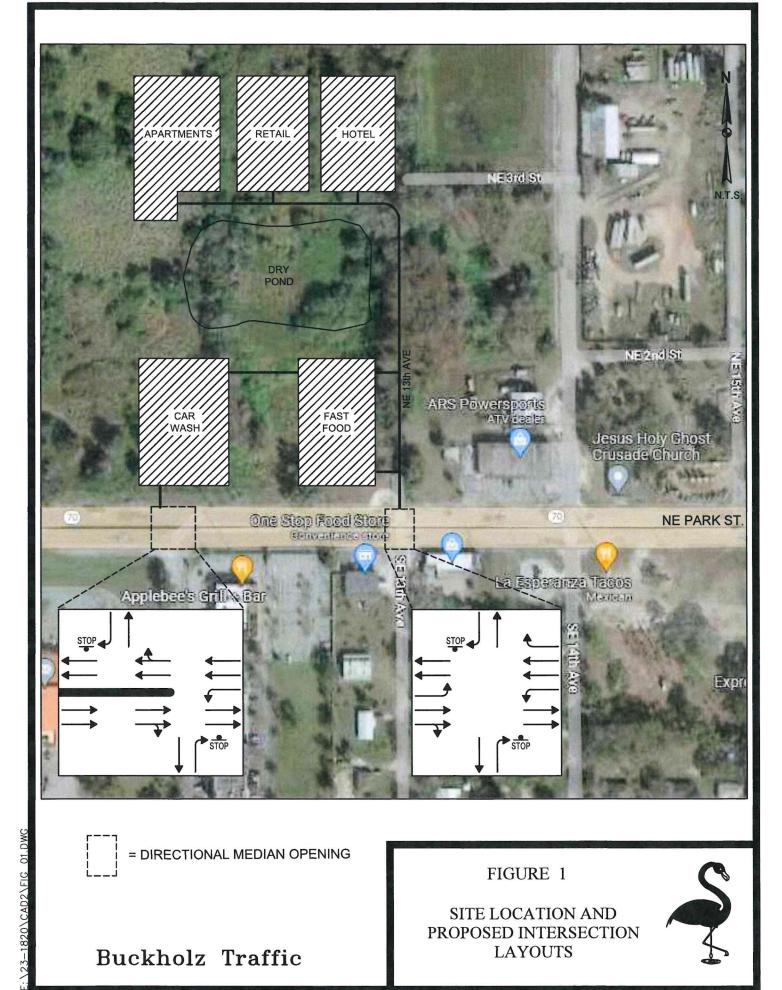
#### UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The NE Park Street/13th Avenue intersection and the NE Park Street/Hampton Inn Driveway/NE 12<sup>th</sup> 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 13<sup>th</sup> Avenue intersection with minimal queuing and a volume-to-capacity ratio well below one. Under 2024 Build conditions at the new NE Park Street/13<sup>th</sup> 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 12<sup>th</sup> 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.



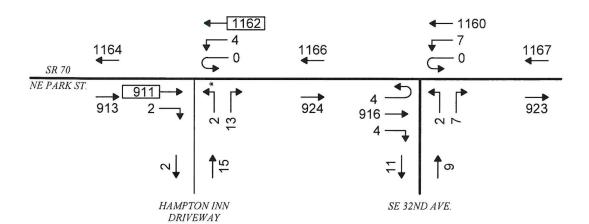
= DIRECTIONAL MEDIAN OPENING

Buckholz Traffic

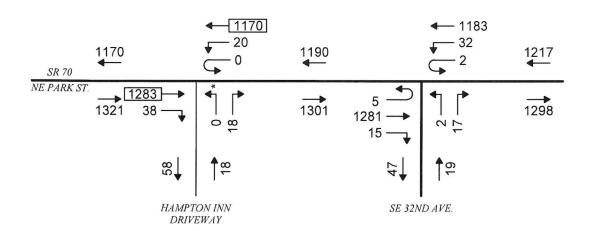
FIGURE 1

SITE LOCATION AND PROPOSED INTERSECTION **LAYOUTS** 





5:00-6:00 PM



\* = CALCULATED VALUE

\* = ILLEGAL TURN

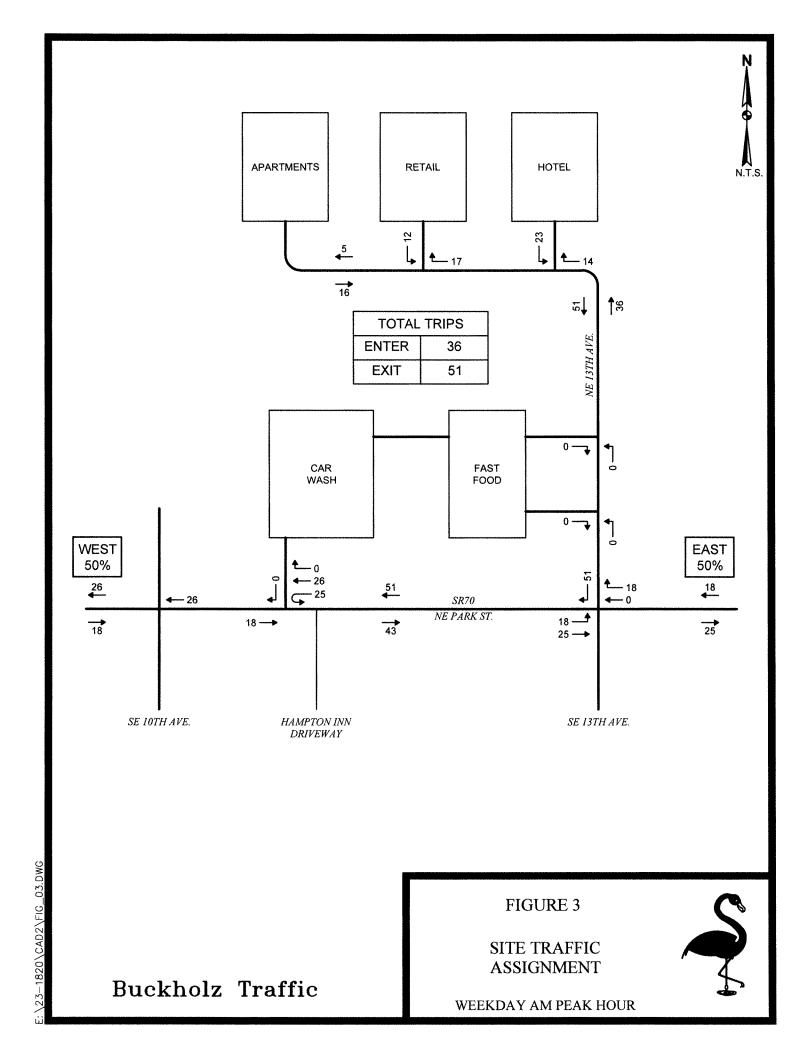
Buckholz Traffic

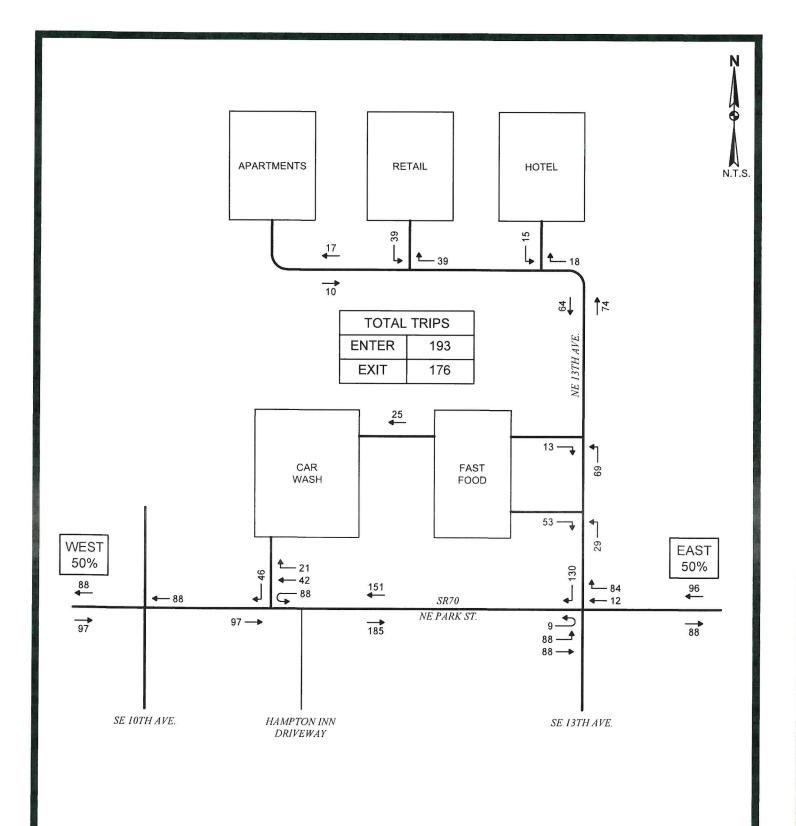
FIGURE 2

TRAFFIC COUNTS

WEEKDAY PEAK HOURS







Buckholz Traffic

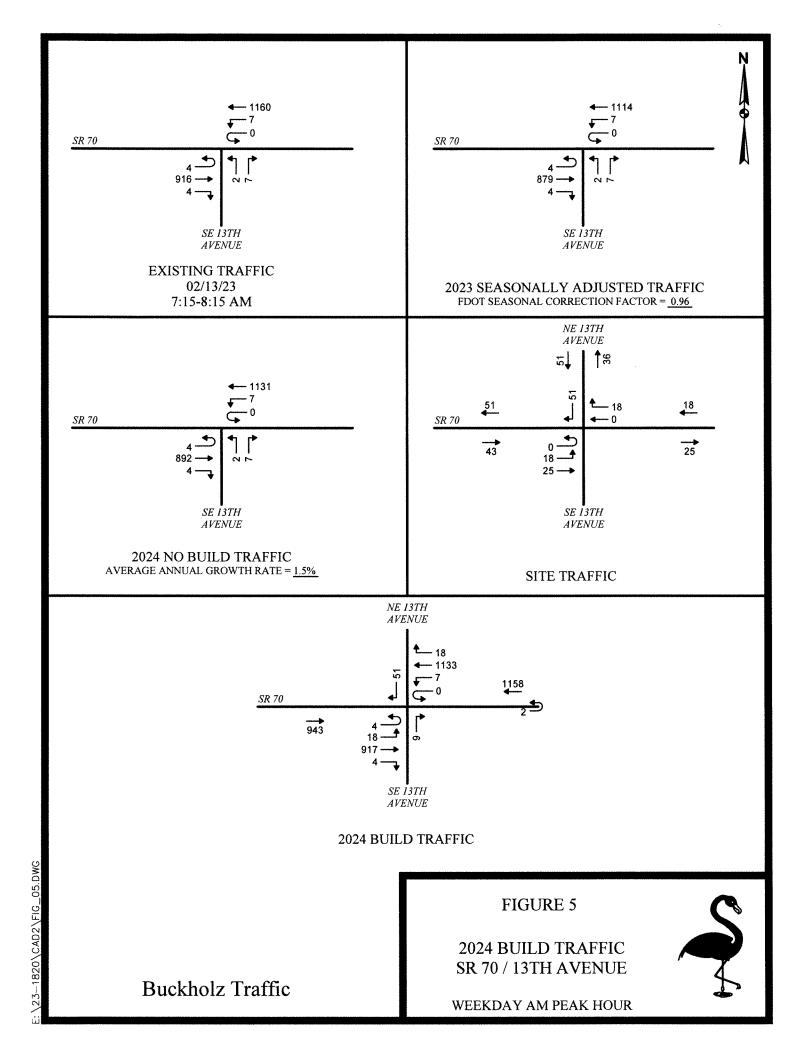
E: \23-1820\CAD2\FIG\_04.DWG

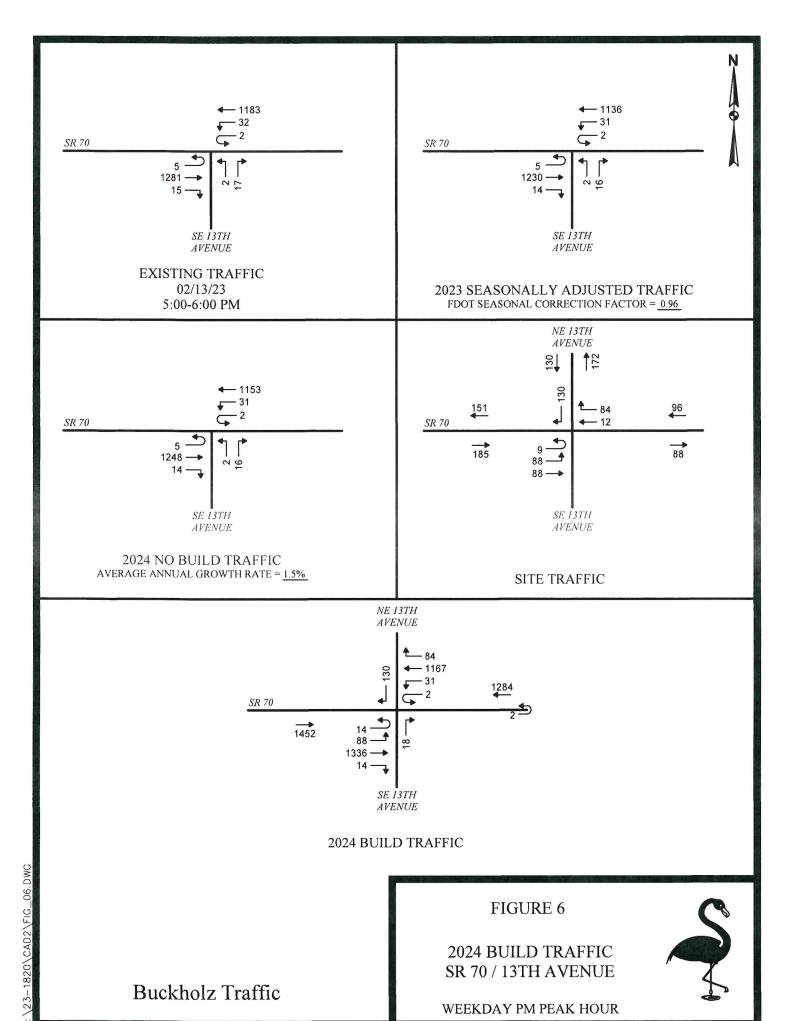
FIGURE 4

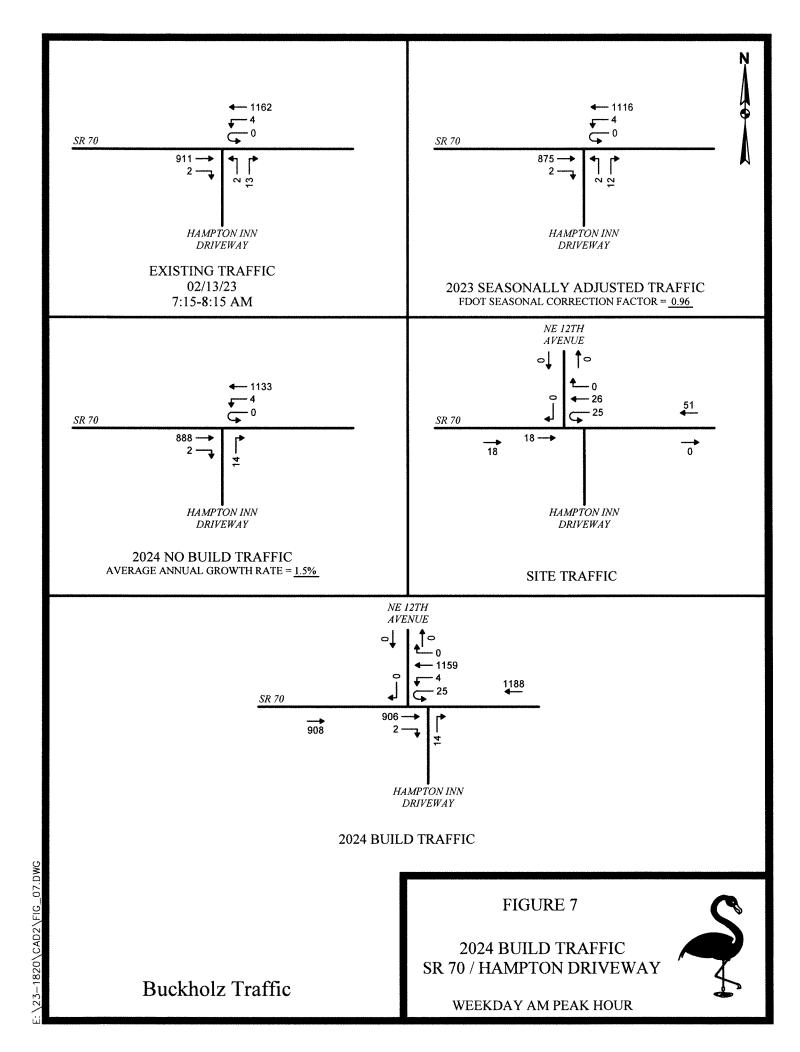
SITE TRAFFIC ASSIGNMENT

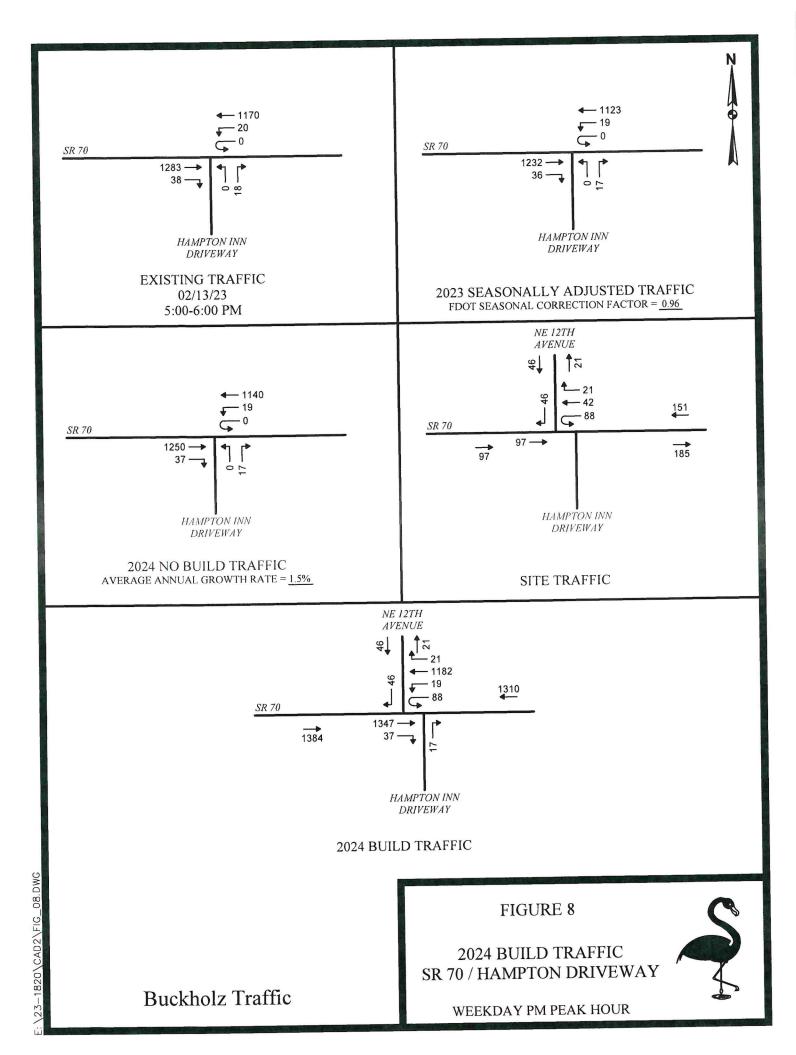
WEEKDAY PM PEAK HOUR



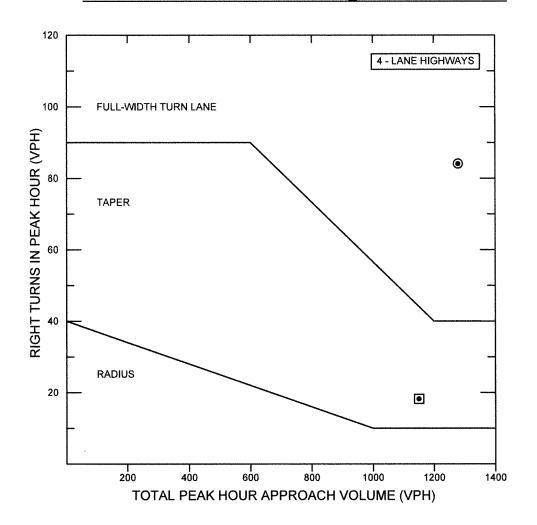








#### WESTBOUND NE PARK STREET @ NE 13TH AVENUE



# NOMOGRAPH FOR RIGHT TURN LANES SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

## • WEEKDAY AM PEAK HOUR

<b>/</b> ^	1158
/ <sub>R</sub>	18

# WEEKDAY PM PEAK HOUR

V <sub>A</sub>	1284
Vr	84

NCHRP 420		
MULTI- LANE	≤ 45 MPH	

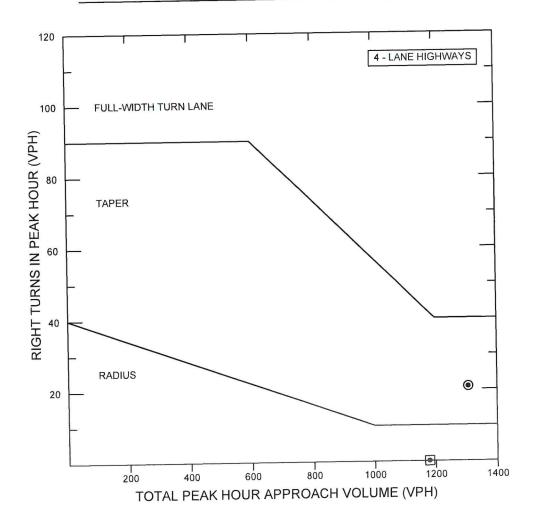
18 & 84 < 110 REQUIRED

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

110011	
VA	1188
VR	0

#### 

VA	1310	
VR	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

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
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)

TIME PERIOD  AVERAGE WEEKDAY	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
Daily  AM Peak Hour	T = 467.48 (X)	2338	50%	50%	1169	1169
PM Peak Hour	T = 33.03 (X)	165	52%	48%	86	79

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

NEW TRIPS		NEW			NEW	NEW
TIME PERIOD	PERCENT NEW TRIPS	TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TRIP ENDS ENTERING	TRIP ENDS EXITING
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

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDA	Y					
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)

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

TIME PERIOD	TRIP GENERATION <u>EQUATION</u>	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS <u>ENTERING</u>	TOTAL TRIP ENDS <u>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)

### 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 ----> % 10.0

TIME PERIOD  AVERAGE WEEKD	TOTAL TRIP GENERATION EQUATION AY	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
Daily	T = 54.45 X	544	50%	50%	272	272
AM Peak Hour	Ln(T) = 0.66Ln(X) + 1.84	29	60%	40%	17	12
PM Peak Hour	Ln(T) = 0.71Ln(X) + 2.72	78	50%	50%	39	39

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

### NEW TRIPS

TIME PERIOD AVERAGE WEEKDAY	PERCENT NEW TRIPS	NEW TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	NEW TRIP ENDS ENTERING	NEW TRIP ENDS EXITING
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

### 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	В	11.0 sec/veh	0.01	1			
Northbound Approach	С	15.6 sec/veh	0.03	1			

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

### NE PARK STREET / HAMPTON INN DRIVEWAY

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

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

### TABLE 7 UNSIGNALIZED INTERSECTION CAPACITY RESULTS 2024 BUILD CONDITIONS

### NE PARK STREET / 13<sup>TH</sup> AVENUE

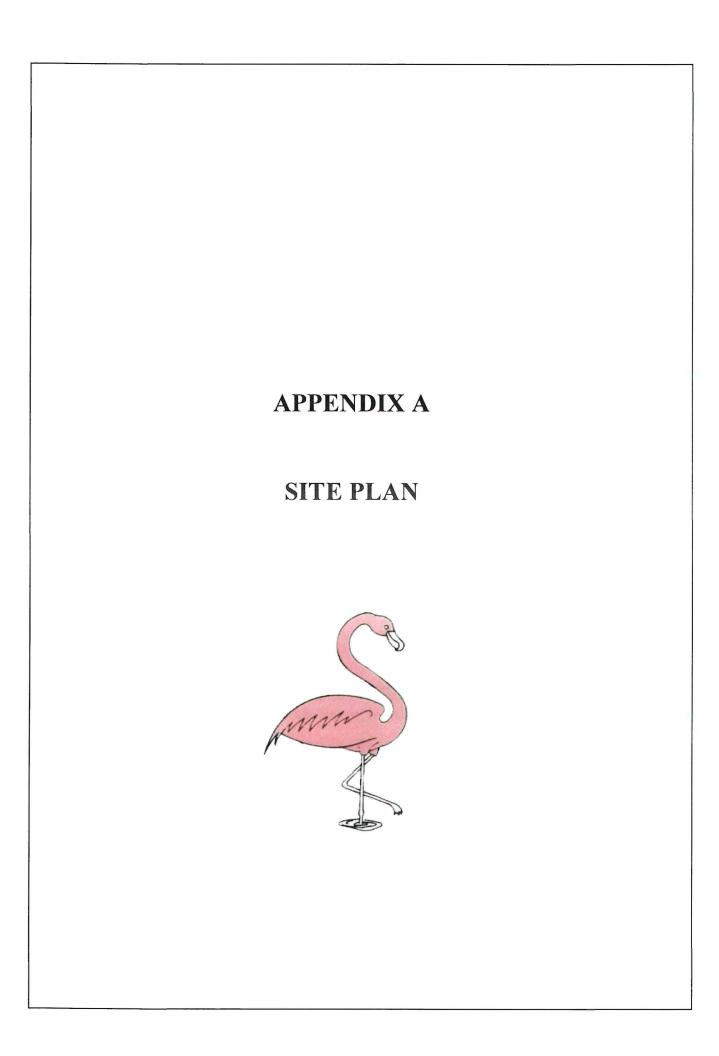
		WEEKDAY AM PEAK HOUR					
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)			
Eastbound Left Turn	С	15.1 sec/veh	0.07	1			
Westbound Left Turn	В	11.3 sec/veh	0.01	1			
Northbound Approach	В	13.7 sec/veh	0.02	1			
Southbound Approach	С	15.4 sec/veh	0.15	1			

		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	В	14.9 sec/veh	0.09	1			
Northbound Approach	С	15.5 sec/veh	0.05	1			
Southbound Approach	С	18.1 sec/veh	0.34	1.5			

### NE PARK STREET / NE 12<sup>TH</sup> AVENUE / HAMPTON INN DRIVEWAY

	WEEKDAY AM PEAK HOUR					
Movement	LOS	Delay	V/C Ratio	95th % Queue (vehicles)		
Westbound Left Turn	С	17.6 sec/veh	0.11	1		
Northbound Right Turn	В	12.5 sec/veh	0.03	1		
Southbound Right Turn	В	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	С	15.9 sec/veh	0.05	1		
Southbound Right Turn	С	15.2 sec/veh	0.12	1		



### MASTER SITE PLANS OF:

# PARK STREET COMMERCE CENTER

CZBZ PATNE ROAD
EBRING, FLORIDA 11875

PROJECT DIRECTORY

DESCRIPTION LEGAL PARCEL 1 (PER O.R.B. 527, PG. 869):

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEST QUARTER LYNG NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15, TOWNSHIP 37 SOUTH, RANCE 35 EAST, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOOTHWEST OWNERS OF SAID SECTION 15, SOOTHWEST OF THE SOOTHWEST OF SAID SECTION 15, RUN NORTH 594 FEET, BAST 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 STRP OF LAND 7 FEET WIDE STLUATE ADJACENT TO AND MORPHERY OF THE ENSITING 66 FOOT ROSH OF STLUATE ROAD 70, LYING, WITHIN THE WEST 1½ OF THE EAST 1½ OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING 0.02 OF AN ACRE, MORE OR LESS.

PARCEL 2 (PER O.R.B. 528, PG. 1342):

ALL OF LOTS I THROUGH I.2, INCLURNEL, LUNKO MORTH OF NORTH PARK STREET (A/A/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRICTED, IN BLOCK 4, PRICE ADDITION TO OKEELHOREE CITY, ACCORDING 10 THE FLAT HEREOF RECORDED IN PART BOOK 2, PAGE 17, PUBLIC RECORDS 59 OKEECHOREE COUNTY, FLORIDA.

PARCEL 3 (PER O.R.B. 528, PC. 1342):

COMMENCE AT THE NORTHEAST CORREGE OF THE SOUTHWEST
OWN-CAUARTRE OF THE SOUTHWEST ON-CAUARTRE OF SECONDA 15,
TOWNSHIP 27 SOUTH, RANGE 35 EAST, THENCE RAN SOUTH OOT 18'26'
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OF BECHNWING: THENCE COMMING PREDA 5051, 278-28 FEET
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PARCEL 4 (PER 0.R.B. 528, PG. 1342):

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PACE IT?, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN COTS 1-6 AND 7-12.

PARCEL 5 (PER 0.R.B 528, PG 1342):

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STRIEED) AS IT RAUSE ASTS FROM NORTHEAST 12TH ANDLUE TO NORTHEAST 13TH ANDLUE TO NORTHEAST 13TH ANDLUE TO PRICE ADDITION NO RECEIGNORE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PACE 17, PUBLIC RECORDS OF OKECOHOBE COUNTY, FLORIOL.

PARCEL 6 (PER O.R.B 554, PC. 338):

SUBJECT TO THOSE EASEMENTS IN FAVOR OF FLORIDA POWER AND LICHT RECORDED IN OAK, BOOK 109, PAGE 38D AND OAK, BOOK 23, PAGE 524 AND MATTERS CONTINUED ON THE PLAT OF PRICE ADDITION TO ORECOMEDE CITY RECORDED IN PLAT BOOK 2, PAGE 17, ALL BEING IN THE PUBLIC RECORDS OF ORECEAGEE COUNTY, FLURIDA. ALL THAT PART OF THE NORTH 668.71 FEET OF THE EAST % OF THE EAST % 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.



VICINITY MAP

N.T.S.

UTILITY COMPANIES

OKEECHOBEE UTILITY AUTHORITY (863) 763-9460 OKEECHOBEE UTILITY AUTHORITY (863) 763-9460 OKEECHOBEE FIRE DEPARTMENT (863) 763-4423 WASTE MANAGEMENT (866) 909-4458 FPL (863) 763-6441 CENTURY LINK (855) 263-9576 WATER DISTRIBUTION: ELECTRICAL POWER: SANITARY SEWER: TELEPHONE: GARBAGE: FIRE:

PLANS ISSUED FOR: AMERICAN CAR, ENCHERRIC CO.
207 N. MISS ROAD, SUITE 211
BINTER SPRINCS, FLOREIA 32708
JOHNY HEBERT N. P.E., SCHHNYBAME
COLL 407–376–1777, GFICE 407–33 KATE EDWADS-MALPOLE, ESQURE 9221 CHESCA DRIVE SOUTH PLANTATION, FLORIDA 33324 (305) 281-7323 GFICE, KATE-BFLF OKEECHOBEE. SITE PLAN REVIEW BOD EAST FORT KING STREET SYLVE BSW & ASSOCIATES, INC. BO SK 31ST LANE AUTHORIZED ACOM: SURVEYOR

1/15/2023

DATE

NDEX OF **DESCRIPTION** 

GENERAL NOTES

PHOTOMETRIC & TRUCK TURN PLAN NE 12TH AVENUE PLAN & PROFILES NE 13TH AVENUE PLAN & PROFILES NE 3RD STREET PLAN & PROFILES DRIVEWAY CONNECTION PLAN MASTER GRADING PLAN MASTER UTILITY PLAN OFF-SITE FORCEMAIN MASTER SWPP PLAN MASTER SITE PLAN LIFT STATION PLAN CROSS SECTIONS UTILITY DETAILS SITE DETAILS C12.0 - C12.2 C9.0 - C9.1 C6.2 - C6.3 C6.4 - C6.5 C6.0 - C6.1 C10.0 C11.0 C13.0 C2.0 C5.1 C7.0 C8.0 200 C5.0

DRY STORM POND PLAN WET STORM POND PLAN LANDSCAPE SITE PLAN

C14.0 C15.0 SURVEY

81.0

207 N. MOSS ROAD, SUITE 211 WINTER SPRINCS, FLORIDA 32708 (407) 327-7700 ENGINEERING CO AMERICAN CIVIL

CERT. OF AUTHORIZATION NO. 8729 PLAN DATE: 1/17/2023

C1.0

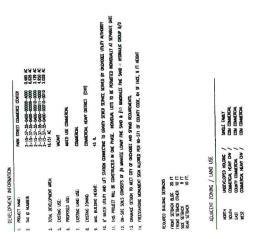


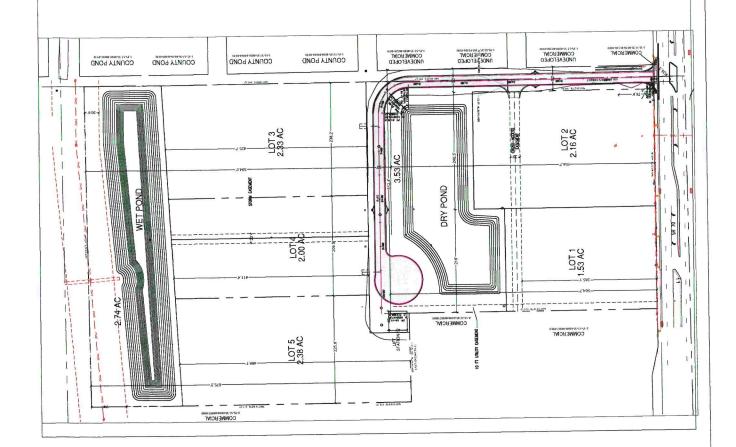


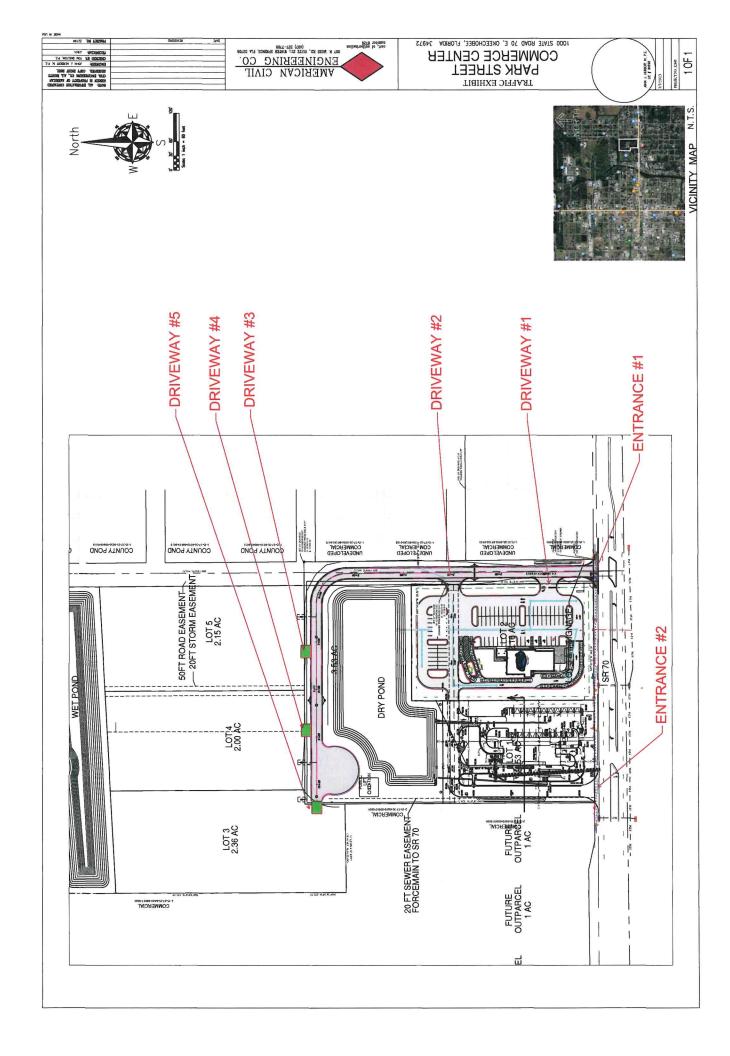


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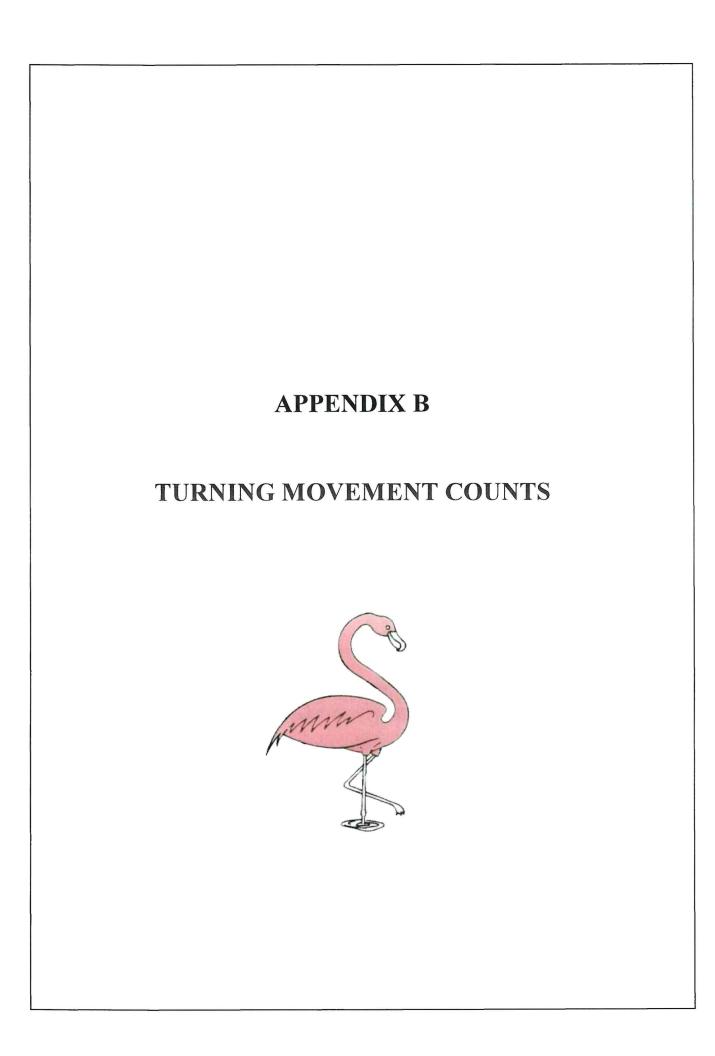


TABLE B-1
NE Park Street (SR 70) / Hampton inn Driveway
TURNING MOVEMENT COUNTS - ALL VEHICLES

Monday, February 13, 2023

	N	E PARK STREE	Telephone State	HAMPTON IN	N DRIVEWAY	V555
	EB RightTurn	WB U-Turn	WB Left Turn	NB Left Turn	NB Right Turn	All
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
<b>AM PEAK PERIOD:</b>	7	0	5	2	18	32
AM PEAK HOUR:	2	0	4	2	13	21
7:15-8:15 AM						

Monday, February 13, 2023

		worlday, i coi	dary 10, 2020			
	N	E PARK STREE	T	HAMPTON IN	N DRIVEWAY	
	EB RightTurn	WB U-Turn	WB Left Turn	NB Left Turn	NB Right Turn	All
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

JW BUCKHOLZ TRAFFIC ENGINEERING INC MANUAL TURNING MOVEMENT COUNTS

NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):06:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

Page : 1

Site Code : 44444444

Start Date: 02/13/23

File I.D. : 021323AM

AUTOMOBILES, COMMERCIAL VEHICLES

					NE PARK	STREET		1.5	SE 13TH	AVENUE			NE PARK	STREET	•	- 1	
	From Nor	th			From Eas	st		11	From Sou	ith			From We	st		1	
					t			1					1			1	
	Left						-	U-TURN			Right	Other	Left	Thru	Right	U-TURN	Total
Date 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	1 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	i 0	244	1	1	582
08:00	0	0	0	0		294	0	0 1	1	0	2	0	1 0	246	1	0 [	544
08:15	0	0	0	0	2	211	0	0	1	0	0	0	1 0	184	0	1	399
08:30	0	0	0	0		237	0	0	1	0	0	0		239	0	0	477
Hr Total	0	0	0	0	4	1074	0	0	4	0	3	0		913	2	2	2002
*TOTAL*	0	0	0	0	10	1997	1	1	4	0	12	0	0	1806	6	7	3844
								07:15 to					*****				
Peak sta					07:1			1	07:1	5			07:1	.5		-	
Volume	0	0	0	0	1	1160	0	0	2	0	7	0	0	916	4	4	
Percent	0%	0%	0%	0%		99%	0%	0%	22%	C%	78%	0%		99%	0%	0%	
Pk total					1167			1	9				924			I	
Highest	06:45			y-sid.	07:4		, where	1	08:0				08:0			Į.	
Volume	0	0	0	0		332	0	0	1	0	2	0		246	1	0	
Hi total					334			1	3				247			I	
PHF	. 0				.87			1	. 75				. 94				

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):06:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

Page : 1

Start Date: 02/13/23 File I.D. : 021323AM

Site Code : 44444444

### AUTOMOBILES

					NE PARK	STREET		15	SE 13TH	AVENUE			NE PARI	STREET	•	I	
1	From Nor	th			From Ea	st		[1	From So	ıth			From We	est		1	
	Left	Thru	Right	Other	   Left	Thru	Right	U-TURN	Left	Thru	Right	Other	   Left	Thru	Right	U-TURN	Tota
ate 02/	13/23																
6:45	. 0	0	0	0	1	186	0	0	0	0	1	0	0	174	1	1	36
7:00	0	0	0	0	0	143	ı	1	0	0	2	0	0	208	1	1	35
7:15	0	0	0	0	3	195	0	0	0	0	1	0	0	176	0	1	37
7:30	0	0	0	0	11	266	0	0 1	0	0	2	0	0	177	1	2	44
r Total	0	0	0	0	5	790	1	1	0	0	6	0	0	735	3	5	154
7:45	0	0	0	0	2	288	0	0	1	0	0	0	0	201	1	1	49
8:00	0	0	0	0	0	237	0	0	1	0	2	0	0	197	1	0	43
8:15	0	0	0	0	1	177	0	0	1	o	0	0	0	143	0	1	32
8:30	0	0	0	0	1 0	179	0	<u> </u>	<u> </u>	0	0	0	0	195	0	0	37
ir Total	0	0	0	0	3	881	0	0	4	0	2	0	0	736	2	2	163
TOTAL*	0	0	0	0	8	1671	1	1	4	0	8	0	0	1471	5	7	317
eak Hou	r Analys	is By	Entire	Interse	ction fo	r the F	eriod:	07:15 to	08:15	on 02/1							
eak sta	rt 07:15	i			07:1	5		1	07:1	5			07:	15		ł	
olume	0	0	0	0	6	986	0	0	2	0	5	0	0	751	3	4	
ercent	0%	0%	0%	0%	1%	99%	0%	0%	29%	0%	71%	0%	0%	99%	0%	1%	
k total	0				992			1	7				758			1	
lighest	06:45				07:4	5		4	08:0	0			07:	45		1	
olume	0	0	0	0	2	288	0	0	1	0	2	0	0	201	1	1	
i total	0				290			1	3				203			i	
HF	. 0				.86				. 58				. 93				

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

Start Date: 02/13/23 File I.D.: 021323AM

Site Code : 44444444

Page : 1

BEGIN TIME (MILITARY):06:45 Hrs

DAY: MONDAY

DATE: 02/13/23
WEATHER: CLEAR & DRY

### COMMERCIAL VEHICLES

					NE PARK	STREET			SE 13TH	AVENUE	:		NE	PARK	STREET	•		
F	rom Nor	th			From Ea	st			From So	uth			Fr	om Wes	t			
																		1
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	1	Left	Thru	Right	Other	Total
Date 02/1	3/23																	
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	1	0	41	0	0	68
07:15	0	0	0	0	1	25	0	0	0	0	1	0	1	1	33	1	0	62
07:30	0	0	0	0	1 0	48	0	0	0	0	0	0	L	0	40	0	0	88
Hr Total	0	0	0	0	1	133	0	0	0	0	3	0	1	1	158	1	0	297
07:45	0	0	0	0	0	44	0	0	0	0	1	0	ĵ	0	43	0	0	88
08:00	0	0	0	0	0	57	0	0	0	0	0	0	1	0	49	0	0	106
08:15	0	0	0	0	1	34	0	0	0	0	0	0	1	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	l	0	177	0	0	372
*TOTAL*	0	0	0	0	] 2	326	0	0	1 0	0	4	0	 	1	335	1	0	669
Peak Hour	Analys	sis By			ction fo	or the I		07:15 to			13/23							
Peak star					07:1				07:1				1	07:15				
Volume	0	0	0	0	100	174	0	0	0	0	2	0		1	165	1	0	1
Percent	0%	0%	0%	0%		99%	0%	0%		0 %	100%	0%	1	1%	99%	1%	0%	
Pk total	0	a			175				2				1	167				
Highest	06:45				08:0				07:1				1	08:00				1
Volume	0	0	0	0	**	57	0	0	0	0	1	0	1	0	49	0	0	1
Hi total	0				57				1				1	49				1
PHF	. 0				.77				.50				1	. 85				1

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):06:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

File I.D. : 021323AM Page : 1

Site Code : 44444444

Start Date: 02/13/23

PEDESTRIAN & BICYCLE

					NE PARK	STREET	•		SE 13TH	AVENUE	:	1	NE PARK	STREET	?	1	
F	rom Nor	th			From Eas	st			From So	uth		***	From We	st		1	
	Left	Thru	Right	PEDS	   Left	Thru	Right	PEDS	   Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 02/1	3/23				~ ~ ~ ~ ~ ~ ~ .												
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	1 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	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	a	0	0	1	8
*TOTAL*	0	0	0	6	0	0	0	0	0	0	0	2	0	0	0	1	9
Peak Hour	r Analys		Entire	Interse	ction fo	r the F	eriod:	07:15 t	0 08:15	on 02/	13/23						
Peak star	rt 07:15	5			07:1	5			07:1	5			07:1	5		1	
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			1	
Highest	07:45	5			06:4	5			07:4	5			07:4	5		1	
Volume	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1	
Hi total	2				1 0				1				1			1	
PHF	. 62				. 0				.50				. 25			1	

MANUAL TURNING MOVEMENT COUNTS NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

File I.D. : 021323PM Page : 1

Site Code : 02132023

Start Date: 02/13/23

BEGIN TIME (MILITARY):15:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

AUTOMOBILES, COMMERCIAL VEHICLES

					NE PA	RK STREET		1:	SE 13TH	AVENUE		1	NE PAR	K STREET		ļ	
Fr	om Nort	:h			From	East			From Sou	th		1	From W	est		1	
					1			1				1				1	
	Left	Thru	Right	Other	Lef			U-TURN							Right	U-TURN	Total
Date 02/13	3/23																
															_	. 1	570
15:45	0	0	0	0		1 269	0	1	1	0	3	0	0		3	1	
16:00	0	0	0	0	1	4 257	0	0	2	0	5	0			9	1	
16:15	0	0	0	0	Į.	2 295	0	2	1	0	1	0	0		4	0	618
16:30	0	0	0	0		6 300	2	1	4	0	4	0			4	3	579
Hr Total	0	0	0	0	] ;	13 1121	2	4	8	0	13	0	0	1183	20	5	2369
								* 1	2	0	2	0	1 0	265	0	2	567
16:45	0	0	0	0		6 289	0		0	0	2				1		9
17:00	0	0	0	0		12 306	0	0	-								
17:15	0	0	0			10 289	0			0	4				5		594
17:30	0	0	0			4 277				0	4			1273			
Hr Total	0	0	0	0		32 1161	0	1	3	0	12	0	1	12/3	0	•	,
17:45	0	0	0	0	1	6 311	0	2	1	0	7	0		273	7	0	607
Hr Total	0	0			1	6 311	0	2	1	0	7	0	1	273	7	0	607
*TOTAL*	0	0	0	0		51 2593	2	7	12	0	32	0	 I	0 2729	35	12	5473
Peak Hour						n for the	Period:	17:00 t		on 02/							
Peak star						17:00			17:0					: 00			1
Volume	0	0		0	}	32 1183	. (	2	2	0	17			0 1281			*
Percent	0%	0%	: 09	5 0%	: ]	3% 97%	0 9	b 0%	11%	0%	89%	0%		% 98%	: 15	b 0%	1
Pk total	0				12	217			19				130				1
Highest	15:4	5			1 :	17:45			17:	45			17	:00			1
Volume	0	0	) (	0 0	)	6 31:	E ,	0 2	1	C	7	7 0	}	0 379	5 :	1 2	1
Hi total	0					319			8				37	8			1
PHF	. 0				Ĺ	. 95			.59				. 8	16			

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

Site Code : 02132023

Start Date: 02/13/23

File I.D. : 021323PM

1

Page : 1

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):15:45 Hrs

DAY: MONDAY

DATE: 02/13/23 WEATHER: CLEAR & DRY

AUTOMOBILES

NE PARK STREET SE 13TH AVENUE NE PARK STREET From North From East From South From West 1 1 1 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 | 236 0 1 0 0 | 261 1 | 16:00 0 0 0 | 214 0 | 2 0 0 | 284 1 0 4 0 5 0 9 519 16:15 0 0 0 0 | 2 252 0 2 | 1 0 1 0 | 0 267 4 0 | 529 16:30 258 0 222 3 | 4 504 Hr Total 0 0 0 0 13 960 2 4 8 0 13 0 | 0 1034 20 5 2059 16:45 ۵ 0 0 | 6 257 0 1 1 2 0 [ 221 0 2 Ω 0 a 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 1 569 254 17:30 0 1 276 Hr Total 0 | 31 1 | 0 | 0 1127 8 7 2238 282 552 Hr Total 0 0 | 6 282 0 2 | 1 0 0 | 0 247 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 17:00 Peak start 17:00 17:00 17:00 Volume 0 0 | 31 1074 2 2 0 | 0 1153 0 17 15 5 | 0% 3% 97% 0% 0% 11% 0% | 0% 98% Percent 0% 0% 0% 89% 0% 1% 08 Pk total 0 1107 - 1 19 1173 1 Highest 15:45 17:00 -17:45 17:00 - 1 1 0 | 0 337 0 Volume 0 | 11 279 0 | 1 0 ٥ 0 0 7 3. 2 | Hi total 0 290 8 340

.59

.86

. 95

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):15:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

File I.D. : 021323PM Page : 1

Site Code : 02132023

Start Date: 02/13/23

COMMERCIAL VEHICLES

				1	NE PARK	STREET			SE 13TH	AVENUE	:		NE PARK	STREET		l.	
F	rom Nor	th		9	From Eas	t			From So	uth			From We	st		1	
				1									(			1	
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 02/1	3/23																
15:45	0	0	0	0	0	33	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	40	0	0	83
16:15	0	0	0	0	0	43	0	0	0	0	0	0	0	46	0	0	89
16:30	0	0	0	0	0	42	0	0	1 0	0	0	0	0	33	0	0 [	75
Hr Total	0	0	0	0	0	161	0	0	0	0	0	0	0	149	0	0	310
16:45	0	0	0	0	0	32	0	0	1 0	0	0	0	1 0	44	0	0	76
17:00	0	0	0	0	1	27	0	0	. 0	0	0	0		38	0	0	
17:15	0	0	0	0		30	0	0	1 0	0	0	0	I 0	39	0	0 1	69
17:30	0	0	0	0		23	0		•	0	0	0		25	0	0	48
Hr Total	0	0	0	0	1	112	0		*	0	0	0		146	0	0	259
										-			1 4				
17:45	0	0	0	0	1 0	29	0	0	1 0	0	0	0	1 0	26	0	0 1	55
Hr Total	0	0	0	0	0	29	0			0	0			26	0	0	55
*TOTAL*	0	0	0	0	1	302	0	0	1 0	0	0	0	1 0	321	0	0	624
					_								,	562			027
Peak Hour	Analys	sis Bv	Entire	Interse	ction fo	r the F	Period:	17:00 t	0 18:00	on 02/	13/23						
Peak star				1110200	17:0			2	1 17:0		. 5 , 2 5		1 17:0	10		1	
Volume	0	0	0	0	,	109	0	0	£ 535	0	0	0		128	0	0 1	
Percent	0%	0%	0%			99%	0%			0%	0%			100%		0%	
Pk total	0		3.		1 110	22.0	J.	•	1 0	<b>J</b> 5	5.	0.9	1 128	100.	5.	0. 1	
Highest	15:4	5			17:1	5			1 15:4	15			17:1	1.5		1	
Volume	0	0	0	0		30	0	0		0	0	0	•	39	0	0	
Hi total	0	5	0	J	1 30	3.0	Ü	J	1 0	U	U	J	1 39	33	0	0 )	
PHF	. 0				.92				1 .0				.82			1	
e iii	. 0				. 32				. 0				1 .82			- 1	

MANUAL TURNING MOVEMENT COUNTS
NE PARK STREET @ SE 13TH AVENUE

OKEECHOBEE COUNTY, FLORIDA

BEGIN TIME (MILITARY):15:45 Hrs

DAY: MONDAY

DATE: 02/13/23

WEATHER: CLEAR & DRY

Page : 1

Site Code : 02132023

Start Date: 02/13/23

File I.D. : 021323PM

PEDESTRIAN & BICYCLE

					NE PARK	STREET	•		SE 13TH	AVENUE	2		NE PARK	STREET	•	1	
F	rom Nor	th			From Eas	3t			From Sou	th			From We	st		1	
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	prns	Left	Thru	Right	PEDS	Total
Date 02/1			-		•		•										
15:45	0	0	0	0	0	0	0	0	0	0	0	0	l 0	0	0	0	(
16:00	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	:
16:15	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	1 0	0	0	0	1 0	0	0	0	
Hr Total	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	:
16:45	0	0	0	0	0	0	0	0	0	0	0	0	1 0	0	0	0	
17:00	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	:
17:30	0	0	0	1	1 0	0	0	0	1 0	0	0	0	1 0	0	0	0	
Hr Total	0	0	0	3	0	0	0	0	0	0	O	0	0	0	0	0	
17:45	0	0	0	3	0	0	0	0	1 0	0	0	0	1 0	0	0	0	
Hr Total	0	0	0	3	0	0	0	0	1 0	0	0	0	0	0	0	0	1
*TOTAL*	0			6	0	0	0	1			0	1	l 0	0	 0	0	
*****													•				
Peak Hour Peak star	_	_	FUCILE	Incerse	17:0		Pellod:	17:00	17:00		13/23		17:0	20			1
Volume	0	,	0	6	•	0	0	0	•	0	0	0	•	0	0	0	1
Percent	0%	0%	0%	100%		0%	0%	0%	•	0%	-	0%	•	0%	=	0%	
Pk total	6		- •		1 0			, ,	1 0	- *		• •	0				
Highest	17:45	5			15:4	5			15:45	5			15:	45			•
Volume	0	0	0	3	0	0	0	0	1 0	0	0	0	1 0	0	0	0	-
Hi total	3				0				0				1 0				
PHF	.50				. 0				. 0				1 .0				i

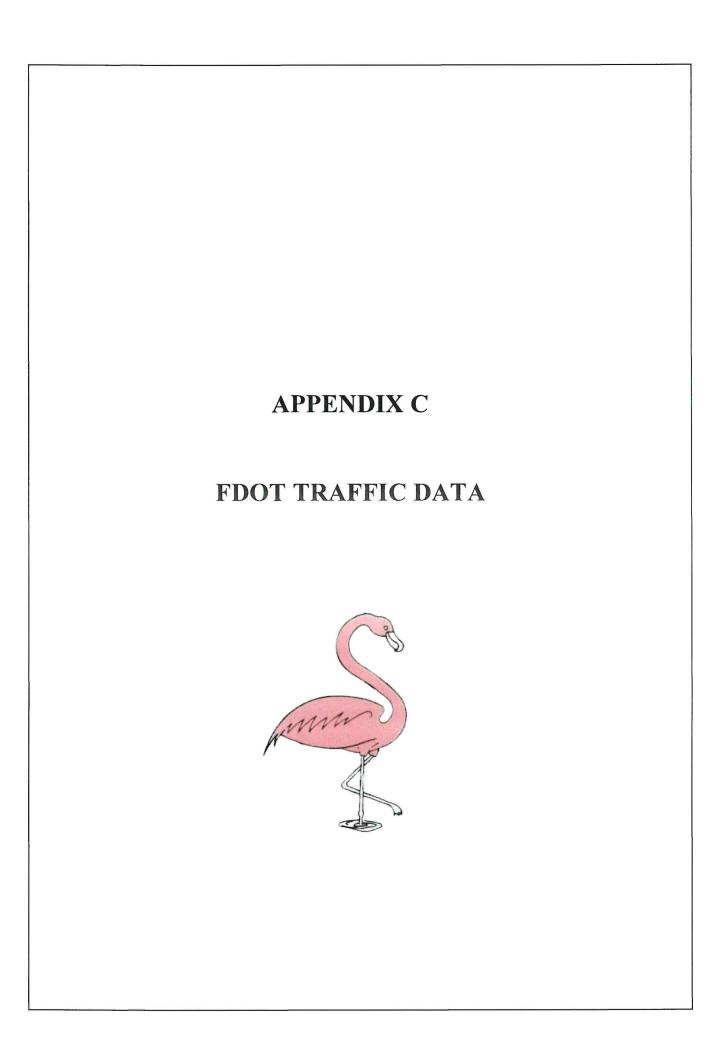
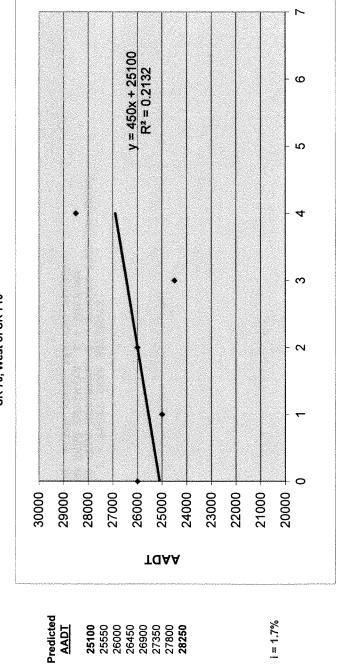


TABLE C-1 LINEAR REGRESSION ANALYSIS





25100 25550 26000 26450 26900 27350 27800 27800

2017 0 2018 1 2019 2 2020 3 2021 4 2022 5 2023 6 2024 7

26000 25000 26000 24500 28500

Actual AADT (Y)

**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

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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

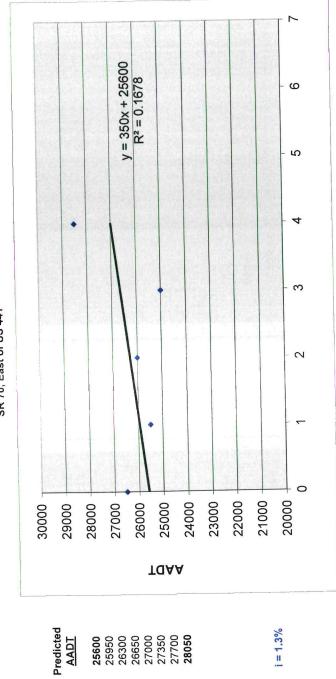
\*K FACTOR:

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

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TABLE C-2 LINEAR REGRESSION ANALYSIS

SR 70, East of US 441



25600 25950 26300 26650 27000 27350 27700

2017 0 2018 1 2019 2 2020 3 2021 4 2022 5 2023 6 2024 7

26500 25500 26000 25000 28500

Actual AADT (Y)

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	DI	DIRECTION 1	DII	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	28500 C	i Ex	14000	3	14500	00 6	00.85	15.60
2020	25000 C	ш	12500	Z	12500	00.6	57.20	18.00
2019	26000 €	M	13000	X	13000	9.00	57.30	16.40
2018	25500 C	Œ	13000	Z	12500	9.00	57.90	17.60
2017	26500 ℃	Ħ	13500	Z	13000	9.00	58.80	14.00
2016	25500 C	ы	13000	Z	12500	9.00	57.40	13.50
2015	27000 C	M	13500	Z	13500	9.00	26.60	13.00
2014	28000 C	H	14000	Z	14000	9.00	58.10	13.20
2013	26000 F	M	13000	3	13000	9.00	58.10	11.30
2012	26000 C	Œ	13000	3	13000	9.00	57.50	11.30
2011	29500 F	Œ	14500	Z	15000	9.00	56.90	8.20
2010	29500 C	Œ	14500	Z	15000	10.99	56.24	8.20
2009	31500 C	M	16000	Z	15500	10.97	57.93	8.70
2008	29500 C	M	15000	3	14500	11.05	57.88	8.00
2007	31500 C	Œ	16000	Z	15500	10.65	60.38	8.40
2006	32000 C	Œ	18000	3	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
Y = FIFTH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

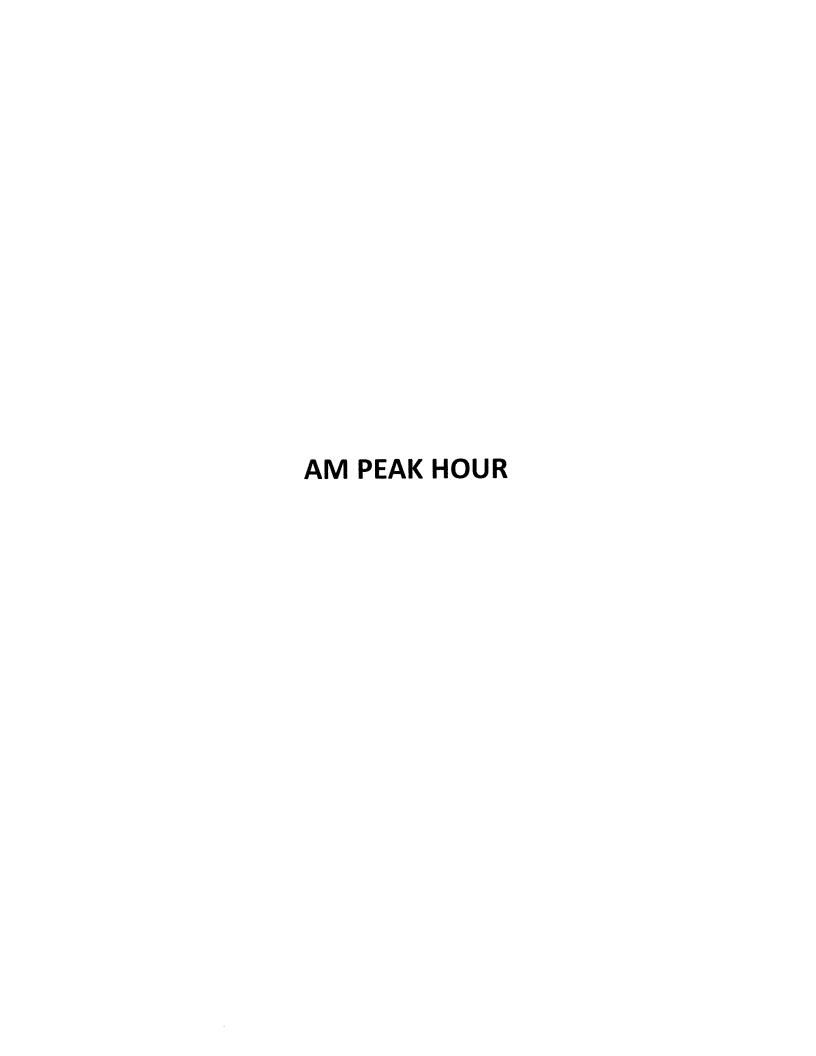
\*K FACTOR:

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

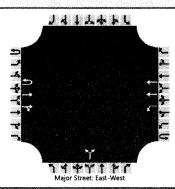
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## **APPENDIX D CAPACITY CALCULATIONS UNSIGNALIZED INTERSECTIONS**

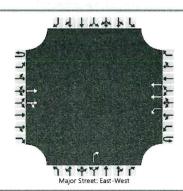


	HCS Two-Way	y Stop-Control Report	
General Information		Site Information	
Analyst	J. Buckholz	Intersection	NE Park Street / SE 13th Avenue
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	2/14/2023	East/West Street	NE Park Street
Analysis Year	2023	North/South Street	SE 13th Avenue
Time Analyzed	Weekday AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#23-1820	шин төм түү түү жий жана байган тайган т Тайган тайган тайга	



Vehicle Volumes and Ad	ljustme	nts														
Approach	<u> </u>	Eastl	oound	****************	T	West	bound	<del>varanisti va tra ira</del>		North	bound			South	bound	OMERCHIS PROCESSIONS
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	T	R
Priority	10	1	2	3	4U	4	5	6		7	8	9	AND SECURITION OF SECURITION O	10	11	12
Number of Lanes	1	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration	U	ogivatoromoriamicosts t	Т	TR	1	L	Т	AND DECEMBER OF THE BEAUTY			LR	CONTRACTOR				
Volume (veh/h)	4	MOVE BUT NO CONTRACTOR	879	4	0	7	1114	CONTRACTOR COMMANDATION OF		2		7	***************************************	1	<u> </u>	-
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Proportion Time Blocked		nered administrative and				-		***************************************					************	İ		
Percent Grade (%)		interior construction and	·	Seinementeneniningen		Anairie anno anno anno anno anno anno anno ann	Bussessia			<u> </u>	)	dammanaaa		ell at the state of the state o	Accessession	disconsission.
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Critical and Follow-up H	leadway	ys						and the second					and factorized by the best of an english			
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Critical Headway (sec)	6.40	ymment green at the deal				4.38		***************************************		6.80	-	7.48				
Base Follow-Up Headway (sec)	2.5	inevernition is a replace	PARTICIPATION NAMED IN COLUMN			2.2				3.5	Professional designation of the Party of the	3.3		Particular de la companya del companya del companya de la companya	descriptions resulted	
Follow-Up Headway (sec)	2.50	MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA MATERIA				2.34				3.50	un (6.0 month player) mail	3.59	OTTO PERSONAL SALES AND ADDRESS  The second			
Delay, Queue Length, ar	nd Leve	l of S	ervice													
Flow Rate, v (veh/h)	5	***************************************	T		Ī	8	T				10	Ī		<u> </u>	T	
Capacity, c (veh/h)	218	***********				605					350		CALL COLUMN TO A STATE OF THE S	1		1
v/c Ratio	0.02	Security and Security		*************	<u> </u>	0.01					0.03			- Gunzanius Zena		-
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Control Delay (s/veh)	21.9	***************************************	1		1	11.0		*************			15.6					
Level of Service (LOS)	С	***************************************	1		1	В				-	C					1
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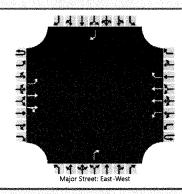
	HCS Two-Way	y Stop-Control Report	
General Information		Site Information	
Analyst	J. Buckholz	Intersection	NE Park Street / Hampton Inn Driveway
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	2/14/2023	East/West Street	NE Park Street
Analysis Year	2023	North/South Street	Hampton Inn Driveway
Time Analyzed	Weekday AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#23-1820	от постоя на постоя в невой в 1935 от отношения в невой в 1935 от отношения в 1935 от	



Vehicle Volumes a	and Adjustments
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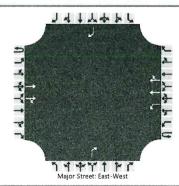
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Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1		0	0	0
Configuration			Т	TR		L	Т					R				
Volume (veh/h)			875	2	0	4	1116					14				
Percent Heavy Vehicles (%)					0	2						2				The second contract
Proportion Time Blocked				0**************							***************************************					
Percent Grade (%)	ONE THE RESERVE OF THE PERSON NAMED IN COLUMN		English and the second	Annual Control of the		december of the second	discontinuent transconscioni	Section of the sectio		Enterprise and American September 1	0	American		Annue en en en en en en en en en en en en en	lacus annual annual annual annual annual annual annual annual annual annual annual annual annual annual annual	A
Right Turn Channelized		THE PERSON NAMED IN COLUMN							1 1	N	lo					***********
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Critical and Follow-up H	eadwa	ys					TT H									
Base Critical Headway (sec)	NAME AND ADDRESS OF THE PARTY O					4.1						6.9				
Critical Headway (sec)						4.14	Sapara .	4114				6.94		- 8	diane.	
Base Follow-Up Headway (sec)	Partie Commence of the Commenc					2.2		CONTRACTOR CONTRACTOR			***************************************	3.3		SELECTION OF THE PROPERTY OF	PROCESS ASSESSMENT OF THE PARTY	
Follow-Up Headway (sec)			1- 1			2.22	-	534				3.32		11.5		
Delay, Queue Length, ar	nd Leve	l of S	ervice	PORROUNC HELICITORIS DATES INC.	ALLEST CONTRACTOR OF STATE	Антика тарапана на	dineva veresenesi	hassa e no managa	Acqueenaminenamin		le manuel de la composición del composición de la composición de la composición de la composición de la composición del composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la composición de la			laconomic architectures (1990)		Automobile and
Flow Rate, v (veh/h)	Name of the Party			B-DYSMIN-CHIEF COLUMN		5						16		and the state of t		
Capacity, c (veh/h)				MASSOCIAL CONTRACTOR AND SEC	***************************************	676		THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TO THE		Count feet Tree printed in construction		509	CONTRACTOR STORY STORY	NA SECRETAL PRINCIPLE STATE OF THE SECRETAL PRINCIPLE STATE STATE OF THE SECRETAL PRINCIPLE STATE ST	MANUFACTURE AND PROPERTY.	
v/c Ratio				AMPLICATED IN COMMISSION		0.01		NAMES OF THE PERSON OF THE PER				0.03				
95% Queue Length, Q <sub>95</sub> (veh)				SUPPLIES OF THE PROPERTY OF TH		0.0		LOCITIC MANAGEMENT STOCKES				0.1	A CONTRACTOR OF THE PARTY OF TH	Name and Street Street		
Control Delay (s/veh)	MPROPORTION CONTRACTOR			**********		10.4						12.3				
Level of Service (LOS)	COLUMN THE PROPERTY OF THE PRO					В						В	and the same of th			1
Approach Delay (s/veh)		Antonio martino de la constanta de la constanta de la constanta de la constanta de la constanta de la constanta	for war on the same			0	.0			12	2.3					Transaction of the last
Approach LOS		DOMESTIC CONTRACTOR OF THE PERSON OF THE PER	ner or made Auto-Mathematic				A				3		114			Shirt in

	HCS Two-Way Sto	p-Control Report	
General Information		Site Information	
Analyst	J. Buckholz	Intersection	NE Park Street / SE 13th Avenue
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	7/7/2023	East/West Street	NE Park Street
Analysis Year	2024	North/South Street	SE 13th Avenue
Time Analyzed	AM Peak Hr. BUILD Traffic	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#23-1820	ania dikamban sahna centra tetak mistra mino-intersita kendik sekerakan tetak mendelah mentekan mentekan mente Tetak	Liscustus and the expectable was reformed an extractive to the school of the extractive to the expectation of the extractive to the expectation of the extractive to the expectation of



Vehicle Volumes and Ad	ljustme	nts														
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Movement	U	L	T	R	U	L	Т	R	U	L	Т	R	U	L	T	R
Priority	<b>1</b> U	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	Т	TR		L	Т	R		ASSERTATION CONTRACTOR		R			- CONTRACTOR - CON	R
Volume (veh/h)	4	18	917	4	0	7	1133	18		procuse consumer		9		1	1	51
Percent Heavy Vehicles (%)	0	2		AND STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, ST	0	14				\$664CE1004CE,#44400C990MG		29				2
Proportion Time Blocked					OCHRESIONES PROPERTY AND ADDRESS OF THE PERSON NAMED AND ADDRE					COLUMN CONTRACTOR CONT				-		
Percent Grade (%)		Anneso en en escenio.	Sandan en en en en en en en en en en en en en	indrien en	ARTICLE STREET, AND ADDRESS OF THE PARTY OF	ila a out a talent anima and	General contract contract and a	Status et a singer com		Terrente Management (	0	(Carrier anniverse anniverse anniverse anniverse anniverse anniverse anniverse anniverse anniverse anniverse a		eller reterret en en en en en en en en en en en en en	0	Resembles
Right Turn Channelized			<del></del>			1	10	*************		/	lo	AND THE PROPERTY OF THE PROPER		٨	lo	and the same beauti
Median Type   Storage			ewadelos de estado de estado de estado de estado de estado de estado de estado de estado de estado de estado d	Left +	· Thru	da kan kan ang ang ang ang ang ang ang ang ang a	THE STATE OF THE S	NEMPORANIES AND METAL AND AND AND AND AND AND AND AND AND AND		manikynovelekki viki viki sa			1		a indezidante introduciona in	enciaturisminina de la companiona de la co
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)	6.4	4.1		ikkenitoi toi toi toi killenitoi ir	AMARIA MARIA M	4.1				MORACOCHISCOCCIONICIONICIONICIONICIONICIONICIONI		6.9		1	POLICE PROPERTY.	6.9
Critical Headway (sec)	6.40	4.14		***************************************	SOLUTION CONTRACTOR	4.38				NECESSARIO SONO CONTRACTOR O		7.48			1	6.94
Base Follow-Up Headway (sec)	2.5	2.2		MATERIA MATERIA MATERIA		2.2			Carlo Regulation (Company Company Comp	CONTRACTOR CONTRACTOR		3.3	- Company of the Comp			3.3
Follow-Up Headway (sec)	2.50	2.22		Astrona beart sicresceptoral		2.34				AND THE PROPERTY OF THE PROPER	PORT AND DESCRIPTION OF THE PROPERTY OF THE PR	3.59	Printersous and the second	-	Carrier d'arrestinicates Atl	3.32
Delay, Queue Length, ar	nd Leve	l of S	ervice												31	
Flow Rate, v (veh/h)	-	26			***************************************	8			T	***************************************		10	ľ	T		59
Capacity, c (veh/h)		383			***************************************	580						425	STATE OF THE PARTY			406
v/c Ratio		0.07	PROTECTION SHOWS AND ADDRESS OF THE PARTY OF		AND REPORTS AND ADMINISTRATION OF	0.01	-		Amoiteceus musiciones	ALE AND THE SERVICE OF THE SERVICE OF	CONTRACTOR CONTRACTOR	0.02	in the second		-	0.15
95% Queue Length, Q <sub>95</sub> (veh)		0.2	***************	12021440 <del>11</del> 0444142514		0.0				***************************************		0.1				0.5
Control Delay (s/veh)	490	15.1		***************************************	AMERICAN PROPERTY OF TAXABLE	11.3	1			and the second s	1	13.7				15.4
Level of Service (LOS)		С			Kunamananan.	В						В	<b></b>	1		С
Approach Delay (s/veh)		0	.4	Summerica technologica (		C	.1	Because or a large service of the large service of		1	3.7	eller ever mensen en en		1:	5.4	S.nameroconomic
Approach LOS		*	Ą	***************************************	00-000-00-00-00-00-00-00-00-00-00-00-00		A		***************************************		В	uridan en isambino anaberbrar		***************************************	C	AND DESCRIPTION OF THE PERSON

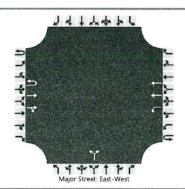
	HCS Two-Way	/ Stop-Control Report	
General Information		Site Information	
Analyst	J. Buckholz	Intersection	NE Park St. / Hampton Inn / NE 12th Ave.
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	7/7/2023	East/West Street	NE Park Street
Analysis Year	2024	North/South Street	Hampton Inn Drive / NE 12th Avenue
Time Analyzed	AM Peak Hr. BUILD Traffic	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	#23-1820		



Approach		East	bound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	10	1	2	3	4U	4	5	6		7	8	9	druktion temperapation with o	10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1	NICANA ARRIVANI (MANAGAS)	0	0	1
Configuration			Т	TR	-	L	Т	TR			-	R			-	R
Volume (veh/h)		-	906	2	25	4	1159	0				14				1
Percent Heavy Vehicles (%)	Ì			phonographics	2	2		(CONTRACTOR SERVICE)				2	processus and the second			0
Proportion Time Blocked				*****************				***************************************					******			
Percent Grade (%)		Legentremanagemen	alayouranoperand	AND DESCRIPTION OF THE PERSON OF		L.	divine and the second	became now wasserson.		deservacione	0		AMERICAN CONTRACT MARKETS	(	)	and the same of th
Right Turn Channelized		***************************************	-	*****		ekinetidas mentinasi	deren en			N	10		konsis liis ilmeeneyati saasii	N	lo	ASSESSMENTANCES
Median Type   Storage	***************************************	***************************************		Left	Only	Avamentininininininini	Market Market State (Market St			Market Garles Market State Control	Notes and a second secon	1	<u> </u>	CAMBONICA TONOR WATER	NAMES OF THE OWNER OWNER	
Critical and Follow-up H	leadwa	ys	riversors de merchantropan comm	**************************************		NEW PORCES WITH COMMON						Active Communication of National	NAMES OF THE OWNER, OWNER, OWN	****		
Base Critical Headway (sec)	THE RESERVE THE RE			pictimizer likelitete propinsion	6.4	4.1		Keli terlibuum siirhulpasko.				6.9		Principal de la Constantina del Constantina de la Constantina de la Constantina de la Constantina de la Constantina del Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la Constantina de la		6.9
Critical Headway (sec)	- 1.145	311.2			6.44	4.14		A. I				6.94		1.5	) a i en	6.90
Base Follow-Up Headway (sec)		accused the property of the control			2.5	2.2		MANAGE AND COLOR MANAGEMENT				3.3	COTORAL PLUZIBLES COTORS	***************************************	***************************************	3.3
Follow-Up Headway (sec)	1 12 12			ENTONIA DO MINISTER	2.52	2.22				- 4		3.32			y- 10,	3.30
Delay, Queue Length, an	nd Leve	l of S	ervice		Accession	forest and the same	denomination	PRODUKTI BIOTHAN I (IVO	A			Sha 1	THE RESIDENCE OF THE PERSONS ASSESSED.	and the second second	A. S. S. S. S. S. S. S. S. S. S. S. S. S.	hanno nizrate
Flow Rate, v (veh/h)						34					<u> </u>	16				1
Capacity, c (veh/h)		NEW ATTENDOSCULTURES		MARK WALLAND TO SERVICE AND ADDRESS OF THE PARTY OF THE P		320						495	articistic data artimento tota			402
v/c Ratio		***************************************		PARTICULAR SPACE STATES SPACE		0.11		ARREST CONTRACTOR CONT		-		0.03	eriore de la constantina della	AND DESCRIPTION OF THE PERSONS	AND THE PROPERTY OF THE PROPER	0.00
95% Queue Length, Q <sub>95</sub> (veh)	1			and heat August Aure, ed. a.u.		0.4	1	MAXISTON INVISION AND			a Martine and Control of the Control	0.1	elitti kaasaa keestiisii kooloodo	paleadeuro attituante e titoto	Characteristics and desired	0.0
Control Delay (s/veh)				-		17.6			***************************************			12.5			********	14.0
Level of Service (LOS)	***************************************	WIND TO SHARE OF SHARE		anona vantino di valento		С	1 7	***************************************				В			CORRECT TO SECURITION OF THE S	В
Approach Delay (s/veh)		Leconomicosascos	L	A CONTRACTOR CONTRACTOR		0	).4	EUGENOCO DE PROGRAMA POR CANADA POR CANADA POR CANADA POR CANADA POR CANADA POR CANADA POR CANADA POR CANADA P		12	2.5		arthurulous diculous cannon	14	1.0	
Approach LOS	THE RESIDENCE AND ADDRESS OF THE PARTY OF TH			Day - A Allock on Addition	-		A			the state of the s	В		***************		3	

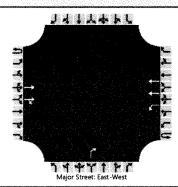


	HCS Two-Wa	y Stop-Control Report	
General Information		Site Information	
Analyst	J. Buckholz	Intersection	NE Park Street / SE 13th Avenue
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County
Date Performed	2/14/2023	East/West Street	NE Park Street
Analysis Year	2023	North/South Street	SE 13th Avenue
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		



Approach			Westl	oound			North	bound		Southbound						
Movement	U	L	T	R	U	L	Т	R	U	L	T	R	U	L	Т	R
Priority	10	1	2	3	4U	4	5	6	-	7	8	9	MANAGE STATES OF THE STATES OF	10	11	12
Number of Lanes	1	0	2	0	0	1	2	0	***************************************	0	1	0	NAME OF THE PARTY OF THE PARTY.	0	0	0
Configuration	U	Name (in special record	Т	TR	Spinorem was a second	L	T	Section of the sectio			LR	-	BLUE OF MINISTER PROJECT	Acquiri (Scariff Carry) and Acquiri	Therefore between the sage	-
Volume (veh/h)	5	experience reputations of	1230	14	2	31	1136			2		16	MANAGEMENT STREET, STR		LINE SCHOOL SPECE STATE AND ADDRESS.	
Percent Heavy Vehicles (%)	0	aste a more representative represent		an-evaluation to the same	0	3				0		0				
Proportion Time Blocked		annual device concess											Mary 201 To The Control of Contro			
Percent Grade (%)						2		-	0						L	Lanconsonsons
Right Turn Channelized		and the same of th		A-MONEY CONTRACTOR		***************************************		THE RESERVE OF THE PARTY OF THE					***************************************		W	,000,000,000
Median Type   Storage			- Thru								NAMES OF THE OWNER, OF THE OWNER, OF THE OWNER, OF THE OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER,		Automorphism			
Critical and Follow-up H	leadway	ys		and the second second						100. 1.10						ETHIR PROPERTY AND ADDRESS OF THE PERSON AND
Base Critical Headway (sec)	6.4		* PROMINION OF THE PROPERTY.	997-2455-44-16-777-77-75-54-54-54-54-54-54-54-54-54-54-54-54-54	6.4	4.1		PROTESTAL PROPERTY.		7.5		6.9		ALL SECTION AND SECTION	DESCRIPTION OF THE PROPERTY OF	
Critical Headway (sec)	6.40	Marie and price process		ONLY MINISTERNAL CONTRACTOR OF THE PARTY OF	6.40	4.16				6.80		6.90	maicum stateath còiphneanny etac	MATTER STATES AND ASSESSED.	NA COLEMAN DE L'ARREST DE L'ARREST DE L'ARREST DE L'ARREST DE L'ARREST DE L'ARREST DE L'ARREST DE L'ARREST DE	CATHER SAME PARTY OF
Base Follow-Up Headway (sec)	2.5	emaito en susual susual	MCHEUPERSONAPES	anco-mili moretzan	2.5	2.2		ANY CONSTRUCTION OF THE		3.5		3.3	endulukon promografia	CONTRACTOR OF THE CONTRACTOR O	NOTOWNESS HOP & CHEEN	COST CHICAGO CONTRACTOR
Follow-Up Headway (sec)	2.50	an Carling Special Constitution		MARINE AND THE STREET	2.50	2.23				3.50		3.30				
Delay, Queue Length, ar	nd Leve	of S	ervice	NOON SEED OF S	Винтичниция	Americanio ven serani	in the second se	and a second second	Announce of the second		Започеннямиченням	Виноминентической		PLANTAGE POR CASA CASA CASA CASA CASA CASA CASA CAS	articular successive bearing	AND PRODUCTION OF THE PERSON NAMED IN
Flow Rate, v (veh/h)	5					36					20		HISTORIAN PROPERTY STATES			
Capacity, c (veh/h)	234	PULLUL A VICTOR OF THE O				449					329		***************************************		-	
v/c Ratio	0.02					0.08				MANUFACTURE CONTRACTOR	0.06		ATTACO DA LA TAMBA ATTOCATA			
95% Queue Length, Q <sub>95</sub> (veh)	0.1	and the street of the street o		AND DESCRIPTION OF THE PERSONS ASSESSMENT		0.3			-		0.2		MARKAT disense que mar		N/2000000000000000000000000000000000000	
Control Delay (s/veh)	20.8	************				13.7					16.6		WATER TO THE PARTY OF THE PARTY	CONTRACTOR OF CO		***************************************
Level of Service (LOS)	С	Name of Street Constitution and Advantages and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Advantage and Adv		***************************************		В		MPRANCES (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MICHAEL (MI			С		<del>Neoli</del> k of transmission con-			
Approach Delay (s/veh)	PROFESSION CONTRACTOR	C	.1	CONTRACTOR CONTRACTOR		0	.4	eco-summerco-		16	5.6			Станической постанувания	Necessaria de la constitución de	economismodalnesso
Approach LOS	***************************************		A	A			A				C		ORIGINAL PRINCIPLE OF THE PRINCIPLE OF T	монения останувать и распирательной портинений и портине	ent disease this years traveled	Allere of the later of the late

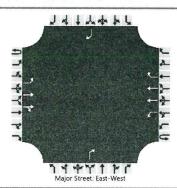
HCS Two-Way Stop-Control Report											
General Information		Site Information									
Analyst	J. Buckholz	Intersection	NE Park Street / Hampton Inn Driveway								
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County								
Date Performed	2/14/2023	East/West Street	NE Park Street								
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	аните в неменя не от неменя не от неменя не от неменя неменя неменя не от неменя неменя неменя неменя немена н Неменя неменя									



Approach	Eastbound					West	bound	C-CHICLOSCOCK AND MANAGES	1	North	bound	aming strategies and the particular	Southbound					
Movement	U	Lasti	T	R	U	-	T	R	U	L	T	T R						
	OND THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TO SHOW THE WAY TH		-	****		L L		***********	U	ļ.	-	-	U	L	T	R		
Priority	10	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	THE SHARE SHOW THE RESIDENCE OF THE SHARE SHOW THE	ļ	T	TR		L	T	******************************				R	weammine.					
Volume (veh/h)			1232	36	0	19	1123	-AXTHUR DEGIL AND THE				17	***					
Percent Heavy Vehicles (%)					0	2						2						
Proportion Time Blocked																		
Percent Grade (%)										1	0							
Right Turn Channelized	The state of the s									٨	lo							
Median Type   Storage	Left Only										*	1	POSTONIO CONTRACTOR (NA	***************************************	EARLY CONTRACTOR OF THE PERSON NAMED IN			
Critical and Follow-up He	adwa	ys														***************************************		
Base Critical Headway (sec)	AD STREET, SELECTION OF			RECEIVED AND PROPERTY.		4.1						6.9						
Critical Headway (sec)	MARCH MARKET S					4.14						6.94			1			
Base Follow-Up Headway (sec)	Visioniconius kustos spesimentos e			NOT HOLD THE REAL PROPERTY		2.2		astronomoneus en co				3.3			Maria Maria Maria			
Follow-Up Headway (sec)						2.22				Ì		3.32						
Delay, Queue Length, and	Leve	l of S	ervice															
Flow Rate, v (veh/h)	MANCHER MINACHONIAN			***************************************		21		979/1300/JAN1908415				19						
Capacity, c (veh/h)	***************************************					487					Participant Control	384			- Constitution of the Cons			
v/c Ratio	Various and an investment of the state			ninhtianch/siedyntsia		0.04	Î	MARCHINE PROPERTY AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF T				0.05		Section and the section of the				
95% Queue Length, Q <sub>95</sub> (veh)	on and the second secon	Contraction of the Contraction o		**COLUMN PARAL	THE RESIDENCE OF THE PARTY OF T	0.1						0.2	Consideration Consideration		1			
Control Delay (s/veh)	ioninensimiento menerina	<u> </u>				12.7				<b>†</b>	Ì	14.9	-					
Level of Service (LOS)				***************************************	-	В			T		<u> </u>	В	****			1		
Approach Delay (s/veh)		Same in the same i	ahumine meneral		0.2					14	4.9	Lexiconimiento			Lancer manifestation of the second	A		
Approach LOS					A				<del> </del>	denomina de cumposta y a	В	entra anti-susception and	<b> </b>			medaliningshillo		

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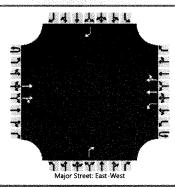
HCS Two-Way Stop-Control Report											
General Information		Site Information									
Analyst	J. Buckholz	Intersection	NE Park Street / SE 13th Avenue								
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County								
Date Performed	7/7/2023	East/West Street	NE Park Street								
Analysis Year	2024	North/South Street	SE 13th Avenue								
Time Analyzed	PM Peak Hr. BUILD Traffic	Peak Hour Factor	0.91								
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25								
Project Description	#23-1820										



Approach			West	bound			North	bound		Southbound								
Movement	ULTR				ULTR			U	L	Т	R	ULT			R			
Priority	1U	1	2	3	4U	4	5	6		7	8	9	purantrunctensi unuutadesi	10	11	12		
Number of Lanes	0	1	2	0	0	1	2	1	Chica Director rucescon	0	0	1	zońnowodenujemawsko	0	0	1		
Configuration		L	Т	TR	1	L	Т	R	COLUMN TRANSPORTATION AND A STATE OF THE STA	2-1-24-1902-1-1-28-2702-	akabiementus eroteolai vakain	R	EXPLANATION OF THE PROPERTY OF		Nation une cohellectoria gamagecca	R		
Volume (veh/h)	14	88	1336	14	2	31	1167	84			MAInternion Errosycanical	18	PORCHUSINI, MILLER SPANSON		(Patrick) comment and translation reco	130		
Percent Heavy Vehicles (%)	2	2	-	The contract of the contract o	0	3					(Entered Assert State Co. Service)	0			CONTRACTOR OF THE PROPERTY OF	2		
Proportion Time Blocked											MARKATONI (CTITUTE I STEEL)		Etutootra en en interes					
Percent Grade (%)								0 0							<u></u>			
Right Turn Channelized	No							No No										
Median Type   Storage	Left + Thru									1								
Critical and Follow-up H	leadwa	ys								NAME OF THE PARTY								
Base Critical Headway (sec)	6.4	4.1		SERVICIO E ROBONINS COLO	6.4	4.1					MANAGEMENT STREET	6.9	West Constitution of the C			6.9		
Critical Headway (sec)	6.44	4.14			6.40	4.16					C000-C01-C01-C01-C01-C01-C01-C01-C01-C01	6.90			Mark Control of the C	6.94		
Base Follow-Up Headway (sec)	2.5	2.2		AND THE REAL PROPERTY.	2.5	2.2		THE RESERVE OF THE PARTY OF THE			MONE COLD LIGHT MANICES SECTION OF	3.3	DINKE HIKKMANUSANAN		THE REAL PROPERTY OF THE	3.3		
Follow-Up Headway (sec)	2.52	2.22			2.50	2.23						3.30	***************************************			3.32		
Delay, Queue Length, an	d Leve	l of S	ervice	ADMINISTRAÇÃO X SON	Assessmentone	designation of the special	Annean management	ORDINAMENTE STREET	ANTHONIS CONTRACTOR					lennoses automorpos	***************************************			
Flow Rate, v (veh/h)		112		***************************************		36					-	20			of Attraction and the Attraction and Attra	143		
Capacity, c (veh/h)	T THE	370		AN WINDSHOOM		400	-53				-	363				417		
v/c Ratio		0.30		entre en entre generalen		0.09		THE PROPERTY OF THE			THO SHARLEST SCHOOLS	0.05		-		0.34		
95% Queue Length, Q <sub>95</sub> (veh)		1.3		WHITE IN THE PROPERTY OF		0.3				HOSPITATION TO THE REAL PROPERTY.	TORREST OF STREET, STR	0.2	W/12 - 14-7-44 - 15-14		***************************************	1.5		
Control Delay (s/veh)		18.9		TO THE RESIDENCE OF SHIPLE STATES		14.9					NAME OF TAXABLE PARTY.	15.5				18.1		
Level of Service (LOS)		С				В			1			С				С		
Approach Delay (s/veh)		1	3		0.4				15.5				18.1					
Approach LOS	A				A				С				C					

	HCS Two-Way	Stop-Control Report				
General Information		Site Information				
Analyst	J. Buckholz	Intersection	NE Park St. / Hampton Inn / NE 12th Ave.			
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Okeechobee County			
Date Performed	7/7/2023	East/West Street	NE Park Street			
Analysis Year	2024	North/South Street	Hampton Inn Driveway / NE 12th Avenue			
Time Analyzed	PM Peak Hr. BUILD Traffic	Peak Hour Factor	0.91			
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25			
Project Description	#23-1820		Auction and the state of the st			

#### Lanes



Vehicle Volumes and Ad	ljustme	nts														
Approach	Eastbound				Westbound			Northbound			ndrakumun sake nukeneksykak	Southbound				
Movement	U	L	T	R	U	L	Т	R	U	L	Т	R	U	L	T	R
Priority	10	1	2	3	4U	4	5	6		7	8	9	and or control of the second s	10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	1	erjectron ar de leur ven frattet	0	0	1
Configuration			T	TR		L	Т	TR			O PROPERTY OF THE PARTY OF THE	R				R
Volume (veh/h)			1347	37	88	19	1182	21				17				46
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(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:

**Revision Number:** 

**Issuing Office File Number:** 

**Issuing Agent:** 

1321156A3

22-3355 Grisby st WFT, Inc

61002

Property Address:

Loan ID Number:

Issuing Office's ALTA Registry ID:

Issuing Office:

5-pcls

FL

None

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 countersignature by the Company or its issuing agent that may be in electronic form.

Form C21 - Schedule A - ALTA Commitment for Title Insurance 2021 v. 01.00 (with Florida Modifications) 07/01/2021

Page 1 of 6

Commitment Number: 1321156 A2

(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.

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Form C21 – B-I – ALTA Commitment for Title Insurance 2021 v. 01.00 (with Florida Modifications) 07/01/2021

Page 2 of 6

Commitment Number: 1321156 A2

(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.

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(With Florida Modifications)

#### ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

#### Exhibit A

Commitment Number:

Issuing Office File Number:

1321156 A2

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.

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(With Florida Modifications)

#### ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

#### Exhibit A

Commitment Number:

Issuing Office File Number:

1321156 A2

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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Form C21 – Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00 (with Florida Modifications) 07/01/2021 Page 5 of 6

Commitment Number: 1321156 A2

# AMERICAN LAND TITLE ASSOCIATION COMMITMENT (With Florida Modifications)

#### ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

#### Exhibit A

Commitment Number:

Issuing Office File Number:

1321156 A2

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:

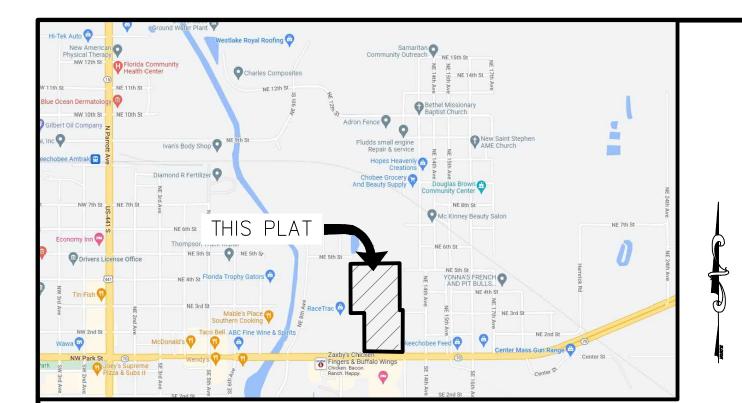
- (1) Proposed subdivision name or identifying title, which shall not duplicate or closely approximate the name of any other subdivision in the city.
- (2) Key plan, shown location of tract in reference to other areas of the city.
- (3) North arrow, graphic scale, scale, and data; basis of bearing (desired 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)



LOCATION MAP:

(NOT TO SCALE)

CENTERLINE

RIGHT OF WAY

OFFICIAL RECORD BOOK

POINT OF COMMENCEMENT

SET 1/2" IRON ROD & CAP,

STAMPED "PRM BSM LB 8155"

STAMPED "PRM BSM LB 8155";

PERMENANT REFERENCE MONUMENT

FLORIDA POWER AND LIGHT

UNLESS IF OTHERWISE NOTED

SET 1/2" IRON ROD W/ ALUMINUM DISC

FLORIDA DEPARTMENT OF TRANSPORTATION

STAMPED "BSM LB 8155"

POINT OF BEGINNING

RADIUS OR RANGE

FOUND

DELTA

ARC LENGTH

NORTHING

EASTING

CHORD BEARING

CHORD DISTANCE

SET NAIL & DISK

PLAT BOOK

TOWNSHIP

NUMBER

LEGAL DESCRIPTION:

DESCRIBED AS FOLLOWS:

DISTANCE OF 860.10 FEET:

(1/4) OF SAID SECTION 15:

PLAT CORNER

ALSO KNOWN AS

IDENTIFICATION

SECTION OR SOUTH

DRAINAGE EASEMENT

LEGEND:

FND

R/W

0.R.B.

P.O.B.

P.O.C.

F.D.O.T.

A.K.A.

F.P.&L

# 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

CERTIFICATION OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

PARK STREET OKEECHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, BY ITS DULY ELECTED MANAGER, DOES HEREBY DEDICATE THE FOLLOWING:

THE DRAINAGE, UTILITY, SANITARY SEWER, & POTABLE WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO PARK STREET OKEECHOBEE, LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS AND EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS.

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADJACENT LOT OWNERS AND PARK STREET OKEECHOBEE, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS AND EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY. ITS SUCCESSORS AND ASSIGNS.

<u>ROADWAYS</u>

INDEX OF PAGES:

SHEET 2 = SKETCH OF PLAT

= 1.581 ACRES  $\pm$ 

= 2.155 ACRES  $\pm$ 

= 2.142 ACRES  $\pm$ 

= 0.006 ACRES  $\pm$ 

= 0.866 ACRES  $\pm$ 

SHEET 1 = COVER PAGE

TABULAR DATA:

TRACT "A"

TRACT "B"

STORMWATER

STORMWATER

THE RIGHT-OF-WAYS, TRACTS "A" AND "B" AS SHOWN HEREON, OF NORTHEAST 13TH AVENUE AND NORTHEAST 3RD STREET, ARE HEREBY DEDICATED TO THE PUBLIC, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA,

THE RIGHT-OF-WAY, "ROADWAY TRACT" AS SHOWN HEREON, IS DESIGNATED FOR FUTURE DEDICATION TO THE PUBLIC, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA UPON DEDICATION (AT A LATER DATE) AND IS THE CURRENT PERPETUAL MAINTENANCE = 2.363 ACRES ± OBLIGATION OF PARK STREET OKEECHOBEE, LLC A FLORIDA COMPANY. ITS SUCCESSORS AND ASSIGNS.

= 1.992 ACRES ± STORMWATER TRACTS

STORMWATER TRACTS "A" AND "B" AS SHOWN HEREON, ARE DESIGNATED FOR FUTURE DEDICATION TO THE PUBLIC, IN FEE SIMPLE, FOR MAINTENANCE OF DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO ITS SWALES, DITCHES, DRAINAGE PIPES, CULVERTS, PONDS, AND BERMS. AND IS PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA UPON DEDICATION (AT A STATE OF FLORIDA LATER DATE) AND IS THE CURRENT PERPETUAL MAINTENANCE OBLIGATION OF PARK STREET OKEECHOBEE, LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS.

ROADWAY TRACT = 0.386 ACRES  $\pm$  LIFT STATION & FORCEMAIN EASEMENT

THE LIFT STATION & FORCEMAIN EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OKEECHOBEE UTILITY AUTHORITY, FOR INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE OF FACILITIES OF SAID OKEECHOBEE UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS. = 2.023 ACRES ± IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS MANAGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

= 2.638 ACRES ± PARK STREET OKEECHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MANAGER'S PRINTED NAME PRINTED NAME

## DEDICATION ACKNOWLEDGEMENT

STATE OF FLORIDA OKEECHOBEE COUNTY, FLORIDA AND A PORTION OF THE UNPLATTED LANDS OF EAST HALF OF THE COUNTY OF OKEECHOBEE

> BEFORE ME. THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED, \_\_\_\_ . MANAGER OF PARK STREET OKEFCHOBEE, LLC. A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR AND IN BEHALF OF SAID

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATIONS- PARK STREET OKEECHOBEE, LLC:

STATE OF FLORIDA

THENCE NORTH 00°14'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 675.35 FEET TO A POINT COUNTY OF OKEECHOBEE

PARK STREET OKEEHCOBEE. LLC. A FLORIDA LIMITED LIABILITY COMPANY. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID COMPANY AS STATED AND SHOWN HEREON. AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS \_\_\_\_\_, 2023.

ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET; WITNESS: \_\_\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_

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;

PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO

TOWNSHIP 37 SOUTH, RANGE 35 FAST, OKFECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) CORNER OF SAID

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF

SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 15,

SECTION 15. THENCE NORTH 89°19'21" EAST ALONG THE SOUTH LINE OF AID SECTION 15. A

RIGHT-OF-WAY LINE OF STATE ROAD 70 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION

ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST

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

THENCE SOUTH 00°18'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 895.52 FEET TO A POINT

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, AT PAGE 17 OF THE PUBLIC RECORDS OF

ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

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

THENCE NORTH 00"14'14" WEST, A DISTANCE OF 69.27 FEET TO A POINT ON THE NORTH

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;

SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 15;

THENCE SOUTH 89°49'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 462.36 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

- STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 89"19'21" EAST AND ALL OTHER MY COMMISSION EXPIRES: \_\_\_\_\_\_\_ BEARINGS ARE RELATIVE THERETO.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL—TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- BUILDING SETBACKS SHALL BE AS APPROVED BY THE CITY OF OKEECHOBEE, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

PRINTED NAME

PRINTED NAME

MANAGER'S PRINTED NAME

## **ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, \_\_\_\_ \_\_\_, MANAGER OF PARK STREET OKEEHCOBEE, LLC, A SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 16.151 ACRES MORE OR LESS. FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

NOTARY STAMP:

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023. NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

### ACCEPTANCE OF DEDICATIONS - PUBLIC:

THE CITY OF OKEECHOBEE HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED 1	THIS	 DAY	OF	,	2023.	
WITNESS	S:	 			WITNESS:	

PRINTED NAME PRINTED NAME

DOWLING R. WATFORD JR. MAYOR, CITY OF OKFECHOBEE, FI **ACKNOWLEDGEMENT:** 

STATE OF FLORIDA COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, MAYOR, CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY STAMP:

## ACCEPTANCE OF DEDICATIONS - OUA:

THE OKEECHOBEE UTILITY AUTHORITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS \_\_\_\_\_, 2023.

JOHN HAYFORD

NOTARY STAMP:

EXECUTIVE DIRECTOR

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME

**OUA ACKNOWLEDGEMENT:** 

COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, EXECUTIVE DIRECTOR OF THE OKEECHOBEE UTILITY AUTHORITY. TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, IN BEHALF OF THE OKEECHOBE UTILITY AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA COUNTY OF OKEECHOBEE

I, JERALD D. BRYANT, CLERK OF CIRCUIT COURT AND COMPTROLLER OF OKEECHOBEE COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 IN PLAT BOOK \_\_\_\_\_, PAGE

JERALD D. BRYANT

CLERK OF CIRCUIT COURT AND COMPTROLLER: OKEECHOBEE COUNTY, FLORIDA

## ACCEPTANCE BY CITY COUNCIL:

STATE OF FLORIDA COUNTY OF OKEECHOBEE

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 PROFESSIONAL SURVEYOR AND MAPPER ALL RIGHTS AND USE TO THE PREVIOUSLY PLATTED MOBLEY STREET.

DOWLING R. WATFORD JR.; MAYOR, CITY COUNCIL

## CITY ATTORNEY:

STATE OF FLORIDA COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM.

JOHN J. FUMERO: CITY ATTORNEY: CITY OF OKEECHOBEE, FLORIDA

CLERK OF CITY COUNCIL:

STATE OF FLORIDA CITY OF OKEECHOBEE

I, LANE GAMIOTEA, CLERK OF CITY COUNCIL OF OKEECHOBEE, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS OR PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE\_\_\_\_ OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

LANE GAMIOTEA CITY CLERK; CITY OF OKEECHOBEE, FLORIDA 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

DEPUTY CLERK

CLERK OF THE COURT



80 SE 31st Lane, Okeechobee, FL 34974

ricky.barnes@bsmsurvey.com 863.484.8324 LB 8155

### CERTIFICATE OF TITLE:

THE UNDERSIGNED, \_\_\_\_\_ TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PARK STREET OKEECHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.

(B) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.

(C) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

1. NO MORTGAGES ARE RECORDED.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ FEE & FEE, PLLC 400 NW 2ND STREET

CITY SURVEYOR:

OKEECHOBEE, FL 34972

STATE OF FLORIDA COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ THOMAS P. KIERNAN

FLORIDA CERTIFICATE NUMBER 6199

SURVEYOR

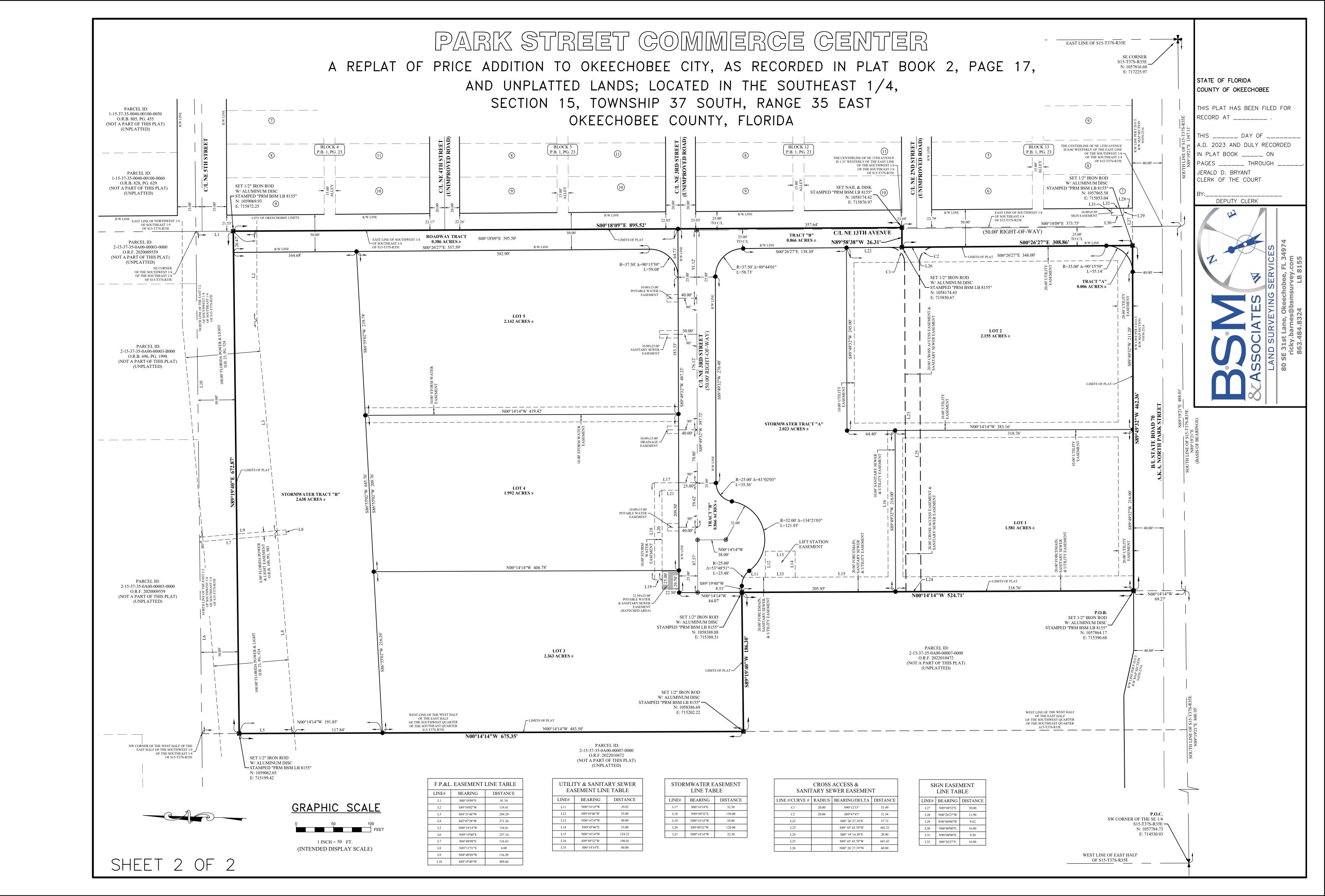
SURVEYOR

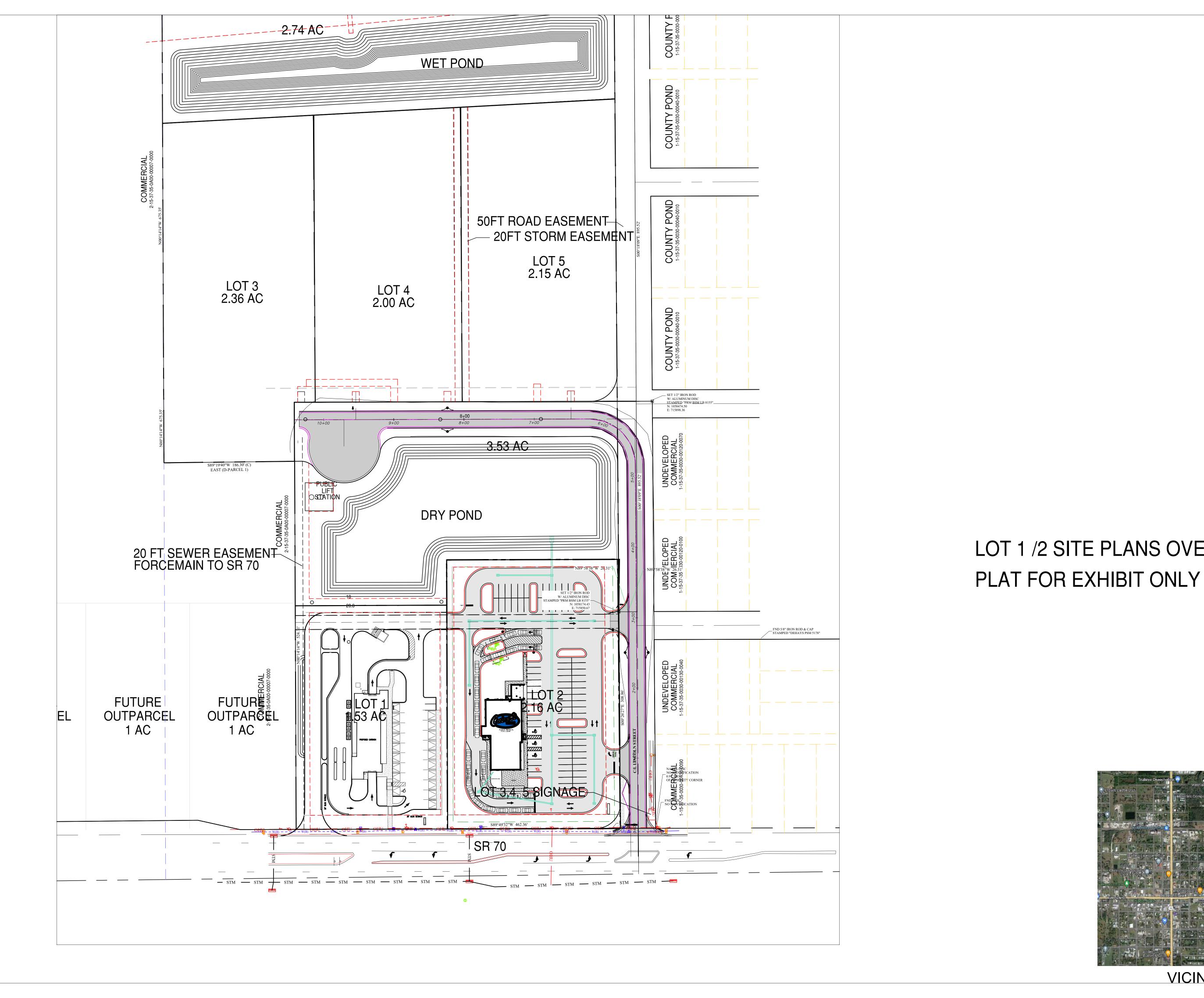
SURVEYOR'S CERTIFICATION:

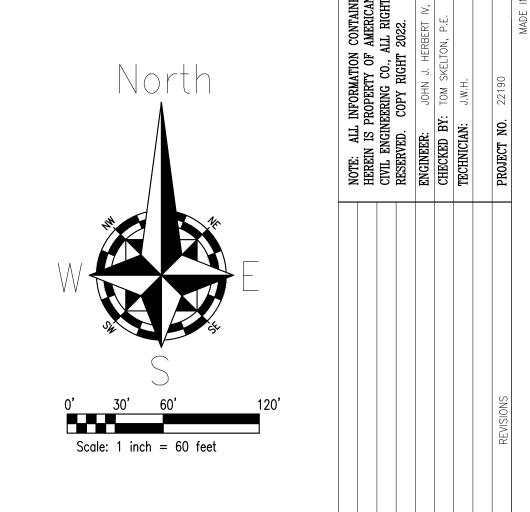
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

FOR THE FIRM: BSM & ASSOCIATES, INC. 80 SE 31ST LANE, OKEECHOBEE, FL 34974 CERTIFICATE OF AUTHORIZATION NO. LB 8155

RICHARD E. BARNES III PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 7074

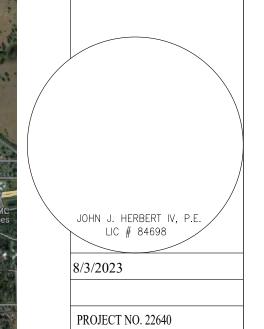






LOT 1/2 SITE PLANS OVERLAID





VICINITY MAP

1 OF 1