

22-005-R

Rezoning Staff Report



Applicant | 608 Okeechobee, LLC
Address | 205 NE 6TH Street



Prepared for The City of Okeechobee

General Information

Owner: 608 Okeechobee, LLC

Applicant: 608 Okeechobee, LLC

Primary Contact: Steven L. Dobbs (863)-634-0194

Site Address: 205 NE 6TH Street

Parcel Identification: 3-15-37-35-0010-00780-0070 and 3-15-37 -35-0010-00780-0090

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

Future Land Use, Zoning, and Existing Use of Subject Property

| Parcel Identification: 3-15-37-35-0010-00780-0070 | Existing | Proposed |
|--------------------------------------------------------------------|-----------------|----------------------------|
| Future Land Use | Commercial | Commercial |
| Zoning | CPO | CLT |
| Use of Property | Vacant | Treatment Center Expansion |
| Acreage | 0.321 | 0.321 |

| Parcel #1: 3-15-37-35-0010-00780-0090 | Existing | Proposed |
|--------------------------------------------------------|---------------------------|----------------------------|
| Future Land Use | Single-Family Residential | Commercial |
| Zoning | RSF-1 | CLT |
| Use of Property | Single Family Residence | Treatment Center Expansion |
| Acreage | .321 | .321 |

Future Land Use, Zoning, and Existing Use of Surrounding Properties

| | Future Land Use | Zoning | Existing Use |
|-------|---------------------------------------|----------|--------------------|
| North | Commercial | CLT | Treatment Services |
| East | Single Family Residential | RSF-1 | Residential |
| South | Multi-Family Residential & Commercial | CLT; RMF | Retail and Duplex |
| West | Commercial | CHV | Vacant |

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 and Commercial Professional Office to Light Commercial. The request is for two parcels, totaling 0.644 acres, with frontage on NE 2nd Avenue to the west and NE 6th Street to the south. The Applicant is proposing the rezoning to CLT to allow for expansion of an existing alcohol and drug rehabilitation center/detox center that abuts the subject property to the north. The request has been submitted concurrent with a Comprehensive Plan Amendment to change the Future Land Use of the parcel located at 205 NE 6th Street to Commercial. If the concurrent applications are approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CLT district. Approval of special use exception for 'alcohol and drug rehabilitation center/detox center' will be required prior to commencement of the applicant's stated goal of expansion of the adjacent existing treatment center to the subject property.

Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

1) *The request is not contrary to comprehensive plan requirements*

Applicant Response: The proposed request is not contrary to the Comprehensive plan requirements. The 0.644 acres site is currently zoned Residential Single Family-1 and Commercial Professional Office, and the surrounding properties are zoned Residential Single Family-1, Heavy Commercial, and Commercial Professional Office and Residential Multiple Family making the

zoning change compatible by acting as a buffer from Commercial to Residential Single Family 1 further to the west.

Staff Comment: The Applicant has submitted a concurrent comprehensive plan amendment request to change the Future Land Use from Single-Family Residential to Commercial for the eastern parcel associated with this request. If the City approves that request, this requested rezoning will be consistent with that commercial land use designation.

2) *The use is specifically authorized under the zoning district regulations applied for.*

Applicant Response: This proposed use is specifically authorized as a special exception under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-253(21) of the LDC, Alcohol and drug rehabilitation centers/detox centers are an allowed Special Exception Use within the Light Commercial zoning district. Staff finds that the Applicant will have to submit a special exception use petition in order to gain approval of the intended use.

3) *Approval of the request will not have an adverse effect on the public interest*

Applicant Response: The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a commercial use.

Staff Comment: Staff agrees that the approval of the request to rezone the subject parcels will not have an adverse effect on the public interest.

4) *The use is appropriate for the location proposed, is reasonably compatible with adjacent uses, and is not contrary or detrimental to urbanizing land use patterns*

Applicant Response: The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family 1 to the east.

Staff Comment: Surrounding uses include an alcohol and drug rehabilitation center/detox center and other commercial uses, as well as residential dwellings. The subject property is one block off US-441 within what is generally considered the US-441 commercial corridor. The requested Light Commercial zoning designation is compatible with the adjacent uses and consistent with the pattern of land use in the surrounding area. The request for light commercial, instead of heavy commercial, provides a suitable transition of intensity between the heavy commercial zoning to the west and the residential zoning to the east. The proposed rezoning is compatible with proximate uses and is consistent with the established surrounding land use pattern. The appropriateness of the applicant's specific proposed use can be further evaluated at the time of the special use exception request. Review of that request will include evaluation of a site plan and potential imposition of any conditions deemed necessary to ensure compatibility with existing surrounding uses.

5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

Applicant Response: The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land and a single-family residence.

Staff Comment: The applicant's proposed use of the property does provide a community service. At time of special use exception review, conditions may be imposed to ensure that the proposed use will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.

- 6) *The use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood*

Applicant Response: The proposed use can be suitably buffered from surrounding unlike uses to the east. The parcel is bounded to the south by a commercial building and two duplexes, to the west by a vacant commercial lot, to the north by the remainder of the owner's holding in this block, and to the east by a single-family residence.

Staff Comment: The subject property has adequate space for all required buffers. Special use exception conditions may include, but are not limited to, enhanced buffers/screening as well as stipulation of operational procedures.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services*

Applicant Response: The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any Light Commercial related use of the subject property will overburden public facilities.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety*

Applicant Response: The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage swale to the south of the parcel. This project will not adversely affect public safety.

Staff Comment: The Applicant has provide a traffic analysis demonstrating that the potential increase in vehicle trips generated by this request will not significantly impact the surrounding roadway network.

- 9) *The use has not been inordinately burdened by unnecessary restrictions*

Applicant Response: The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: Agreed.

Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcels to CLT is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

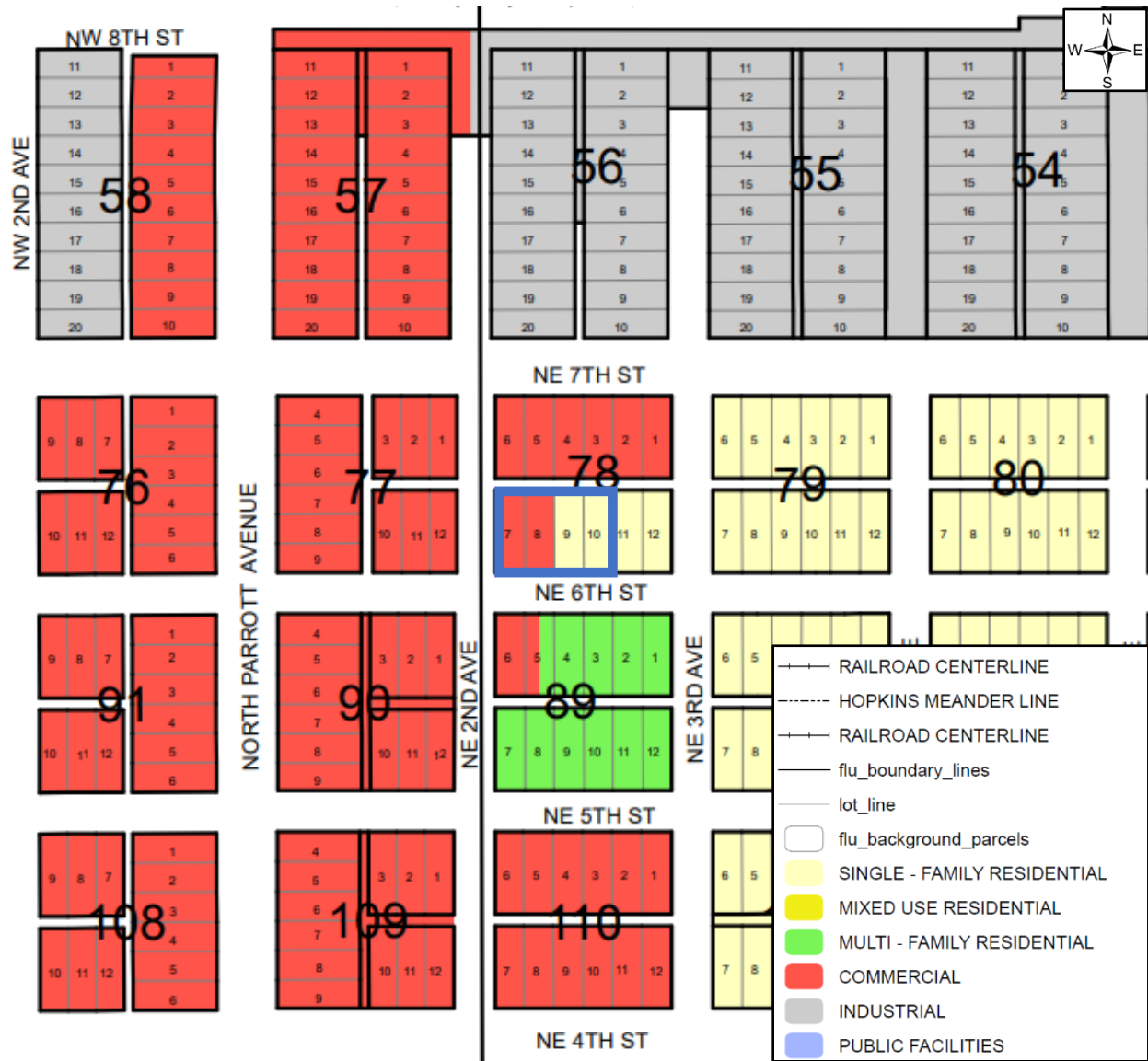
July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

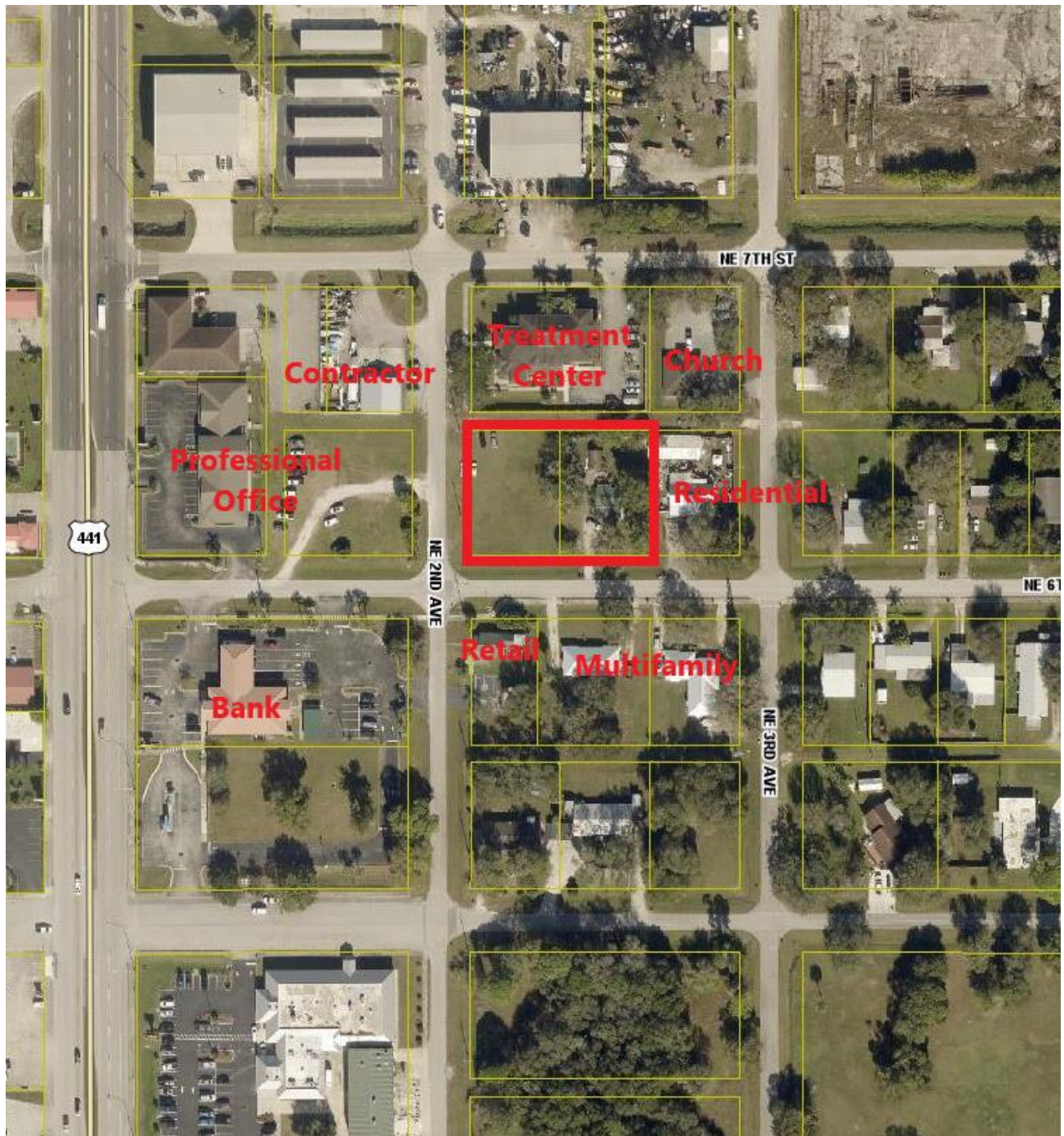
Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map



Aerial Identifying Surrounding Land Uses

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------|
| City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 | | Date: <u>6-7-22</u> | Petition No. <u>22-005-R</u> |
| | | Fee Paid: <u>\$ 850.00</u> | Jurisdiction: <u>PB & CC</u> |
| | | 1 st Hearing: <u>7-21-22</u> | 2 nd Hearing: <u>8/16 + 9/6</u> |
| | | Publication Dates: <u>PB: 7/6 + 7/13</u> <u>8/24</u> | |
| | | Notices Mailed: <u>7-6-22</u> | |
| Rezone, Special Exception and Variance APPLICANT INFORMATION | | | |
| 1 | Name of property owner(s): 608 Okeechobee, LLC | | |
| 2 | Owner mailing address: 608 NE 2nd Avenue, Okeechobee, FL 33972 | | |
| 3 | Name of applicant(s) if other than owner | | |
| 4 | Applicant mailing address: | | |
| | E-mail address: <u>info @ Omitrader.Com</u> | | |
| 5 | Name of contact person (state relationship): Steven L. Dobbs - Consultant | | |
| 6 | Contact person daytime phone(s): 863-634-0194 | | |
| PROPERTY INFORMATION | | | |
| 7 | Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 6th Street, the project will be on the left after NE 2nd Avenue <u>NE 6th St. 1/2 NE 2nd Ave ; 205 NE 6 St.</u> | | |
| 8 | Describe current use of property: Single Family Residence and Vacant | | |
| 9 | Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Single Family Dwelling Source of potable water: OUA Method of sewage disposal: OUA | | |
| 10 | Approx. acreage: 0.644 Acres Is property in a platted subdivision? Yes | | |
| 11 | Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No | | |
| 12 | Is a pending sale of the property subject to this application being granted? No | | |
| 13 | Describe uses on adjoining property to the North: North: Detox Facility East: Single Family South: Commercial and Multiple Family West: Commercial | | |
| 14 | Existing zoning: Residential Single Family - 1 Future Land Use classification: Single - Family Residential/Commercial Commercial Professional Office | | |
| 15 | Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<u>X</u>) No () Yes. If yes provide date, petition number and nature of approval. | | |
| 16 | Request is for: (<u>X</u>) Rezone () Special Exception () Variance | | |
| 17 | Parcel Identification Number: 3-15-37-35-0010-00780-0070 and 3-15-37-35-0010-00780-0090 | | |

CDO | C 0.321

0.321 RSF1 | SFR

REQUIRED ATTACHMENTS

| | |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ 18 | Applicant's statement of interest in property: Owner |
| 19 | Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs. |
| ✓ 20 | Last recorded warranty deed: August 11, 2021 4-4-2022 6-3-2022 |
| 21 | Notarized letter of consent from property owner (if applicant is different from property owner) |
| ✓ 22 | Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius |
| 23 | List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached) |
| 24 | Affidavit attesting to completeness and correctness of the list (attached) |
| ✓ 25 | Completed specific application and checklist sheet for each request checked in line 15 |

Confirmation of Information Accuracy

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature



Printed Name

James Caprio

Date

6/1/22

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



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

Detail by Entity Name

Florida Limited Liability Company

608 OKEECHOBEE, LLC

Filing Information

Document Number L21000524521

FEI/EIN Number 87-4000290

Date Filed 12/14/2021

State FL

Status ACTIVE

Principal Address

2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Mailing Address

2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES, LLC
6111 BROKEN SOUND PARKWAY NW, SUITE 200
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

JAMES CAPRIO

2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022 | 01/25/2022 |

Document Images

[01/25/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[12/14/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

| ADDITIONAL INFORMATION REQUIRED FOR A REZONING | |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | Current zoning classification: Residential Single Family-one Commercial Professional Office Requested zoning classification Light Commercial |
| B | Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to add these lot into his existing business to the north. |
| C | Is a Special Exception necessary for your intended use? () No (X) Yes If yes, briefly describe: The planned use is an expansion to the existing detox center to the north and that use would require a special exception under Light Commercial zoning, 21. Alcohol and drug rehabilitation center/detox center. |
| D | Is a Variance necessary for your intended use? (X) No () Yes If yes, briefly describe: |
| E | Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project. |
| F | Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary. |

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
3. The proposed use will not have an adverse effect on the public interest.
4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.
5. The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. The proposed use has not been inordinately burdened by unnecessary restrictions.

The City staff will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.

608 Okeechobee, LLC

Responses to Standards for Considering Changes in Zoning

1. The proposed change is not contrary to the Comprehensive Plan Requirements;

The proposed request is not contrary to the Comprehensive plan requirements. The 0.644 acres site is currently zoned Residential Single Family – one and Commercial Professional Office, and the surrounding properties are zoned Residential Single Family – one, Heavy Commercial, and Commercial Professional Office and Residential Multiple Family making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family – one further to the west.

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations;

This proposed use is specifically authorized as a special exception under the proposed zoning district in the Land Development Regulations.

3. The proposed use will not have an adverse effect on the public interest;

The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a commercial use.

4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses and is not contrary or detrimental to urbanizing land use patterns:

The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the east.

5. The proposed use will not adversely affect property values or living conditions, or be a detriment to the improvement or development of adjacent property;

The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land and a single family residence.

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood;**

The proposed use can be suitably buffered from surrounding unlike uses to the east. The parcel is bounded to the south by a commercial building and two duplexes, to the west by a vacant commercial lot, to the north by the remainder of the owner's holding in this block, and to the east by a single family residence.

- 7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services;**

The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.

- 8. The proposed use will create traffic congestion, flooding, or drainage problems, or otherwise affect public safety;**

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage swale to the south of the parcel. This project will not adversely affect public safety.

- 9. The proposed use has not been inordinately burdened by unnecessary restrictions;**

The proposed use has not been inordinately burdened by unnecessary restrictions.

608 Okeechobee, LLC

(Description of requested land use change and reason for request)

608 Okeechobee, LLC owns two parcels in the northeast section of the City that is in are Block 78 of the City of Okeechobee Plat, it is 0.644 acres of land on the southwest corner of NE 2nd Avenue and NE 6th Street, the owner is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel ID 3-15-37-35-0010-00780-0070 and 3-15-37-35-0010-00780-0090. Parcel 3-15-37-35-0010-00780-0070 is currently located in the City of Okeechobee with a current zoning of Commercial Professional Office and parcel 3-15-37-35-0010-00780-0090 has a zoning of Residential Single Family - one.

The primary intent of rezoning these parcels is to amend the zoning classification to Light Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family - one to the east Light Commercial to the north, Heavy Commercial to the west and Light Commercial and Residential Multiple Family to the south.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family – 1 and Commercial Professional Office to Light Commercial. The property can be accessed off NE 2nd Avenue and NE 6th Street.

608 Okeechobee, LLC requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Light Commerical.



315-37.35-0010-00780-0070

Prepared by and return to:
Nicole J. Huesmann
Attorney at Law
Nicole J. Huesmann, P.A.
150 Alhambra Circle Suite 1150
Coral Gables, FL 33134
305-858-0220
File Number: C2022-07
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4th day of April, 2022 between Muhammad K. Syed, a married man whose post office address is 510 N Parrott Ave, Okeechobee, FL 34974, grantor, and 608 Okeechobee, LLC, a Florida limited liability company whose post office address is 2300 Weston Road, Suite 202, Weston, FL 33326, grantee:

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

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

Lots 7 & 8, Block 78, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 31537350010007800070

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8432 Ironhorse Court, West Palm Beach, FL 33412.

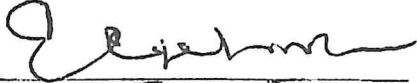
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

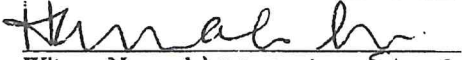
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

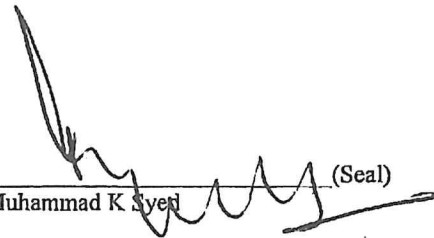
Signed, sealed and delivered in our presence:



Witness Name: Erin Johnson



Witness Name: Hannah Sims

 (Seal)
Muhammad K Syed

State of Florida

County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of April, 2022 by Muhammad K Syed, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Christine Tarvin

My Commission Expires: 08/12/2023



#20

Prepared by and return to:

Daniel A. Kaskel, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487
(561) 994-4499

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of June, 2022, by and between **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**, a single woman, **NOE GARCIA ESPINOZA**, a married man, and **MIGUEL GARCIA ESPINOZA**, a single man, whose post office address is 6675 NE 2nd Street, Okeechobee, Florida 34972 (the "Grantor"), and **608 OKEECHOBEE, LLC, a Florida limited liability company**, whose post office address is 2300 Weston Road, Suite 202, Weston, Florida 33326 (the "Grantee").

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

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described property located in **Okeechobee County, Florida** (the "Property"), to-wit:

Lots 9 and 10, Block 78, City of Okeechobee, according to the map or plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

Parcel Identification Number: 3-15-37-35-0010-00780-0090

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

SUBJECT TO covenants, conditions and restrictions and reservations of record, if any, without any intent of reimposing same. Subject to taxes subsequent to December 31, 2021.

The property described herein is not now the primary residence/homestead of Noe Garcia Espinoza or his spouse or dependent child, if any. Further, the property is not contiguous to such person's homestead which is located at 5884 NE 3rd Lane, Okeechobee, Florida 34974.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

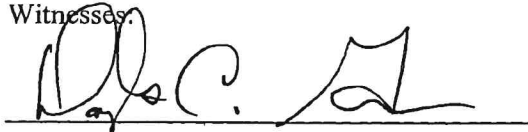
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year first written above.

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:



Print Name: Douglas Green



Print Name: Steven L. Dobbs



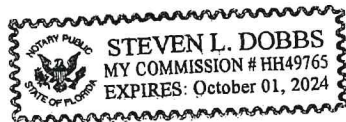
Maria Espinoza Hernandez a/k/a Maria Espinoza


COUNTY OF OKEECHOBEE
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2022, by **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**. She:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Maximo ID as identification.

Seal




Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024

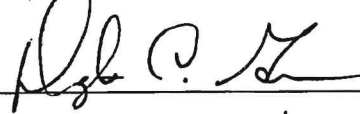
[CONTINUED ON THE FOLLOWING PAGE]

SPECIAL WARRANTY DEED

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:



Print Name: Douglas Green



Print Name: Steven L. Dobbs

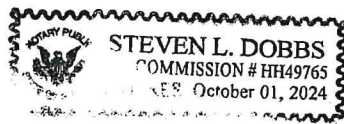
Noe Garcia Espinoza
Noe Garcia Espinoza

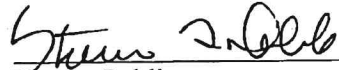
COUNTY OF OKEECHOBEE
STATE OF FLORIDA

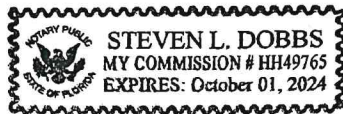
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by
means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2022, by NOE
GARCIA ESPINOZA. He:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Mexico ID as identification.

Seal




Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024



[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

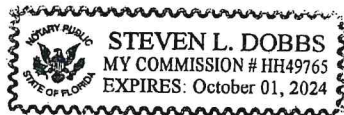
[Signature]
Miguel Garcia Espinoza

COUNTY OF OKEECHOBEE
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by
means of ☒ physical presence or ☒ online notarization, this 3rd day of June, 2022, by
MIGUEL GARCIA ESPINOZA. He:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Mex ID as identification.

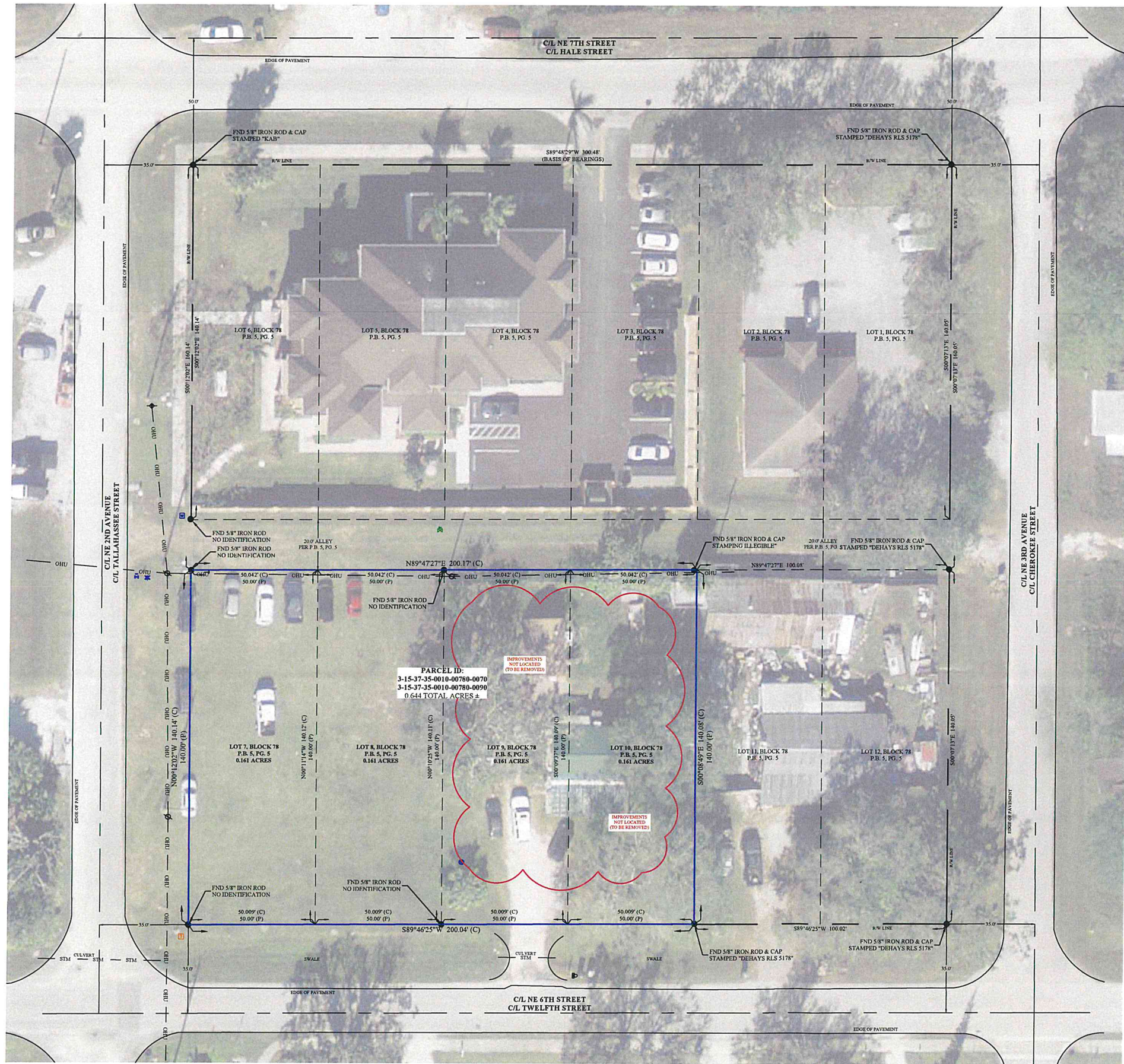
Seal



[Signature]
Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024

SPECIAL WARRANTY DEED

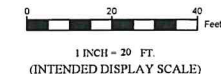
BOUNDARY SURVEY
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST



LEGEND:

| | |
|--------|-----------------------|
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| ID | IDENTIFICATION |
| O.R.B. | OFFICIAL RECORD BOOK |
| PG. | PAGE |
| P.B. | PLAT BOOK |
| (C) | CALCULATED |
| (P) | PLAT |
| FND | FOUND |
| OHU | OVERHEAD UTILITY LINE |
| UT | UTILITY POLE |
| TP | TELEPHONE PEDESTAL |
| W | WELL |
| M | MAILBOX |
| SV | SEWER VALVE |
| WV | WATER VALVE |
| WM | WATER METER |
| FD | FIRE HYDRANT |

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 7 THROUGH 10, BLOCK 78, OKEECHOBEE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE SURVEY DATE IS MARCH 16, 2022.
- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 53-17.05(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 7TH STREET, SAID LINE BEARS S 89°48'29" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE COORDINATE SYSTEM UTILIZED HEREON IS 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. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- DOUG GREEN
- STEVE DOBBS ENGINEERING

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

Digitally signed by
Richard Barnes
Date: 2022.06.08
08:38:54 -04'00'



BOUNDARY SURVEY
205 NE 6TH STREET
OKEECHOBEE, FLORIDA 34974

| | | | | | |
|-----|------------------------------------------------------------------------------------------------|------|----------|------|--|
| CAD | 0: My Drive\BSM & ASSOCIATES, INC., 2022-22-10 END TOPIC 6675 NE 2ND ST OKEECHOBEE DRAWING.DWG | DATE | 06/16/22 | DATE | |
| REF | 0: My Drive\BSM & ASSOCIATES, INC., 2022-22-10 END TOPIC 6675 NE 2ND ST OKEECHOBEE DRAWING.DWG | DATE | 06/16/22 | DATE | |
| FLD | HW, DF | DATE | 06/16/22 | DATE | |
| OFF | HHM | DATE | 06/16/22 | DATE | |
| CKD | REB | DATE | 06/16/22 | DATE | |

BY: _____

| PARCEL NUMBER | OWNER | ADDRESS 1 | ADDRESS 2 | CITY | STATE | ZIP |
|----------------------------|--------------------------------|--------------------------|------------------------|--------------------|-------|------------|
| 3-15-37-35-0010-00560-0060 | LOWE JOHN MARCUS | 3279 NW 59TH TER | | OKEECHOBEE | FL | 34972-8877 |
| 3-15-37-35-0010-00560-0160 | LOWE JOHN MARCUS | 3279 NW 59TH TERR | | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00570-0080 | TRENT RONALD L | 708 N PARROTT AVE | | OKEECHOBEE | FL | 34972-2670 |
| 3-15-37-35-0010-00770-0010 | ADVANCED WATER TECHNOLOGIES | 609 NE 2ND AVE | | OKEECHOBEE | FL | 34972-2617 |
| 3-15-37-35-0010-00770-0030 | 4 GIRLS PROPERTIES INC | 701 NE 3RD ST | | OKEECHOBEE | FL | 34972-4576 |
| 3-15-37-35-0010-00770-0060 | BIG LAKE EYE CARE LLC | 1540 SE 40TH AVENUE | | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-0010-00770-0100 | BIG LAKE EYE CARE LLC | 606 NORTH PARROTT AVENUE | | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00780-0010 | BIG LAKE BAPTIST ASSOCIATION I | PO BOX 1203 | | OKEECHOBEE | FL | 34973-1203 |
| 3-15-37-35-0010-00780-0050 | 608 OKEECHOBEE LLC | C/O JAMES CAPRIO | 2300 WESTON RD STE 202 | WESTON | FL | 33326 |
| 3-15-37-35-0010-00780-0110 | KINNEY JOANNA ERMA | 209 NE 6TH ST | | OKEECHOBEE | FL | 34972-2662 |
| 3-15-37-35-0010-00790-0030 | COYLE WILLIAM D | 306 NE 7TH ST | | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-0010-00790-0050 | COVARRUBIAS-SANTOYO ACENCION | 2201 BARBARA AVE | | FORT PIERCE | FL | 34982-6443 |
| 3-15-37-35-0010-00790-0070 | COVARRUBIAS-SANTOYO ACENCION | 2201 BARBARA AVE | | FORT PIERCE | FL | 34982-6443 |
| 3-15-37-35-0010-00790-0090 | BISHOP DONETTE T | 3785 SW 40TH AVE | | OKEECHOBEE | FL | 34974-1606 |
| 3-15-37-35-0010-00880-0040 | WILLIAMSON JOHN | 1200 NE 96TH ST | | OKEECHOBEE | FL | 34972-0505 |
| 3-15-37-35-0010-00880-0060 | MITCHELL RONALD | 1105 SW 4TH ST | | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-0010-00880-0070 | ENTRY MARIE | 500 NE 3RD AVE | | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00890-0010 | LMXN HOLDINGS LLC | 1306 SW 2ND AVE | | OKEECHOBEE | FL | 34974-3910 |
| 3-15-37-35-0010-00890-0040 | LMXN HOLDINGS LLC | 1306 SW 2ND AVE | | OKEECHOBEE | FL | 34974-5224 |
| 3-15-37-35-0010-00890-0060 | COLT PENNY M | 1601 SW 35TH CIR | | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-0010-00890-0070 | VILLEDA BAUDILIO | 201 NE 5TH ST | | OKEECHOBEE | FL | 34972-2605 |
| 3-15-37-35-0010-00890-0090 | II PARTNERS INC | P O BOX 2293 | | OKEECHOBEE | FL | 34973-2293 |
| 3-15-37-35-0010-00890-0110 | BUDGET HOMES LLC | 7416-A SW 48TH ST | | MIAMI | FL | 33155-4415 |
| 3-15-37-35-0010-00900-0010 | TAMAL PROPERTIES LLC | 13516 MACHIAVELLI WAY | | PALM BEACH GARDENS | FL | 33418 |
| 3-15-37-35-0010-00900-0070 | TAMAL PROPERTIES LLC | 13516 MACHIAVELLI WAY | | PALM BEACH GARDENS | FL | 33418 |



Affidavit Attesting to the Completeness and Accuracy
of the List of Surrounding Property Owners

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 1st day of June, 2022.



Signature of Applicant

6/1/22
Date

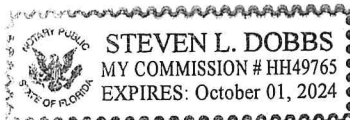
James Caprio

Name of Applicant (printed or typed)

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 1st day of June, 20 22, by James Caprio, who is personally known to me or produced _____ as identification.




Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 6/2/2022

Retrieve Tax Record

2021 TRIM (pdf)

2021 Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 3-15-37-35-0010-00780-0070 (33633) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|-------------------------------------------------------------------------------------------|--------------|----------|
| Owner | 608 OKEECHOBEE LLC C/O JAMES CAPRIO 2300 WESTON RD STE 202 WESTON, FL 33326-3248 | | |
| Site | NE 6TH ST OKEECHOBEE | | |
| Description* | CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 7 & 8 BLOCK 78 | | |
| Area | 0.321 AC | S/T/R | 15-37-35 |
| Use Code** | VACANT (0000) | Tax District | 50 |

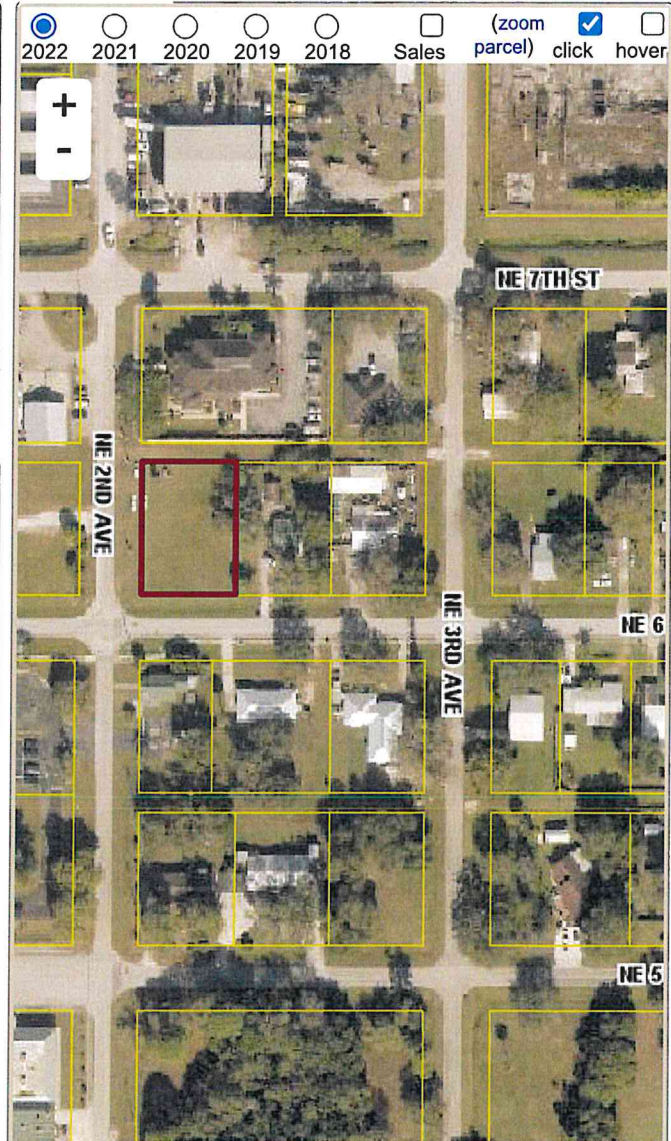
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

| 2020 Certified Values | | 2021 Certified Values | |
|-----------------------|-----------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------|
| Mkt Land | \$32,000 | Mkt Land | \$32,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$32,000 | Just | \$32,000 |
| Class | \$0 | Class | \$0 |
| Appraised | \$32,000 | Appraised | \$32,000 |
| SOH/10% Cap [?] | \$0 | SOH/10% Cap [?] | \$0 |
| Assessed | \$32,000 | Assessed | \$32,000 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$32,000 city:\$32,000 other:\$32,000 school:\$32,000 | Total Taxable | county:\$32,000 city:\$32,000 other:\$32,000 school:\$32,000 |

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|------------|------|-----|-----------------------|-------------------------------|
| 4/4/2022 | \$100,000 | 2022004715 | SW | V | Q | 01 |
| 12/9/2015 | \$50,000 | 0768/0555 | WD | V | Q | 01 |
| 4/23/2007 | \$0 | 0629/0062 | WD | V | U | 03 |
| 2/6/2004 | \$26,500 | 0522/1861 | WD | V | Q | |
| 12/1/1994 | \$0 | 0362/0955 | QC | V | U | 02 (Multi-Parcel Sale) - show |
| 10/1/1991 | \$0 | 0362/0951 | QC | V | U | 02 (Multi-Parcel Sale) - show |
| 4/1/1991 | \$0 | 0323/0387 | PB | V | U | 03 |
| 5/1/1987 | \$0 | 0287/0956 | PR | V | U | 03 |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
|-------------|--------------|----------|---------|-----------|------------|

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 6/2/2022

Retrieve Tax Record

2021 TRIM (pdf)

2021 Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 3-15-37-35-0010-00780-0090 (33634) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|------------------------------------------------------------------------------------------------|--------------|----------|
| Owner | HERNANDEZ MARIA ESPINOZA ESPINOZA NOE GARCIA 6675 NE 2ND ST OKEECHOBEE, FL 34974-8006 | | |
| Site | 205 NE 6TH ST OKEECHOBEE | | |
| Description* | CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 9 & 10 BLOCK 78 | | |
| Area | 0.321 AC | S/T/R | 15-37-35 |
| Use Code** | MULTI-FAM <10 (0800) | Tax District | 50 |

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

| 2020 Certified Values | | 2021 Certified Values | |
|-----------------------|-----------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------|
| Mkt Land | \$10,500 | Mkt Land | \$14,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$26,717 | Building | \$38,211 |
| XFOB | \$1,131 | XFOB | \$1,131 |
| Just | \$38,348 | Just | \$53,342 |
| Class | \$0 | Class | \$0 |
| Appraised | \$38,348 | Appraised | \$53,342 |
| SOH/10% Cap [?] | \$1,927 | SOH/10% Cap [?] | \$0 |
| Assessed | \$38,348 | Assessed | \$53,342 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$36,421 city:\$36,421 other:\$36,421 school:\$38,348 | Total Taxable | county:\$53,342 city:\$53,342 other:\$53,342 school:\$53,342 |

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|------------|------|-----|-----------------------|-------|
| 1/22/2021 | \$100 | 2021000785 | WD | I | U | 11 |
| 11/17/2020 | \$0 | 2020011418 | SA | I | U | 11 |
| 8/25/2009 | \$100 | 0675/0207 | QC | I | U | 11 |
| 11/13/2006 | \$58,000 | 0615/1799 | QC | I | Q | |
| 9/1/1990 | \$13,600 | 0316/1949 | QC | I | U | 03 |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | SF SNGLFAM (0100) | 1958 | 832 | 832 | \$28,168 |
| Sketch | SF HABITA (0170) | 1986 | 352 | 352 | \$10,043 |

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

| Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out | Notes |
|--------------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|------------------------|-----------------------|-------|--------|-------------------------|
| Waterport/Marine Terminal 010 | Berths | 171.52 | NA | NA | NA | | 0 | NA | NA | NA | |
| Commercial Airport 021 | Employees | 13.40 | 0.80 | 54% | 46% | | 0 | 0 | NA | NA | |
| Commercial Airport 021 | Avg Flights/Day | 104.73 | 5.75 | 56% | 44% | | 0 | 0 | NA | NA | |
| Commercial Airport 021 | Com. Flights/Day | 122.21 | 6.88 | 54% | 46% | | 0 | 0 | NA | NA | |
| General Aviation Airport 022 | Employees | 14.24 | 1.03 | 45% | 55% | | 0 | 0 | NA | NA | |
| General Aviation Airport 022 | Avg. Flights/Day | 1.97 | NA | NA | NA | | 0 | NA | NA | NA | |
| General Aviation Airport 022 | Based Aircraft | 5.00 | 0.37 | 45% | 55% | | 0 | 0 | NA | NA | |
| Truck Terminal 030 | Acres | 81.90 | 6.55 | 43% | 57% | | 0 | 0 | NA | NA | Caution- Only 3 Studies |
| Park&Ride w/ Bus Service 090 | Parking Spaces | 4.50 | 0.62 | 22% | 78% | | 0 | 0 | NA | NA | |
| Park&Ride w/ Bus Service 090 | Occ. Spaces | 9.62 | 0.81 | 28% | 72% | | 0 | 0 | NA | NA | |
| Light Rail Station w/ Park 093 | Parking Space | 2.51 | 1.24 | 58% | 42% | | 0 | 0 | NA | NA | |
| Light Rail Station w/ Park 093 | Occ. Spaces | 3.91 | 1.33 | 58% | 42% | | 0 | 0 | NA | NA | |
| General Light Industrial 110 | KSF ² | 6.97 | 0.97 | 12% | 88% | | 0 | 0 | NA | NA | |
| General Light Industrial 110 | Employees | 3.02 | 0.42 | 21% | 79% | | 0 | 0 | NA | NA | |
| General Heavy Industrial 120 | KSF ² | 1.50 | 0.68 | NA | NA | | 0 | 0 | NA | NA | Caution-Only 3 Studies. |
| General Heavy Industrial 120 | Employees | 0.82 | 0.88 | NA | NA | | 0 | 0 | NA | NA | |
| Industrial Park 130 | KSF ² | 6.96 | 0.86 | 21% | 79% | | 0 | 0 | NA | NA | |
| Industrial Park 130 | Employees | 3.34 | 0.46 | 20% | 80% | | 0 | 0 | NA | NA | |
| Manufacturing 140 | KSF ² | 3.82 | 0.74 | 36% | 64% | | 0 | 0 | NA | NA | |
| Manufacturing 140 | Employees | 2.13 | 0.36 | 44% | 56% | | 0 | 0 | NA | NA | |
| Warehousing 150 | KSF ² | 3.56 | 0.32 | 25% | 75% | | 0 | 0 | NA | NA | |
| Warehousing 150 | Employees | 3.89 | 0.59 | 35% | 65% | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | KSF ² | 2.50 | 0.26 | 51% | 49% | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | Storage Units | 0.25 | 0.02 | NA | NA | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | Employees | 61.90 | 6.04 | 52% | 48% | | 0 | 0 | NA | NA | |
| High-Cube Warehouse 152 | KSF ² | 1.44 | 0.10 | 33% | 67% | | 0 | 0 | NA | NA | |
| High-Cube Warehouse 152 | Employees | NA | 0.66 | 35% | 65% | | 0 | 0 | NA | NA | |
| Utilities 170 | KSF ² | NA | 0.76 | 45% | 55% | | 0 | 0 | NA | NA | |
| Utilities 170 | Employees | NA | 0.76 | 90% | 10% | | 0 | 0 | NA | NA | |
| Single Family Homes 210 | DU | 9.57 | 1.01 | 63% | 37% | 2.0 | 19 | 2 | 1 | 1 | |
| Single Family Homes 210 | Vehicles | 6.02 | 0.67 | 66% | 34% | | 0 | 0 | NA | NA | |
| Apartment 220 | DU | 6.65 | 0.62 | 65% | 35% | | 0 | 0 | NA | NA | |
| Apartment 220 | Persons | 3.31 | 0.40 | NA | NA | | 0 | 0 | NA | NA | |
| Apartment 220 | Vehicles | 5.10 | 0.60 | NA | NA | | 0 | 0 | NA | NA | |
| Low Rise Apartment 221 | Occ.DU | 6.59 | 0.58 | 65% | 35% | | 0 | 0 | NA | NA | |
| High Rise Apartment 222 | DU | 4.20 | 0.35 | 61% | 39% | | 0 | 0 | NA | NA | |
| Mid-Rise Apartment 223 | DU | NA | 0.39 | 58% | 42% | | 0 | 0 | NA | NA | |
| Rental Townhouse 224 | DU | NA | 0.72 | 51% | 49% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Resd. Condo/Townhouse 230 | DU | 5.81 | 0.52 | 67% | 33% | | 0 | 0 | NA | NA | |
| Resd. Condo/Townhouse 230 | Persons | 2.49 | 0.24 | 67% | 33% | | 0 | 0 | NA | NA | |
| Low Rise Resd. Condo 231 | DU | NA | 0.78 | 58% | 42% | | 0 | 0 | NA | NA | |
| High Rise Resd. Condo 232 | DU | 4.18 | 0.38 | 62% | 38% | | 0 | 0 | NA | NA | |
| Luxury Condo/Townhouse 233 | Occ. DU | NA | 0.55 | 63% | 37% | | 0 | 0 | NA | NA | |
| Mobile Home Park 240 | DU | 4.99 | 0.59 | 62% | 38% | | 0 | 0 | NA | NA | |
| Mobile Home Park 240 | Persons | 2.46 | 0.26 | 63% | 37% | | 0 | 0 | NA | NA | |
| Retirement Community 250 | DU | NA | 0.27 | 56% | 44% | | 0 | 0 | NA | NA | Caution- Only 1 Study |
| Elderly Housing-Detached 251 | DU | 3.71 | 0.27 | 61% | 39% | | 0 | 0 | NA | NA | Caution- Only 1 Study |
| Congregate Care Facility 253 | Occ.DU | 2.15 | 0.17 | 56% | 44% | | 0 | 0 | NA | NA | Caution- Only 2 Studies |
| Elderly Housing- Attached 252 | Occ.DU | 3.48 | 0.16 | 60% | 40% | | 0 | 0 | NA | NA | Caution- Only 4 Studies |
| Recreational Homes 260 | DU | 3.16 | 0.26 | 41% | 59% | | 0 | 0 | NA | NA | |
| Residential PUD 270 | DU | 7.50 | 0.62 | 65% | 35% | | 0 | 0 | NA | NA | |
| Hotel 310 | Occ. Room | 8.92 | 0.70 | 49% | 51% | | 0 | 0 | NA | NA | |
| Hotel 310 | Rooms | 8.17 | 0.59 | 53% | 47% | | 0 | 0 | NA | NA | |
| Hotel 310 | Employees | 14.34 | 0.80 | 54% | 46% | | 0 | 0 | NA | NA | |
| All Suites Hotel 311 | Occ.Room | 6.24 | 0.55 | 42% | 58% | | 0 | 0 | NA | NA | Caution- Only 4 Studies |
| All Suites Hotel 311 | Rooms | 4.90 | 0.40 | 45% | 55% | | 0 | 0 | NA | NA | |
| Business Hotel 312 | Occ. Room | 7.27 | 0.62 | 60% | 40% | | 0 | 0 | NA | NA | Caution-Only 4 Studies |
| Business Hotel 312 | Employees | 72.67 | 7.60 | 60% | 40% | | 0 | 0 | NA | NA | |
| Motel 320 | Occ.Room | 9.11 | 0.58 | 53% | 47% | | 0 | 0 | NA | NA | |
| Motel 320 | Rooms | 5.63 | 0.47 | 54% | 46% | | 0 | 0 | NA | NA | |
| Motel 320 | Employees | 12.81 | 0.73 | 54% | 46% | | 0 | 0 | NA | NA | |

608 Okeechobee, LLC

City of Okeechobee Rezoning Application Utility Analysis Support Documentation

Proposed Conditions

For the proposed commercial Land Use designation, the maximum development is 0.644 acres times 43,560 sf per acre per Sec 90-285(3) max coverage 0.5 times per Sec 90-285(4) maximum height 45', floors 3 approximately 42,079.0 sf.
L 1.2.d.

| Use | Measure | Rate | Gallons per Day |
|-----------------------------|-----------------------------------------------|------------|-------------------------|
| Single Family (Existing) | 2 Units @ 2.5 people per unit | 114 gppd | 570 gpd – water/sewer |
| Commercial (Proposed) | 42,079 SF @ 0.15 gallons per day per sf | 6,312 gppd | 6,312 gpd – water/sewer |
| Net Impact | | | 5,742 gpd – water/sewer |

Water and Wastewater Treatment Plants

Based on the information obtained from Okeechobee Utility Authority, the permitted capacity of the surface water treatment plant is 5.0 mgd with the ground water treatment plant rated at 1.0 mgd. The wastewater treatment plant permitted capacity is currently 3.0 mgd.

There is ample capacity to serve this project since the proposed flow is Increasing.



June 27, 2022

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: 608 Okeechobee, LLC Rezoning Application Traffic Statement

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Single – Family Residential to Commercial.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 19 total daily trips with 2 peak hour trips PM with 1 being in and 1 being out. For the proposed land use, the results indicate the 11.2 KSF of Medical/Dental (ITE code 720) generates 1,517 total daily trips with 145 peak hour trips PM with 39 being in and 106 being out. For a change in Peak PM peak traffic of 1,498 total trips with 143 peak hour trips PM with 38 in and 105 being out.

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

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads 'Steven L. Dobbs'.

Steven L. Dobbs, P. E.
President

CC: James Caprio
File

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

| Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out | Notes |
|--------------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|------------------------|-----------------------|-------|--------|-------------------------|
| Waterport/Marine Terminal 010 | Berths | 171.52 | NA | NA | NA | | 0 | NA | NA | NA | |
| Commercial Airport 021 | Employees | 13.40 | 0.80 | 54% | 46% | | 0 | 0 | NA | NA | |
| Commercial Airport 021 | Avg Flights/Day | 104.73 | 5.75 | 56% | 44% | | 0 | 0 | NA | NA | |
| Commercial Airport 021 | Com. Flights/Day | 122.21 | 6.88 | 54% | 46% | | 0 | 0 | NA | NA | |
| General Aviation Airport 022 | Employees | 14.24 | 1.03 | 45% | 55% | | 0 | 0 | NA | NA | |
| General Aviation Airport 022 | Avg. Flights/Day | 1.97 | NA | NA | NA | | 0 | NA | NA | NA | |
| General Aviation Airport 022 | Based Aircraft | 5.00 | 0.37 | 45% | 55% | | 0 | 0 | NA | NA | |
| Truck Terminal 030 | Acres | 81.90 | 6.55 | 43% | 57% | | 0 | 0 | NA | NA | Caution- Only 3 Studies |
| Park&Ride w/ Bus Service 090 | Parking Spaces | 4.50 | 0.62 | 22% | 78% | | 0 | 0 | NA | NA | |
| Park&Ride w/ Bus Service 090 | Occ. Spaces | 9.62 | 0.81 | 28% | 72% | | 0 | 0 | NA | NA | |
| Light Rail Station w/ Park 093 | Parking Space | 2.51 | 1.24 | 58% | 42% | | 0 | 0 | NA | NA | |
| Light Rail Station w/ Park 093 | Occ. Spaces | 3.91 | 1.33 | 58% | 42% | | 0 | 0 | NA | NA | |
| General Light Industrial 110 | KSF ² | 6.97 | 0.97 | 12% | 88% | | 0 | 0 | NA | NA | |
| General Light Industrial 110 | Employees | 3.02 | 0.42 | 21% | 79% | | 0 | 0 | NA | NA | |
| General Heavy Industrial 120 | KSF ² | 1.50 | 0.68 | NA | NA | | 0 | 0 | NA | NA | Caution-Only 3 Studies. |
| General Heavy Industrial 120 | Employees | 0.82 | 0.88 | NA | NA | | 0 | 0 | NA | NA | |
| Industrial Park 130 | KSF ² | 6.96 | 0.86 | 21% | 79% | | 0 | 0 | NA | NA | |
| Industrial Park 130 | Employees | 3.34 | 0.46 | 20% | 80% | | 0 | 0 | NA | NA | |
| Manufacturing 140 | KSF ² | 3.82 | 0.74 | 36% | 64% | | 0 | 0 | NA | NA | |
| Manufacturing 140 | Employees | 2.13 | 0.36 | 44% | 56% | | 0 | 0 | NA | NA | |
| Warehousing 150 | KSF ² | 3.56 | 0.32 | 25% | 75% | | 0 | 0 | NA | NA | |
| Warehousing 150 | Employees | 3.89 | 0.59 | 35% | 65% | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | KSF ² | 2.50 | 0.26 | 51% | 49% | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | Storage Units | 0.25 | 0.02 | NA | NA | | 0 | 0 | NA | NA | |
| Mini Warehouse 151 | Employees | 61.90 | 6.04 | 52% | 48% | | 0 | 0 | NA | NA | |
| High-Cube Warehouse 152 | KSF ² | 1.44 | 0.10 | 33% | 67% | | 0 | 0 | NA | NA | |
| High-Cube Warehouse 152 | Employees | NA | 0.66 | 35% | 65% | | 0 | 0 | NA | NA | |
| Utilities 170 | KSF ² | NA | 0.76 | 45% | 55% | | 0 | 0 | NA | NA | |
| Utilities 170 | Employees | NA | 0.76 | 90% | 10% | | 0 | 0 | NA | NA | |
| Single Family Homes 210 | DU | 9.57 | 1.01 | 63% | 37% | | 0 | 0 | NA | NA | |
| Single Family Homes 210 | Vehicles | 6.02 | 0.67 | 66% | 34% | | 0 | 0 | NA | NA | |
| Apartment 220 | DU | 6.65 | 0.62 | 65% | 35% | | 0 | 0 | NA | NA | |
| Apartment 220 | Persons | 3.31 | 0.40 | NA | NA | | 0 | 0 | NA | NA | |
| Apartment 220 | Vehicles | 5.10 | 0.60 | NA | NA | | 0 | 0 | NA | NA | |
| Low Rise Apartment 221 | Occ.DU | 6.59 | 0.58 | 65% | 35% | | 0 | 0 | NA | NA | |
| High Rise Apartment 222 | DU | 4.20 | 0.35 | 61% | 39% | | 0 | 0 | NA | NA | |
| Mid-Rise Apartment 223 | DU | NA | 0.39 | 58% | 42% | | 0 | 0 | NA | NA | |
| Rental Townhouse 224 | DU | NA | 0.72 | 51% | 49% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Resd. Condo/Townhouse 230 | DU | 5.81 | 0.52 | 67% | 33% | | 0 | 0 | NA | NA | |
| Resd. Condo/Townhouse 230 | Persons | 2.49 | 0.24 | 67% | 33% | | 0 | 0 | NA | NA | |
| Low Rise Resd. Condo 231 | DU | NA | 0.78 | 58% | 42% | | 0 | 0 | NA | NA | |
| High Rise Resd. Condo 232 | DU | 4.18 | 0.38 | 62% | 38% | | 0 | 0 | NA | NA | |
| Luxury Condo/Townhouse 233 | Occ. DU | NA | 0.55 | 63% | 37% | | 0 | 0 | NA | NA | |
| Mobile Home Park 240 | DU | 4.99 | 0.59 | 62% | 38% | | 0 | 0 | NA | NA | |
| Mobile Home Park 240 | Persons | 2.46 | 0.26 | 63% | 37% | | 0 | 0 | NA | NA | |
| Retirement Community 250 | DU | NA | 0.27 | 56% | 44% | | 0 | 0 | NA | NA | Caution- Only 1 Study |
| Elderly Housing-Detached 251 | DU | 3.71 | 0.27 | 61% | 39% | | 0 | 0 | NA | NA | Caution- Only 1 Study |
| Congregate Care Facility 253 | Occ.DU | 2.15 | 0.17 | 56% | 44% | | 0 | 0 | NA | NA | Caution- Only 2 Studies |
| Elderly Housing- Attached 252 | Occ.DU | 3.48 | 0.16 | 60% | 40% | | 0 | 0 | NA | NA | Caution- Only 4 Studies |
| Recreational Homes 260 | DU | 3.16 | 0.26 | 41% | 59% | | 0 | 0 | NA | NA | |
| Residential PUD 270 | DU | 7.50 | 0.62 | 65% | 35% | | 0 | 0 | NA | NA | |
| Hotel 310 | Occ. Room | 8.92 | 0.70 | 49% | 51% | | 0 | 0 | NA | NA | |
| Hotel 310 | Rooms | 8.17 | 0.59 | 53% | 47% | | 0 | 0 | NA | NA | |
| Hotel 310 | Employees | 14.34 | 0.80 | 54% | 46% | | 0 | 0 | NA | NA | |
| All Suites Hotel 311 | Occ.Room | 6.24 | 0.55 | 42% | 58% | | 0 | 0 | NA | NA | Caution- Only 4 Studies |
| All Suites Hotel 311 | Rooms | 4.90 | 0.40 | 45% | 55% | | 0 | 0 | NA | NA | |
| Business Hotel 312 | Occ. Room | 7.27 | 0.62 | 60% | 40% | | 0 | 0 | NA | NA | Caution-Only 4 Studies |
| Business Hotel 312 | Employees | 72.67 | 7.60 | 60% | 40% | | 0 | 0 | NA | NA | |
| Motel 320 | Occ.Room | 9.11 | 0.58 | 53% | 47% | | 0 | 0 | NA | NA | |
| Motel 320 | Rooms | 5.63 | 0.47 | 54% | 46% | | 0 | 0 | NA | NA | |
| Motel 320 | Employees | 12.81 | 0.73 | 54% | 46% | | 0 | 0 | NA | NA | |

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

| Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out | Notes |
|----------------------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|------------------------|-----------------------|-------|--------|----------------------------|
| Resort Hotel 330 | Occ. Room | 13.43 | 0.49 | 43% | 57% | | 0 | 0 | NA | NA | Daily Rate for Saturday. |
| Resort Hotel 330 | Rooms | NA | 0.42 | 43% | 57% | | 0 | 0 | NA | NA | |
| City Park 411 | Picnic Sites | 5.87 | NA | NA | NA | | 0 | NA | NA | NA | |
| County Park 412 | Acres | 2.28 | 0.06 | 41% | 59% | | 0 | 0 | NA | NA | |
| State Park 413 | Picnic Sites | 9.95 | 0.65 | 43% | 57% | | 0 | 0 | NA | NA | |
| State Park 413 | Employees | NA | 4.67 | 43% | 57% | | 0 | 0 | NA | NA | |
| Water Slide Park 414 | Parking Space | 2.27 | NA | NA | NA | | 0 | NA | NA | NA | Caution- Only 1 Study. |
| Beach Park 415 | Acres | 29.81 | 1.30 | 29% | 71% | | 0 | 0 | NA | NA | |
| Campground/RV Park 416 | Acres | 74.38 | 0.39 | NA | NA | | 0 | 0 | NA | NA | Caution-Only 1 Study. |
| Regional Park 417 | Picnic Sites | 61.82 | 9.60 | 41% | 59% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Regional Park 417 | Employees | 79.77 | 10.26 | 45% | 55% | | 0 | 0 | NA | NA | |
| National Monument 418 | Employees | 31.05 | 5.58 | NA | NA | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Marina 420 | Berths | 2.96 | 0.19 | 60% | 40% | | 0 | 0 | NA | NA | Caution- Only 2 Studies |
| Golf Course 430 | Employees | 20.52 | 1.48 | 48% | 52% | | 0 | 0 | NA | NA | |
| Golf Course 430 | Holes | 35.74 | 2.78 | 45% | 55% | | 0 | 0 | NA | NA | |
| Miniature Golf Course 431 | Holes | NA | 0.33 | 33% | 67% | | 0 | 0 | NA | NA | |
| Golf Driving Range 432 | Tees | NA | 1.25 | 45% | 55% | | 0 | 0 | NA | NA | Caution- Only 2 Studies. |
| Multipurpose Rec. Facility 435 | Acres | 90.38 | 5.77 | NA | NA | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Live Theater 441 | Seats | NA | 0.02 | 50% | 50% | | 0 | 0 | NA | NA | |
| Movie Theater w/o matinee 443 | KSF ² | 78.06 | 6.16 | 94% | 6% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Movie Theater w/o matinee 443 | Movie Screens | 220.00 | 24.00 | 41% | 59% | | 0 | 0 | NA | NA | |
| Movie Theater w/o matinee 443 | Seats | 1.76 | 0.07 | 75% | 25% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Movie Theater w/o matinee 443 | Employees | 53.12 | 4.20 | NA | NA | | 0 | 0 | NA | NA | |
| Movie Theater w/ matinee 444 | KSF ² | NA | 3.80 | 64% | 36% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Movie Theater w/ matinee 444 | Movie Screens | 153.33 | 20.22 | 40% | 60% | | 0 | 0 | NA | NA | |
| Movie Theater w/ matinee 444 | Seats | NA | 0.14 | 53% | 47% | | 0 | 0 | NA | NA | |
| Horse Track 452 | Employees | 2.60 | NA | 50% | 50% | | 0 | NA | NA | NA | |
| Dog Track 454 | Attendees | 1.09 | 0.13 | 66% | 34% | | 0 | 0 | NA | NA | |
| Arena 460 | Employees | 10.00 | NA | 50% | 50% | | 0 | NA | NA | NA | |
| Ice Rink 465 | Seats | 1.26 | 0.12 | NA | NA | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Casino/Video Lottery Establishment 473 | KSF ² | NA | 13.43 | 56% | 44% | | 0 | 0 | NA | NA | |
| Amusement Park 480 | Employees | 8.33 | 0.50 | 61% | 39% | | 0 | 0 | NA | NA | |
| Zoo 481 | Acres | 114.88 | NA | 50% | 50% | | 0 | NA | NA | NA | |
| Zoo 481 | Employees | 23.93 | NA | 50% | 50% | | 0 | NA | NA | NA | |
| Tennis Courts 490 | Courts | 31.04 | 3.88 | NA | NA | | 0 | 0 | NA | NA | |
| Tennis Courts 490 | Employees | 66.67 | 5.67 | NA | NA | | 0 | 0 | NA | NA | |
| Racquet Club 491 | Courts | 38.70 | 3.35 | NA | NA | | 0 | 0 | NA | NA | |
| Racquet Club 491 | KSF ² | 14.03 | 1.06 | NA | NA | | 0 | 0 | NA | NA | |
| Racquet Club 491 | Employees | 45.71 | 4.95 | NA | NA | | 0 | 0 | NA | NA | |
| Health Club 492 | KSF ² | 32.93 | 3.53 | 57% | 43% | | 0 | 0 | NA | NA | Caution- Only 1 Study |
| Bowling Alley 494 | KSF ² | 33.33 | 3.54 | 35% | 65% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Recreational Com. Center 495 | KSF ² | 22.88 | 1.45 | 37% | 63% | | 0 | 0 | NA | NA | Caution- 1 study. |
| Recreational Com. Center 495 | Employees | 27.25 | 3.16 | 44% | 56% | | 0 | 0 | NA | NA | |
| Military Base 501 | Employees | 1.78 | 0.39 | NA | NA | | 0 | 0 | NA | NA | |
| Elementary School 520 | Students | 1.29 | 0.15 | 49% | 51% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Elementary School 520 | KSF ² | 15.43 | 1.21 | 45% | 55% | | 0 | 0 | NA | NA | |
| Elementary School 520 | Employees | 15.71 | 1.81 | 49% | 51% | | 0 | 0 | NA | NA | |
| Private School (K-12) 536 | Students | 2.48 | 0.17 | 43% | 57% | | 0 | 0 | NA | NA | Caution- Only 2 studies. |
| Middle/ JR. High School 522 | Students | 1.62 | 0.16 | 49% | 51% | | 0 | 0 | NA | NA | |
| Middle/ JR. High School 522 | KSF ² | 13.78 | 1.19 | 52% | 48% | | 0 | 0 | NA | NA | |
| High School 530 | Students | 1.71 | 0.13 | 47% | 53% | | 0 | 0 | NA | NA | |
| High School 530 | KSF ² | 12.89 | 0.97 | 54% | 46% | | 0 | 0 | NA | NA | |
| High School 530 | Employees | 19.74 | 1.55 | 54% | 46% | | 0 | 0 | NA | NA | |
| Junior/ Comm. College 540 | Students | 1.20 | 0.12 | 64% | 36% | | 0 | 0 | NA | NA | |
| Junior/ Comm. College 540 | KSF ² | 27.49 | 2.54 | 58% | 42% | | 0 | 0 | NA | NA | |
| Junior/ Comm. College 540 | Employees | 15.55 | 1.39 | 58% | 42% | | 0 | 0 | NA | NA | |
| University/College 550 | Students | 2.38 | 0.21 | 30% | 70% | | 0 | 0 | NA | NA | |
| University/College 550 | Employees | 9.13 | 0.88 | 29% | 71% | | 0 | 0 | NA | NA | |
| Church 560 | KSF ² | 9.11 | 0.55 | 48% | 52% | | 0 | 0 | NA | NA | For Weekday |
| Synagogue 561 | KSF ² | 10.64 | 1.69 | 47% | 53% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |

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NA: Not Available

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DU: Dwelling Unit

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| Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out | Notes |
|---------------------------------------|------------------|----------------------------|---------------------|---------|----------|---------------------------------------|------------------------|-----------------------|-------|--------|---------------------------------------------------|
| Daycare Center 565 | KSF ² | 79.26 | 12.46 | 47% | 53% | | 0 | 0 | NA | NA | |
| Daycare Center 565 | Students | 4.48 | 0.82 | 47% | 53% | | 0 | 0 | NA | NA | |
| Daycare Center 565 | Employees | 28.13 | 4.79 | 47% | 53% | | 0 | 0 | NA | NA | |
| Cemetery 566 | Employees | 58.09 | 7.00 | 33% | 67% | | 0 | 0 | NA | NA | |
| Prison 571 | KSF ² | NA | 2.91 | NA | NA | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. Caution- Only 1 Study. |
| Prison 571 | Employees | NA | 0.23 | 28% | 72% | | 0 | 0 | NA | NA | |
| Library 590 | KSF ² | 56.24 | 7.30 | 48% | 52% | | 0 | 0 | NA | NA | |
| Library 590 | Employees | 52.52 | 5.40 | 47% | 53% | | 0 | 0 | NA | NA | |
| Lodge/Fraternal Organization 591 | Members | 0.29 | 0.03 | NA | NA | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Lodge/Fraternal Organization 591 | Employees | 46.90 | 4.05 | NA | NA | | 0 | 0 | NA | NA | |
| Hospital 610 | KSF ² | 16.50 | 1.14 | 42% | 58% | | 0 | 0 | NA | NA | |
| Hospital 610 | Beds | 11.81 | 1.31 | 36% | 64% | | 0 | 0 | NA | NA | |
| Hospital 610 | Employees | 5.20 | 0.33 | 31% | 69% | | 0 | 0 | NA | NA | |
| Nursing Home 620 | Beds | 2.37 | 0.22 | 33% | 67% | | 0 | 0 | NA | NA | |
| Nursing Home 620 | Employees | 4.03 | NA | 26% | 74% | | 0 | NA | NA | NA | Peak Hour is PM Peak Hour. |
| Clinic 630 | KSF ² | 31.45 | 5.18 | NA | NA | | 0 | 0 | NA | NA | Caution- Only 2 Studies. |
| Clinic 630 | Employees | 7.75 | 1.23 | 41% | 59% | | 0 | 0 | NA | NA | |
| General Office 710 (Equation) | KSF ² | Equation | Equation | 17% | 83% | | 0 | 0 | NA | NA | |
| General Office 710 | KSF ² | 11.01 | 1.49 | 17% | 83% | | 0 | 0 | NA | NA | |
| Corporate Headquarters 714 | KSF ² | 7.98 | 1.40 | 10% | 90% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Corporate Headquarters 714 | Employees | 7.98 | 1.40 | 10% | 90% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Single Tenant Office Bldg 715 | KSF ² | 11.57 | 1.72 | 15% | 85% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Single Tenant Office Bldg 715 | Employees | 3.62 | 0.50 | 15% | 85% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Medical Dental Office 720 | KSF ² | 36.13 | 3.46 | 27% | 73% | 42.0 | 1,517 | 145 | 39 | 106 | |
| Medical Dental Office 720 | Employees | 8.91 | 1.06 | 34% | 66% | | 0 | 0 | NA | NA | |
| Government Office Building 730 | KSF ² | 68.93 | 1.21 | 31% | 69% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. Caution- Only 1 Study. |
| Government Office Building 730 | Employees | 11.95 | 1.91 | 74% | 26% | | 0 | 0 | NA | NA | |
| State Motor Vehicles Dept. 731 | KSF ² | 166.02 | 17.09 | NA | NA | | 0 | 0 | NA | NA | |
| State Motor Vehicles Dept. 731 | Employees | 44.54 | 4.58 | NA | NA | | 0 | 0 | NA | NA | |
| US Post Office 732 | KSF ² | 108.19 | 11.12 | 51% | 49% | | 0 | 0 | NA | NA | |
| US Post Office 732 | Employees | 28.32 | 2.84 | 51% | 49% | | 0 | 0 | NA | NA | |
| Gov. Office Complex 733 | KSF ² | 27.92 | 2.85 | 31% | 69% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Gov. Office Complex 733 | Employees | 7.75 | 0.79 | 31% | 69% | | 0 | 0 | NA | NA | |
| R&D Center 760 | KSF ² | 8.11 | 1.07 | 15% | 85% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| R&D Center 760 | Employees | 2.77 | 0.41 | 10% | 90% | | 0 | 0 | NA | NA | |
| Building Materials/Lumber 812 | KSF ² | 45.16 | 4.49 | 47% | 53% | | 0 | 0 | NA | NA | |
| Building Materials/Lumber 812 | Employees | 32.12 | 2.77 | 51% | 49% | | 0 | 0 | NA | NA | |
| Free-Standing Discount Superstore 813 | KSF ² | 53.13 | 4.61 | 49% | 51% | | 0 | 0 | NA | NA | |
| Free-Standing Discount Store 815 | KSF ² | 57.24 | 5.00 | 50% | 50% | | 0 | 0 | NA | NA | |
| Free-Standing Discount Store 815 | Employees | 28.84 | 3.48 | 50% | 50% | | 0 | 0 | NA | NA | |
| Hardware/Paint Store 816 | KSF ² | 51.29 | 4.84 | 47% | 53% | | 0 | 0 | NA | NA | Caution- Only 3 Studies |
| Hardware/Paint Store 816 | Employees | 53.21 | 5.05 | NA | NA | | 0 | 0 | NA | NA | |
| Nursery (Garden Center) 817 | KSF ² | 36.08 | 3.80 | NA | NA | | 0 | 0 | NA | NA | |
| Nursery (Garden Center) 817 | Employees | 22.13 | 1.99 | NA | NA | | 0 | 0 | NA | NA | |
| Nursery (Wholesale) 818 | KSF ² | 39.00 | 5.17 | NA | NA | | 0 | 0 | NA | NA | |
| Nursery (Wholesale) 818 | Employees | 23.40 | 0.47 | NA | NA | | 0 | 0 | NA | NA | |
| Shopping Center 820 (Equation) | KSF ² | Equation | Equation | 49% | 51% | | 0 | 0 | NA | NA | |
| Shopping Center 820 Rate | KSF ² | 42.94 | 3.37 | 49% | 51% | | 0 | 0 | NA | NA | |
| Factory Outlet Center 823 | KSF ² | 26.59 | 2.29 | 47% | 53% | | 0 | 0 | NA | NA | |
| Quality Restaurant 931 | KSF ² | 89.95 | 7.49 | 67% | 33% | | 0 | 0 | NA | NA | Low Turnover - More than 1 hour |
| Quality Restaurant 931 | Seats | 2.86 | 0.26 | 67% | 33% | | 0 | 0 | NA | NA | |
| High Turnover/Sit Down Rest 932 | KSF ² | 127.15 | 11.15 | 59% | 41% | | 0 | 0 | NA | NA | Big variation on Daily |
| High Turnover/Sit Down Rest 932 | Seats | 4.83 | 0.41 | 57% | 43% | | 0 | 0 | NA | NA | |
| Fast Food w/o Drive Thru 933 | KSF ² | 716.00 | 26.15 | 51% | 49% | | 0 | 0 | NA | NA | |
| Fast Food w/o Drive Thru 933 | Seats | 42.12 | 2.13 | 64% | 36% | | 0 | 0 | NA | NA | |

| Instructions: Enter Numbers into the "Expected Units" in the Corresponding Yellow Column | | Trip Generation Rates from the 8th Edition ITE Trip Generation Report NA: Not Available KSF ² : Units of 1,000 square feet DU: Dwelling Unit Fuel Position: # of vehicles that could be fueled simultaneously Occ.Room: Occupied Room | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------|-------------|------------------------------------------------|---------------------------|--------------------------|-------|--------|------------------------------------------------------|
| Description / ITE Code | Units | Rate Weekday Daily Traffic | PM Peak Period Rate | % PM In | % PM Out | Expected Units (independent variable) | Calculated Daily Trips | PM Peak Trips - Total | PM In | PM Out | Notes |
| Fast Food w/ Drive Thru 934 | KSF ² | 496.12 | 33.48 | 52% | 48% | | 0 | 0 | NA | NA | |
| Fast Food w/ Drive Thru 934 | Seats | 19.52 | 0.94 | 53% | 47% | | 0 | 0 | NA | NA | |
| Drive Thru Only 935 | KSF ² | NA | 153.85 | 54% | 46% | | 0 | 0 | NA | NA | Only 2 studies |
| Drinking Place 925 | KSF ² | NA | 11.34 | 66% | 34% | | 0 | 0 | NA | NA | |
| Quick Lube Shop 941 | Service Bays | 40.00 | 5.19 | 55% | 45% | | 0 | 0 | NA | NA | |
| Automobile Care Center 942 | Service Bays | 12.48 | 2.17 | NA | NA | | 0 | 0 | NA | NA | Daily Trips for Saturday. Caution- Only 1 Study. |
| Automobile Care Center 942 | KSF ² | 15.86 | 3.38 | 50% | 50% | | 0 | 0 | NA | NA | Daily Trips for Saturday. |
| New Car Sales 841 | KSF ² | 33.34 | 2.59 | 39% | 61% | | 0 | 0 | NA | NA | |
| New Car Sales 841 | Employees | 21.14 | 0.96 | 48% | 52% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Automobile Parts Sales 843 | KSF ² | 61.91 | 5.98 | 49% | 51% | | 0 | 0 | NA | NA | |
| Gasoline/Service Station 944 | Fuel. Position | 168.56 | 13.87 | 50% | 50% | | 0 | 0 | NA | NA | Daily Rate from 4th Edition ITE |
| Serv.Station w/ Conven.Mkt 945 | Fuel Position | 162.78 | 13.38 | 50% | 50% | | 0 | 0 | NA | NA | Have auto repair and service |
| Serv.Stat.w/Conv.Mkt.&Carwash 946 | Fuel Position | 152.84 | 13.94 | 51% | 49% | | 0 | 0 | NA | NA | |
| Self-Service Carwash 947 | Stalls | 108.00 | 5.54 | 51% | 49% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Tire Store 848 | Service Bays | NA | 3.54 | 42% | 58% | | 0 | 0 | NA | NA | |
| Tire Store 848 | KSF ² | 24.87 | 4.15 | 43% | 57% | | 0 | 0 | NA | NA | |
| Wholesale Tire Store 849 | Service Bays | 30.55 | 3.17 | 47% | 53% | | 0 | 0 | NA | NA | |
| Supermarket 850 | KSF ² | 102.24 | 10.50 | 51% | 49% | | 0 | 0 | NA | NA | Daily based on small number of studies (Caution) |
| Convenience. Mkt. (Open 24 hrs) 851 | KSF ² | 737.99 | 52.41 | 51% | 49% | | 0 | 0 | NA | NA | |
| Convenience. Mkt. (Open 16 Hrs) 852 | KSF ² | NA | 34.57 | 49% | 51% | | 0 | 0 | NA | NA | |
| Convenience. Mkt w/ Gas Pumps 853 | KSF ² | 845.60 | 59.69 | 50% | 50% | | 0 | 0 | NA | NA | Average size = 3,000 sqft |
| Discount Supermarket 854 | KSF ² | 96.82 | 8.90 | 50% | 50% | | 0 | 0 | NA | NA | Daily Trips for Saturday. Caution- Only 1 Study. |
| Wholesale Market 860 | KSF ² | 6.73 | 0.88 | 53% | 47% | | 0 | 0 | NA | NA | Caution- Only 1 Study. |
| Discount Club 857 | KSF ² | 41.80 | 4.24 | 50% | 50% | | 0 | 0 | NA | NA | Similar to "Sams" or "Pace" |
| Home Improvement Store 862 | KSF ² | 29.80 | 2.37 | 48% | 52% | | 0 | 0 | NA | NA | |
| Electronics Superstore 863 | KSF ² | 45.04 | 4.50 | 49% | 51% | | 0 | 0 | NA | NA | |
| Toy/Children's Superstore 864 | KSF ² | NA | 4.99 | 50% | 50% | | 0 | 0 | NA | NA | Peak Hour is for Saturday. |
| Apparel Store 876 | KSF ² | 66.40 | 3.83 | 50% | 50% | | 0 | 0 | NA | NA | |
| Drugstore w/o Drive-Thru 880 | KSF ² | 90.06 | 8.42 | 50% | 50% | | 0 | 0 | NA | NA | |
| Drugstore w/ Drive-Thru 881 | KSF ² | 88.16 | 10.35 | 50% | 50% | | 0 | 0 | NA | NA | |
| Furniture Store 890 | KSF ² | 5.06 | 0.45 | 48% | 52% | | 0 | 0 | NA | NA | |
| Video Arcade 895 | KSF ² | NA | 56.81 | 52% | 48% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. Caution- Only 1 Study. |
| Video Rental Store 896 | KSF ² | NA | 31.54 | 50% | 50% | | 0 | 0 | NA | NA | Peak Hour is PM Peak Hour. |
| Walk-in Bank 911 | KSF ² | 156.48 | 12.12 | 44% | 56% | | 0 | 0 | NA | NA | Daily based on 1 study & PM Peak based on 2 studies. |
| Drive-in Bank 912 | Drive-in Windows | 139.25 | 27.41 | 49% | 51% | | 0 | 0 | NA | NA | |
| Drive-in Bank 912 | KSF ² | 148.15 | 25.82 | 50% | 50% | | 0 | 0 | NA | NA | |
| NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room | | KSF ² : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously | | | | | | | | | |