CITY OF OKEECHOBEE

Application for Site Plan Review

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974
Phone: (863) 763-3372, ext. 9820
Fax: (863)763-1686
E-mail: pburnette@cityofokeechobee.com

Date Received	7-8-21 (Final Revision)
Application No.	21-001-TRC
Fee Paid:	7-9-21 CK# 1783
Receipt No.	54524
Hearing Date:	7-15-21

	APPLICANT INFORMATION
1	Name of property owner(s): Okeechobee County
2	Owner mailing address: 304 NW 2nd Street, Okeechobee, FL 34972
3	Name of applicant(s) if other than owner:
4	Applicant mailing address:
5	Name of contact person (state relationship): Steven L. Dobbs, Consultant
6	Contact person daytime phone(s) and email address: 863-824-7644, sdobbs@stevedobbsengineering.com
7	Engineer: Name, address and phone number: Steven L. Dobbs Engineering, 209 NE 2nd Street, Okeechobee, FL 34972 - 863-824-7644
8	Surveyor: Name, address and phone number: BSM and Associates, 80 SE 31st Lane, Okeechobee, FL 34974 - 863-484-8324
	PROPERTY and PROJECT INFORMATION
9	Property address/directions to property: From 441 and NW 5th Street, proceed 5 block to the property.
10	Parcel Identification Number 3-15-37-35-0010-00950-0070
11	Current Future Land Use designation: Public Facilities, Industrial
12	Current Zoning district: Public Facilities, Industrial
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. Please see attached Legal Description for the project.
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. There are 2 buildings on the parcel to be expanded, the Okeechobee County Sheriff's Office/Jail, with associated water treatment facilities, parking and other ancillary support facilities. The other parcels are shown since they refer to the storm water system revisions as permitted in the South Florida Water Management District's ERP, previously submitted to the City.
15	Total land area in square feet (if less than two acres): or acres: 14.794
16	Is proposed use different from existing or prior use (__Yes) (_XNo)

CITY OF OKEECHOBEE

Application for Site Plan Review

17	Number and description of phases: Phase 1 - Construction of Units B, G, related utilities and site improvements. Phase 2 - Construction of Units C, D, renovation of Unit E and Addition and Renovation of Unit F including all related site improvements. Phase 3: Future west housing pod.
18	Source of potable water: OUA
19	Method of sewage disposal: OUA

		ATTACHMENTS REQUIRED FOR ALL APPLICATIONS
✓	20	Applicant's statement of interest in property Owner
✓	21	One (1) copy of last recorded warranty deed Please see attached deeds.
	22	Notarized letter of consent from property owner (if applicant is different from property owner)
✓	23	**Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC** surveys, (one to be no larger than 11 x 17; 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
✓	24	Two (2) sets of aerials of the site.
✓	25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included)
✓	26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
✓	27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
✓	28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
copies	29	Three (3) copies of sealed drainage calculations.
Traffic Statement	30	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of Trip Generation. The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
✓	31	USB flash drive of application
✓	32	Nonrefundable application fee: $1,000.00 plus $30.00 per acre. **NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.**

NOTE: **Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.**

Confirmation of Information Accuracy

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

Deborah S. Manzo — Deborah Manzo, Co Administrator — 7/7/2021

Signature — Printed Name — Date

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

CITY OF OKEECHOBEE

Application for Site Plan Review

City of Okeechobee
Checklist for Site Plan Review

	REQUIRED INFORMATION
1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan)
3	Eleven (11) copies of sealed site plan drawings prepared at a scale no smaller than one inch equals 60 feet, or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary, and the scale, legend, and author block all on one 24" by 36" sheet. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities
	3.5 Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences,
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of the owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner
	4.3 Compete legal description of the property
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties
	4.5 Total acreage of the property (square footage if less than two acres)
	4.6 Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity)
	4.7 Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations
	4.8 Impervious surface calculations showing: the square footage and as a% of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces

1.a.

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.
1960 OCT 10 PM 4:13
HAYNES E. WILLIAMS
CLERK OF CIRCUIT COURT

BOOK 15 200

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR OKEECHOBEE, COUNTY, FLORIDA.
AT LAW

LAW NO. 720

OKEECHOBEE COUNTY, a political subdivision of the State of Florida,

Petitioner,

-VS-

GIUSEPPE BONGIOVANNI, also known as Joe Bongiovanni,

Defendant.

EMINENT DOMAIN PROCEEDINGS

FINAL JUDGMENT

This cause coming on in due course for trial on the 22nd day of September, 1960, and a jury of 12 men having been regularly impaneled and sworn to well and truly try said action and said action was duly and regularly tried commencing on the 22nd day of September, 1960 and ending on the 22nd day of September, 1960, and the jury having heard the evidence introduced, charges of the Court, argument of counsel for the respective parties and having retired to consideration and verdict returned to open Court and rendered the following Verdict:

"VERDICT

We, the Jury, find for the Petitioner as follows:

1. That an accurate description of the property taken herein by the Petitioner and which is situate in Okeechobee County, Florida, is to-wit:

Lots 1 to 12 inclusive of Block 95, Lots 1 to 12 inclusive of Block 103 and Lots 1 to 7 inclusive, 9 and 10 of Block 104, OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida.

2. That the full compensation to be made therefor is the sum of $16,830.00 Dollars to be paid to the Defendant, Giuseppe Bongiovanni, also known as Joe Bongiovanni, together with the sum of 1683.00 + 300 = $1,983.00 Dollars as a reasonable attorneys fee for the Defendant's attorney.

So say we all this 22nd day of September, 1960.

s/ Jack Rogers
Foreman "

IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED, That the property described in said Verdict be and the same is hereby appropriated to the County of Okeechobee, a political subdivision of the State of Florida, in fee simple upon the Petitioner paying or securing by deposit of money the compensation found by the aforesaid Verdict of the Jury.

IT IS FURTHER ORDERED AND ADJUDGED That the Defendant, Giuseppe Bongiovanni, also known as Joe Bongiovanni, recover from the Petitioner, Okeechobee County, the sum of $16,830.00 as just compensation and an additional sum of $1,983.00 as a reasonable attorneys fees, together with the Defendants cost in the amount of $150.00.

IT IS FURTHER ORDERED AND ADJUDGED that the Petitioner within 10 days after the rendition of this judgment shall pay into the Court for the use of the Defendant the compensation ascertained by the Jury, provided, however, the Petitioner shall be allowed further time, not exceeding 30 days, in which to pay into the Court for the use of the Defendant said sum, or else these proceedings shall be null and void.

BOOK 15 202

Done and ordered in open Court at ~~Anderson~~ Vero Beach, Florida, this
10 day of ~~September~~ October, 1950.

C. O. Smith
Circuit Judge

1.b.

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION — DREW'S FORM R. E. 34 — Manufactured and for sale by The H. & W. B. Drew Company Jacksonville, Florida

OFFICIAL RECORD BOOK 39 PAGE 323

This Warranty Deed *Made the* 23rd *day of* February *A. D.* 19 60 *by*
Kathryn Sweatt, a single person,
hereinafter called the grantor, to County of Okeechobee, a Political Subdivision of the State of Florida,
hereinafter called the grantee:

(Wherever 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)

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

Lots 1 - 12, both inclusive, of Block 96, of the Town of Okeechobee, according to plat thereof recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida.

FLORIDA DOCUMENTARY STAMP TAX 1000

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

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

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 59*

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

Signed, sealed and delivered in our presence:

W. Conley, Jr. — Kathryn Sweatt (L.S.)
Winona Humphreys — (L.S.)

STATE OF FLORIDA,
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Kathryn Sweatt, a single person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of February, A. D. 19 60

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Winona Humphreys
Notary Public, State of Florida at Large
My Commission Expires June 4, 1962
Bonded by American Surety Co. of N. Y.

049140

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.
1960 FEB 24 AM 9:21
HAYNES E. WILLIAMS
CLERK OF CIRCUIT COURT

OFFICIAL RECORD
BOOK 39 PAGE 324

OKEECHOBEE

Warranty Deed

FROM INDIVIDUAL TO CORPORATION

To

DREW'S FORM R. E. 34

[R-21] The R. E. & W. B. Drew Company, Jacksonville, Florida.

OFFICIAL RECORD

BOOK 40 PAGE 141

I.C.

(Ind. SW)

ROAD

OKEECHOBEE COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14th day of _____ A. D. 193_

between

Fred & Eva Noble

as part of the first part, and the COUNTY OF OKEECHOBEE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, as party of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate lying and being in the County of Okeechobee, State of Florida, to-wit:

Lot 8 Block 104

$1.00 State
55 Federal

OKEECHOBEE

FLORIDA

OKEECHOBEE

OFFICIAL RECORD

BOOK 40 PAGE 142

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever; and the part[illegible] of the first part will defend the title thereto against all persons claiming by, through, or under the part[illegible] of the first part.

IN WITNESS WHEREOF, said part[illegible] of the first part ha[illegible] hereunto set[illegible] hand[illegible] and seal[illegible] the date first above written.

Signed, sealed and delivered
in the presence of:

Joseph K. Dkipper — Fred B Noble (SEAL)

J R Watson — Eva W. Noble (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF [illegible]

COUNTY OF [illegible]

Before me personally appeared [illegible]

and [illegible] his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 14th day of [illegible] A. D. 195[illegible]

(Notarial Seal)

Joseph K. Dkipper
Notary Public in and for the County and State Aforesaid.
My Commission expires:
October 26, 1961.

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.
1960 MAR 18 PM 4:11
HAYNES E. WILLIAMS
CLERK OF CIRCUIT COURT

04930Z

(1.d.)

OFFICIAL RECORD

BOOK 44 PAGE 581

WARRANTY DEED

THIS WARRANTY DEED, executed this 4th day of ~~June~~ May 1955 by Frank C. Eastman, Jr. joined by Grace Eastman, his wife; E. Gerry Eastman joined by Myra Eastman, his wife; Mrs. Donald R. Eastman, Sr., widow of Donald R. Eastman, Sr., deceased, unmarried, and Donald R. Eastman, Jr. joined by Julia Eastman, his wife, being all the heirs at law of Frank Eastman, deceased, who departed this life June 9, 1945, a resident of Clayton, Rabun County, Georgia, first party, and Okeechobee County, a political subdivision of the state of Florida, second party:

WHEREAS, Frank Eastman departed this life June 9, 1945, a resident of Clayton, Rabun County, Georgia, leaving a last Will and Testament by which he devised all of the real property owned by him at the time of his death to his three sons, Frank C. Eastman, Jr., E. Gerry Eastman, Donald R. Eastman and his grandson, E. Eastman Hunter, share and share alike: said last will and testament being recorded in the office of the Ordinary in Will Book B, page 145, Rabun County, Georgia, and

WHEREAS, Donald R. Eastman departed this life, intestate, on the 6th day of OCTOBER 1955, leaving surviving him, his wife, Mrs. Donald R. Eastman and his son, Donald R. Eastman, Jr., as his sole heirs at law, and

WHEREAS, E. Eastman Hunter departed this life on the 9th day of September 1953, unmarried and without issue, leaving a last will and testament in which he devised all his real property, wherever situated, to his uncles, Frank C. Eastman, Jr., E. Gerry Eastman and Donald Eastman, Sr.

NOW THEREFORE, WITNESSETH, That the said first party for and in consideration of the sum of $1,000.00 in hand paid by the second party, the receipt of which is hereby acknowledged, have granted, bargained and sold, to the second party, its successors

2.00
1.10

INDEXED & VERIFIED

DIRECT

and assigns, the following described land situate, lying and being in the County of Okeechobee, State of Florida, to-wit:

Lots 11 and 12 of Block 104, OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida, and Plat Book 1, page 10, public records of Okeechobee County, Florida.

and the said party of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set their hands and seals the say and year first above written.

Signed, sealed and delivered in our presence:

Witnesses as to Frank C. Eastman and Grace Eastman, his wife,

Frank C. Eastman, Jr. (SEAL)

Grace Eastman (SEAL)

Witnesses as to E. Gerry Eastman and Myra Eastman, his wife.

E. Gerry Eastman (SEAL)

Myra Eastman (SEAL)

Witnesses as to Mrs. Donald R. Eastman, Sr.

Mrs. Donald R. Eastman, Sr. (SEAL)

Witnesses as to Donald R. Eastman, Jr. and Julia Eastman his wife,

Donald R. Eastman, Jr. (SEAL)

Julia Eastman (SEAL)

OFFICIAL RECORD

BOOK 44 PAGE 583

STATE OF NEW YORK

COUNTY OF [illegible]

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgments, personally appeared Frank C. Eastman, Jr. and Grace Eastman, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this [illegible] day of June, A.D. 1960.

Notary Public

STATE OF GEORGIA

COUNTY OF FULTON

I Hereby Certify, That on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared L. Gerry Eastman and Myra Eastman, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27th day of ~~June~~ July, A.D. 1960.

Notary Public

[illegible] Fulton County, Georgia
My Commission Expires June 24, 1964

STATE OF GEORGIA

COUNTY OF ~~FULTON~~ Rabun

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mrs. Donald B. Eastman, Sr., widow of Donald B. Eastman, Sr., deceased, unmarried to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 7 day of ~~June~~ July, A.D. 1960.

Donalda B. Singleton
Notary Public
Notary Public Rabun County Georgia
My commission expires July 9, 1963

OFFICIAL RECORD
BOOK 44 PAGE 584

STATE OF TENNESSEE

COUNTY OF Coffee

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Donald H. Eastman, Jr. and Julia Eastman, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 5th day of ~~June~~ July, A.D. 1960.

Notary Public

My Commission Expires July 12, 1961



FILED FOR RECORD
OKEECHOBEE COUNTY FLA.
1960 SEP 13 PM 2 32
PAULINE E. WILLIAMS
CLERK CIRCUIT COURT

053508

FIRE DEPT

OR BOOK 251 PAGE 253

STATE BOARD OF EDUCATION

QUITCLAIM DEED

No. 3746-H

KNOW ALL MEN BY THESE PRESENTS: That the State Board of Education, a body corporate created by the Constitution of the State of Florida, for and in consideration of the sum of $30. , to it in hand paid, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto County of Okeechobee, a political subdivision of the State of Florida, its successors and assigns, all of the right of Entry and Exploration arising out of the following reservations, to-wit:

"AND FURTHER SAVING AND RESERVING unto the said Board of Education of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same."

"AND FURTHER SAVING AND RESERVING unto the said Board of Education of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same."

Insofar as said reservations affect the following described lands lying and being in Okeechobee County, Florida:

Lots 1 to 6 inclusive, of Block 95, CITY OF OKEECHOBEE, according to the Plat thereof as recorded in Plat Book 5, Page 5 of the Public Records of Okeechobee County, Florida. Said lots lying in and comprising a part of Section 16, Township 37 South, Range 35 East, Okeechobee, Florida.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE OCT 19'82 $00.45 P.D. 11041

150164

FILED FOR RECORD OKEECHOBEE COUNTY, FLA. 82 OCT 19 PM 3:11 CLIF BETTS, JR. CLERK OF CIRCUIT COURT

NOTE:

The attached instrument is executed in the name of the State of Florida Board of Trustees of the Internal Improvement Trust Fund by a majority of its members. Reference is made to "27 So. 2nd 524", Watson v. Caldwell in which the Supreme Court held that a majority of the Trustees may legally act for the entire Board.

IN TESTIMONY WHEREOF, the members of said State Board of Education have hereunto subscribed their names and have caused the official seal of the State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 6th day of October A. D. 19 82

(SEAL)
STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

Governor

Secretary of State

Attorney General

Comptroller

Treasurer

Commissioner of Agriculture

Commissioner of Education

APPROVED AS TO FORM & LEGALITY
DEPARTMENT ATTORNEY

As and Constituting the
STATE BOARD OF EDUCATION OF
THE STATE OF FLORIDA

RETURN

Form 313 (Rev. 69) BURTON C. CONNER
207 N. W. 2nd ST.
OKEECHOBEE, FL 33472

OR BOOK 251 PAGE 253

2. e.

OR BK 0423 PAGE 0746

R37.50
D. 0
COPY 8.00

SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 4th day of June, 1999, BETWEEN **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, party of the first part, and **OKEECHOBEE COUNTY, a political subdivision of the State of Florida**, party of the second part.

Witnesseth that the party of the first part, in consideration of One Dollar ($1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

All that tract or parcel of land as described in Exhibit A attached hereto and made a part hereof.

This conveyance is made in the ordinary course of business actually conducted by the party of the first part and does not constitute a sale of all or substantially all of its assets, and is made in accordance with the revocation and delegation of authority to Multifamily HUB Directors effective February 15, 1998, U.S. Department of Housing and Urban Development.

This conveyance is made subject to enforcement covenants, conditions restrictions and easements of record and any state of facts an accurate survey may show.

This conveyance is made subject to the enforceable covenants attached hereto as Riders 1 through 4, which Riders are incorporated into this conveyance and shall run with the land.

Together with the appurtenances and all the estate and rights of the party of the first party in and to said premises.

To have and to hold the premises herein granted unto the party of the second part its successors and assigns forever.

And, said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Documentary Stamps paid in the amount of
$ 0
Class C Intangible Tax paid in the amount
of $ 0
Sharon Robertson, Clerk of Circuit Court
Okeechobee County, Florida
By: Vicki M. Arnold, D.C.
Date: 6-4-99

Second, that the party of the first part will forever warrant the title to said premises unto the party of the second part against the claims of the party of the first part and all others claiming by, through or under the party of the first part, but not otherwise.
The word "Party" shall be construed as if it read "parties" and the word "its" shall be construed as if it read "his", "her" or 'their" wherever the sense of this indenture so requires.

In the presence of EWELL H. ELLIOTT, JR.

In Witness Whereof, the party of the first part has caused these presents to be signed this 1st day of June, 1999.

In Witness Whereof, the undersigned has set her hand and seal as Acting Director, Atlanta Multifamily Property Disposition Center, 75 Spring Street, SW, Atlanta, Georgia, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and 35 F.R. 16106 (10/14/70), as amended.

WITNESSES

Rita P. McDonald

Ruth Wimpy

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: B. J. Goode-White

B. J. Goode-White, Acting Director, Atlanta Multifamily Property Disposition Center

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

On the 1st day of June, 1999, before me, a Notary Public in and for said state, personally came **B. J. Goode-White**, personally known to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her official capacity by virtue of the above cited authority and acknowledged the same to be her free act and deed as Acting Director, Atlanta Multifamily Property Disposition Center, for and on behalf of the Secretary of Housing and Urban Development.

Ewell H. Elliott

Notary Public

My Commission expires: _____

EWELL H. ELLIOTT, JR. NOTARY PUBLIC FULTON COUNTY, GEORGIA JUNE 26 2000

****

RIDER 1 OF 4

ENFORCEMENT

The Deed shall include the following provisions:

The covenants set forth in this Deed shall run with the land hereby conveyed and, to the fullest extent permitted by law and equity, shall be binding for the benefit and in favor of and enforceable by the Seller and his successors in office.

The Seller shall be entitled to (a) institute legal action to enforce performance and observance of these covenants, (b) enjoin any acts which are violative of these covenants, and (c) exercise any other legal or equitable right or remedy with respect to these covenants.

By initialing hereunder the parties acknowledge that this Rider is incorporated into and is a part of the Contract of Sale.

PURCHASER

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

RIDER 2 OF 4

EQUITY PARTICIPATION

The Deed shall include the following provisions:

(1) If the Purchaser, or any of its successors, assigns or Purchasers for value sells, refinances, assigns, transfers or conveys the Property (collectively, a "Sale"), the Sale proceeds, less any expenses incurred by the Purchaser, as approved by Seller, consisting of (1) reasonable transaction costs, (2) purchase price paid by the Purchaser for the Property, (3) amounts previously paid by the Purchaser to the Seller under paragraph (2) of this Rider since the sale of the Property from Seller to Purchaser, or (4) other costs incurred but not yet paid by Purchaser related to renovation and rehabilitation other than routine maintenance and repairs, and which are not funded by grant funds provided by the Seller, shall be assigned to the Seller in the following amounts:

(a) between the date of the Deed and ~~fifteen~~ Ten years from the date of the Deed, one hundred (100) percent;

(b) between ~~fifteen~~ Ten years, one day and twenty years from the date of the Deed, ~~seventy five~~ Fifty ~~(75)~~ 50 percent;

~~(c) between twenty years, one day and thirty years from the date of the Deed, fifty (50) percent; and~~

~~(d) over thirty years from the date of the Deed, twenty five (25) percent.~~

(2) If the Purchaser, its successors, assigns or Purchasers for value, refinances without approval in writing from Seller, including without limitation the placement of any indebtedness secured by the Property ("Refinancing"), the proceeds from the refinancing, less any expenses incurred by the Purchaser consisting of (1) reasonable transaction costs, (2) any mortgage debt paid off in connection with the refinancing, (3) costs paid by Purchaser, as approved by Seller, related to renovation and rehabilitation other than routine maintenance and repairs, or (4) amounts previously paid by Purchaser to Seller under this paragraph (2), shall be paid to the Seller in the manner provided in Section (1)(a) - (d), above.

(3) The Purchaser, its successors, assigns or Purchasers for value, shall keep or cause to be kept, accurate records of account of any Sale or Refinancing and of the cost of renovation and rehabilitation. The Seller, during normal working hours, shall have the right to enter and have free access to inspect all books and records of the Purchaser, its successors, assigns or Purchasers for value. Upon the written request of the Seller, the Purchaser, its successors, assigns or Purchasers for value, shall retain an independent certified public accountant who shall prepare an accounting of any Sale, Refinancing, or cost of renovation or rehabilitation.

(4) The Seller reserves the right to approve future conveyances of this property, within the 20 year period, require conveyance by competitive procedures and to obtain an independent third party assessment of value from a licensed appraiser in order to determine that (1) proceeds derived from any refinancing, or that (2) any sale or other transaction conveying ownership of the property, accurately reflects market value for the specified use of the property at the time of conveyance.

By initialing hereunder the parties acknowledge that this Rider is incorporated into and is a part of the Contract of Sale.

PURCHASER

SECRETARY OF HOUSING AND URBAN DEVELOPMENT bjgw

RIDER 3 OF 4

CONVEYANCE TO NON-PUBLIC ENTITY

The Deed shall include the following provisions:

In order to assure compliance with Section 203(e)(4) of the Housing and Community Development Amendments of 1978, as amended, 12 USC '1701z-11(e)(4), the Purchaser covenants that the Property shall not be conveyed to a non-public entity except through a public solicitation process approved in writing by the Seller.

By initialing hereunder the parties acknowledge that this Rider is incorporated into and is a part of the Contract of Sale.

PURCHASER _____

SECRETARY OF HOUSING AND URBAN DEVELOPMENT bjgw

RIDER 4 OF 4

PUBLIC USE RESTRICTION

The Deed shall include the following provisions:

This conveyance is made and accepted by the Purchaser on the basis that the Purchaser covenants and agrees that the property be used only for municipal and public use for ten (10) years.

In addition, the covenants contained herein above may at the discretion of, and with the written consent and agreement of the Seller be altered, modified, or changed by the Purchaser upon written request by the Purchaser for good cause shown.

By initialing hereunder the parties acknowledge that this Rider is incorporated into and is a part of the Contract of Sale.

PURCHASER _____

SECRETARY OF HOUSING AND URBAN DEVELOPMENT bjgw

Exhibit A

SCHEDULE B

Legal Description of Okeechobee Rehabilitation Facility
Group Living Home

GROUP LIVING SITE A:

A Ninety-nine year lease given by the County of Okeechobee, State of Florida to Okeechobee Residential Services, Inc., pursuant to Resolutions 80-3 and 80-17, duly enacted by the Board of County Commissioners for Okeechobee County, State of Florida, said lease being recorded in Official Records Book 250, page 1504, Public Records of Okeechobee County, Florida, commencing January 1, 1980 for the following described real property located in Okeechobee County, Florida:

Lots 1 - 6, both inclusive, of Block 95, OKEECHOBEE, according to Plat thereof recorded in Plat Book 2, Page 17, Public Records of St. Lucie County, Florida, and Plat Book 1, page 10, Public Records of Okeechobee County, Florida.

GROUP LIVING SITE B:

Lots 10, 11, and 12, Block 204, FIRST ADDITION TO OKEECHOBEE, according to Plat thereof recorded in Plat Book 5, page 6, Public Records of Okeechobee County, Florida and also in Plat Book 2, page 26, Public Records of St. Lucie County, Florida. Lying in and comprising a part of Okeechobee County, Florida.

FILED FOR R...
OKEECHOBEE

323796

99 JUN -4 PM 2:23

SHARON ROBERTSON
CLERK OF CIRCUIT COURT

C+M

FILE NUM 2008003470
OR BK 00650 PG 0933
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 03/17/2008 10:06:17 AM
RECORDING FEES 10.00
DEED DOC 1,575.00
RECORDED BY M Pinon
Pg 0933; (1pg)

3/4.f.

Prepared by and return to:
JOHN D. CASSELS, JR.
Attorney at Law
CASSELS & MCCALL
400 NW 2nd Street
Okeechobee, FL 34972

File No.: PM PLUS AUTO

Parcel Identification No. 3-15-37-35-0010-00970-0010

[Space Above This Line For Recording Data]

R-10.00
DSD-1575.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this _____ day of **March, 2008 Between**

PM PLUS AUTO/TRUCK REPAIR, INC., a Florida corporation whose post office address is **1515 Superior Way, Houston 77039** of the County of Harris, State of TEXAS, grantor*, and

OKEECHOBEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA whose post office address is **304 NW 2nd Street, Okeechobee, FL 34972** of the County of **Okeechobee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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 1 through 6, inclusive, Block 97 and Lots 1 through 6, inclusive, Block 102, OKEECHOBEE, according to the plat thereof as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

Subject to restrictions, reservations and easements of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

1st Witness-Signature
Clarissa Gonzalez
1st Witness-Print Name

Amparo Carreño
2nd Witness-Signature
AMPARO CARREÑO
2nd Witness-Print Name

PM PLUS AUTO/TRUCK REPAIR, INC., a Florida corporation

BY:ORLANDO RODRIGUEZ, President

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me this 11th day of March, 2008 by ORLANDO RODRIGUEZ, President of PM PLUSAUTO/TRUCK REPAIR, INC., on behalf of the corporation. He/she [-] is personally known to me or [ ] has produced FL DL as identification.

[Notary Seal]

BLANCA P MARTINEZ
My Commission Expires
July 28, 2010

Notary Public
Printed Name: Blanca P Martinez
My Commission Expires: July 28, 2010

C&M-4672

QUIT-CLAIM DEED — DREW'S FORM R. E. 8 — Manufactured and for sale by The H. & W. B. Drew Company Jacksonville, Florida

BOOK 41 PAGE 553

RAW.g.

This Quit-Claim Deed, *Executed this* 23 *day of* May *, A. D. 19*62 *, by*

R. E. HAMRICK and ANNIE B. HAMRICK, his wife,

first party, to OKEECHOBEE COUNTY, a political subdivision of the State of Florida

whose postoffice address is Okeechobee, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Okeechobee *State of* Florida *, to-wit:*

That part of Eleventh Street lying between Okeechobee Avenue and Osceola Street according to the Plat of Okeechobee, recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida.

ALSO

That part of Seminole Street lying between Tenth Avenue and Twelfth Street according to the plat of Okeechobee, recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida.

.20S

ALSO

That part of Ninth Street lying between Chokaloskee Street and Tuscaloosa Street according to the Plat of Okeechobee, recorded in Plat Book 2, page 17, Public records of St. Lucie County, Florida.

ALSO

All alley ways located in Blocks 95, 96, 103, 104, 130, and 133 according to the plat of Okeechobee, recorded in Plat Book 2, page 17, public records of St. Lucie County, Florida.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in presence of:

W. K. Hendry — R E. Hamrick (L.S.)

Gloria J. Ford — Annie B. Hamrick (L.S.)

STATE OF FLORIDA,
COUNTY OF OKEECHOBEE }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

R. E. HAMRICK and ANNIE B. HAMRICK, his wife,

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of May A. D. 1962

Gloria J. Ford

Notary Public, State of Florida at Large
My Commission Expires Feb. 5, 1962
Bonded By American Fire & Casualty Co.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

049732

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.

1960 MAY 23 PM 1 06

HAYNES E. WILLIAMS
CLERK OF CIRCUIT COURT

BOOK 41 PAGE 554





Quit Claim Deed

To

DREW'S FORM R. E. 8

(8-21) The H. & W. B. Drew Company, Jacksonville, Florida, 778903

10:50 Rec 10

OR BOOK 359 PAGE 1302

RAW.h.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 27th day of September, 1994, by SARAH HAMRICK, an unremarried widow of J. H. Hamrick, herein known as first party, to OKEECHOBEE COUNTY, a political subdivision of the State of Florida, whose post office address is 304 N.W. 2nd Street, Okeechobee, Florida 34972, herein known as second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of OKEECHOBEE, State of Florida, to wit:

PORTIONS OF THE ABANDONED FEC RAILROAD RIGHT-OF-WAY LINE WITHIN THE CITY OF OKEECHOBEE, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF BLOCK 134, CITY OF OKEECHOBEE AS RECORDED IN PLAT BOOK 5, AT PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE RUN W 50 FEET TO THE E BOUNDARY OF THE FORMER FEC RAILROAD RIGHT-OF-WAY (NOW SEABOARD COASTLINE); THENCE N ALONG SAID RIGHT-OF-WAY TO THE INTERSECTION WITH THE S BOUNDARY OF MAIN TRACK OF THE CSX TRANSPORTATION RIGHT-OF-WAY, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NW 6TH STREET; THENCE RUN E 50 FEET; THENCE RUN SOUTH TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING W OF AND IMMEDIATELY ADJACENT TO BLOCK 129, CITY OF OKEECHOBEE. ALSO LESS AND EXCEPT THE EXTENSION OF NW 3RD STREET AND THE EXTENSION OF NW 6TH STREET.

ALL AS SHOWN ON THE PLAT OF THE CITY OF OKEECHOBEE AS RECORDED IN PLAT BOOK 5, AT PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Documentary Stamps paid in the amount of $ — Neal Wynnell, Clerk of Circuit Court — date

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Lori Mullis
WITNESS
Lori Mullis
PRINTED NAME OF WITNESS

Sarah Hamrick
SARAH HAMRICK

Erin Young
WITNESS
Erin Young
PRINTED NAME OF WITNESS

STATE OF Florida
COUNTY OF Okeechobee

7127-11010

The foregoing instrument was acknowledged before me this 27th day of September, 1994, by SARAH HAMRICK, an unremarried widow, who is (X) personally known to me or ( ) who has produced _____ as identification.

Erin Faye Young
NOTARY PUBLIC

ERIN FAYE YOUNG
Printed Name of Notary Public
My Commission Expires: _____

ERIN FAYE YOUNG
MY COMMISSION # CC 286537
EXPIRES: May 16, 1997
Bonded Thru Notary Public Underwriters

Instrument Prepared by and Return to:
CASSELS & McCALL
Okeechobee County Attorney
Post Office Box 868
Okeechobee, Florida 34973
(813) 763-3131

265752

FILED FOR RECORD
OKEECHOBEE CO., FL.
94 SEP 28 PM 2:12
GLORIA J. FORD
CLERK OF CIRCUIT COURT

7127-11010

RAW.1.

FILE NUM 2009013863
OR BK 00679 PG 1821
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 12/10/2009 04:07:43 PM
AMT 155,000.00
RECORDING FEES 18.50
DEED DOC 1,085.00
RECORDED BY R Parrish
Pgs 1821 - 1822; (2pgs)

Prepared by and return to:
E. T. Hunter
Attorney at Law
HUNTER & HUNTER, P.A.
1930 Tyler Street
Hollywood, FL 33020

Quit Claim Deed

This Quit Claim Deed made this 4th day ~~November~~ December, 2009, between H. G. Culbreth, Jr., Co-Trustee, and David O. Hamrick, Co-Trustee, as Trustees of the Richard Ellis Hamrick a/k/a R. E. Hamrick Trust U/W, whose post office address is Box 848, Okeechobee, Florida 34973, grantors, Okeechobee county, a political subdivision of the State of florida, whose office address is ~~P.B.D.~~ 312 NW 3rd St, Okeechobee, FL 34972, Okeechobee, FL , 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 consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee, County, Florida, to-wit:

All that portion of Northwest 7th Avenue (formally known as Okeechobee Avenue) lying adjacent to blocks 96, 97, 102 and 103, from Northwest 4th Street to Northwest 6th Street, Okeechobee Subdivision, according to the Plat thereof as recorded in Plat Book 5, Page 5, of the public records for Okeechobee County, Florida

and

All that portion of Northwest 5th Street(formally known as Eleventh Street) lying adjacent to blocks 97 and 102, from Northwest 7th Avenue Westward to the dead-end, Okeechobee Subdivision, according to the plat thereof as recorded in Plat book 5, Page 5, of the Public Records for Okeechobee County, Florida

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

In Witness Whereof, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Rebecca Racine
Print Name: Rebecca Racine

Sandra Shreves
Print Name: Sandra Shreves

H. G. Culbreth, Jr.
Co-Trustee

Print Name: Gloria Henriques

Print Name: RUTHIE G. JONES

David O. Hamrick
Co-Trustee

State of Florida
County of ~~Okeechobee~~ Manatee

The foregoing instrument was acknowledged before me this 23 day of November, 2009, by ~~H. G. Culbreth, Jr.~~, Co-Trustee, who is personally know or has produced a driver's license as identification.

David O. Hamrick

Notary Seal

NOTARY PUBLIC-STATE OF FLORIDA
Gloria Henriques
Commission # DD531446
Expires: APR. 13, 2010
onded Thru Atlantic Bonding Co., Inc.

Notary Public
Printed Name:
My Commission Expires:

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 4th day of ~~November~~ December, 2009, by ~~David O. Hamrick~~, Co-Trustee, who is personally known or has produced a driver's license as identification.

H.G. Culbreth, Jr

Notary Seal

SANDRA J. SHREVES
Notary Public, State of Florida
My Comm. Exp. Feb. 13, 2013
Comm. No. DD 852787

Notary Public
Printed Name: Sandra J. Shreves
My Commission Expires: 2/13/13

FILE # 2009012398 OR BK 00678 PG 0684 DATE: 11/09/2009 11:24:48 AM
SHARON ROBERTSON, CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FL
RECORDING FEES 18.50 RECORDED BY S Creech Pgs 0684 - 685; (2pgs)

ORDINANCE NO. 1052

AN ORDINANCE CLOSING, VACATING AND ABANDONING A PORTION OF NORTHWEST 7TH AVENUE AND A PORTION OF NORTHWEST 5TH STREET, MORE PARTICULARLY AS DESCRIBED HEREIN; RESERVING UNTO THE CITY ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; RETAINING A RIGHT OF REVERSION; AND DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a Street Closing Application (No. 09-002-SC) from property owner(s) Okeechobee County, for the closing of certain rights-of-way as described in this ordinance to access their property and develop an Emergency Operations Center; and

WHEREAS, a review of such application at duly advertised meetings by the Technical Review Committee held on September 17, 2009, and the City Planning Board held on September 17, 2009, and submitted by Staff Report, reveals that it is in the best interest of the citizens of the City of Okeechobee as a whole to grant said application; and

WHEREAS, the granting of the application will serve a legitimate public interest and is a proper exercise of the municipal authority of the City of Okeechobee as a discretionary function;

NOW, THEREFORE, BE IT ORDAINED by the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City:

Section One. The rights-of-way described hereafter is hereby closed, vacated and abandoned by the City of Okeechobee, Florida to-wit:

ALL THAT PORTION OF NORTHWEST 7TH AVENUE (FORMERLY KNOWN AS OKEECHOBEE AVENUE) LYING ADJACENT TO BLOCKS 96, 97, 102 AND 103, FROM NORTHWEST 4TH STREET TO NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS FOR OKEECHOBEE COUNTY, FLORIDA.

ALL THAT PORTION OF NORTHWEST 5TH STREET (FORMALLY KNOWN AS ELEVENTH STREET) LYING ADJACENT TO BLOCKS 97 AND 102, FROM NORTHWEST 7TH AVENUE WESTWARD TO THE DEAD-END, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS FOR OKEECHOBEE COUNTY, FLORIDA.

Section Two. The City of Okeechobee, Florida hereby reserves unto itself, its successors and assigns, a non-exclusive easement for public utility purposes in and over Northwest 7th Avenue located between said Blocks 96, 97, 102 and 103, OKEECHOBEE, and as it is anticipated such easement will be re-located or abandoned in the future, said easement shall be effective until such time and date as a successive easement is recorded in the Public Records from Okeechobee County, Florida to the Okeechobee Utility Authority which reflects the location and description of the re-located utility easement or if such easement is abandoned. This replacement easement shall be forwarded to the Office of the City Clerk, City of Okeechobee, Florida, immediately upon recording to document the effective date thereof.

Section Three. In the event that the said applicant or his successor fails to obtain within thirty-six months hereof a permit for development, then said right-of-way shall be declared open and the provisions of this ordinance declared null and void. Extension(s) for reverter clause time frame may be requested.

Section Four. The City Clerk shall cause a certified copy of the ordinance to be recorded in the public records of Okeechobee County, Florida.

Section Five. This ordinance shall be set for final public hearing the 3rd day of November, 2009, and shall take effect immediately upon its adoption.

INTRODUCED for first reading and set for final public hearing this 6th day of October, 2009.

James E. Kirk, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED and ADOPTED on second and final public hearing this 3rd day of November, 2009.

James E. Kirk, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John R. Cook, City Attorney

Prepared By and Return to John D. Cassels, Jr. Esq. Cassels & McCall
P.O. Box 968 Okeechobee, Florida 34973

RELEASE OF EASEMENT

THIS RELEASE of easement is made this 13th day of April, 2010, by **OKEECHOBEE UTILITY AUTHORITY ("OUA"): WITNESSETH**

WHEREAS an easement was reserved for public utilities (the "Easement") as described in City of Okeechobee Ordinance No. 1052 and recorded in O.R. Book **678**, Page **684**, Public Records of Okeechobee County, Florida (the "Ordinance"); and

WHEREAS the Ordinance provided the Easement remained in effect until either relocated or abandoned by agreement between Okeechobee County and the OUA; and

WHEREAS the OUA has determined that the Easement reserved for it by said Ordinance is not necessary for its use and will in fact interfere with the construction of a public works project; and

WHEREAS there remains no further purpose of the imposition of the Easement by OUA.

NOW THEREFORE, the OUA does hereby abandon, release and forever discharge any rights that it may have by virtue of the Reservation contained in the Ordinance and consents that this release be recorded of record.

IN WITNESS WHEREOF the undersigned has set its hand and seal on the day and date first above written.

Signed, sealed and delivered in our presence: OKEECHOBEE UTILITY AUTHORITY

Rose M Raulerson
(Signature)
Rose M. Raulerson
(Print Name)

Terri Lynn Rucks
(Signature)
Terri Lynn Rucks
(Print Name)

BY: Frank Irby
Frank Irby, Chairman

FILE NUM 2010006059
OR BK 00687 PG 0398
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/04/2010 09:05:22 AM
RECORDING FEES $0.00
RECORDED BY G Newbourn
Pgs 0398 - 399; (2pgs)

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 13 day of April, 2010, by FRANK IRBY as Chairman of the Board of OKEECHOBEE UTILITY AUTHORITY, on behalf of the Board, who has ☐ produced _____ as identification; or ☒ who is personally known to me.

Kristy Hamblen
Notary Public -Signature

Kristy Hamblen
Notary Public -Print Name

KRISTY HAMBLEN
MY COMMISSION # DD873469
EXPIRES May 09, 2013
(407) 398-0153 FloridaNotaryService.com
(Seal)

JOINDER AND CONSENT

WHEREAS, the CITY OF OKEECHOBEE, by Ordinance No. 1052 dated October 6, 2009, authorized the OKEECHOBEE UTILITY AUTHORITY to relocate or abandon a Utility Easement reserved as more particularly described in said Ordinance; and

WHEREAS, the OKEECHOBEE UTILITY AUTHORITY has agreed to release said Easement.

NOW THEREFORE, the CITY OF OKEECHOBEE, consents and joins in said release and authorizes this Release to be recorded of record. Executed this 18th day of May, 2010

ATTEST: CITY OF OKEECHOBEE

By: Lane Gamiotea

Lane Gamiotea, CMC, City Clerk

By: James E. Kirk

James E. Kirk, Mayor

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 18th day of May, 2010, by Lane Gamiotea, as City Clerk of the City of Okeechobee and James E. Kirk, Mayor of the City of Okeechobee on behalf of the City, who has ☐ produced _____ as identification; or ☑ who is personally known to me.

Betty J. Clement

Notary Public -Signature

(Seal)

BETTY J. CLEMENT
Comm# DD0840344
Expires 2/7/2013
Florida Notary Assn., Inc

Betty J. Clement

Notary Public -Print name

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

Parcel ID Number: 3-15-37-35-0010-00950-0070

FILE NUM 2017009930
OR BK 797 PG 392
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 10/17/2017 11:27:03 AM
AMT $10.00
RECORDING FEES $0.00
DEED DOC $0.70
RECORDED BY F Conner
Pgs 392 - 393; (2 pgs)

GRANT OF UTILITY EASEMENT

THIS EASEMENT is made and entered into this 12 day of October, 2017, between OKEECHOBEE COUNTY, a political subdivision of the State of Florida, whose mailing address is 304 NW 2nd Street, Okeechobee, FL 34972, (hereinafter referred to as "Grantor") and OKEECHOBEE UTILITY AUTHORITY whose address is 100 SW 5th Avenue, Okeechobee, FL 34974 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good, valuable and sufficient considerations, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, non-exclusive perpetual easements for ingress, egress and public utilities which shall permit the Grantee to enter upon the property herein described at any time to install, construct, operate, upgrade, replace, maintain, and service water, reclaimed water and sewer lines and mains in and under the easement premises and to make future connections to such lines and mains. The rights granted hereby do not permit the Grantee to construct or install any above-ground facilities. The easement hereby granted is described as follows:

A UTILITY EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES LYING OVER, UNDER AND ACROSS A PORTION OF BLOCKS 95, 96, 97 AND THE NOW VACATED NW 6TH AVENUE 70 FOOT RIGHT-OF-WAY LYING BETWEEN SAID BLOCKS 95 AND 96 AND THE NOW VACATED NW 7TH AVENUE 100 FOOT RIGHT-OF-WAY LYING BETWEEN SAID BLOCKS 96 AND 97 AND THE NOW ABANDONED 50 FOOT "RESERVED" PARCEL LYING BETWEEN SAID BLOCK 97 AND THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE NW 6TH STREET AND THE SAID ABANDONED 50 FOOT "RESERVED" PARCEL (SAID INTERSECTION LYING 50.00 FEET WEST OF THE NORTHWEST CORNER OF SAID BLOCK 97); THENCE NORTH 89°41'05" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NW 6TH STREET, A DISTANCE OF 970.20 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 95; THENCE SOUTH 00°19'02" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NW 5TH AVENUE, A DISTANCE OF 89.67 FEET; THENCE SOUTH 89°41'05" WEST, A DISTANCE OF 25.24 FEET; THENCE NORTH 00'19'02" WEST, A DISTANCE OF 60.31 FEET; THENCE NORTH 45°36'28" WEST, A DISTANCE OF 27.52 FEET; THENCE SOUTH 89°41'05" WEST, A DISTANCE OF 910.40 FEET; THENCE SOUTH 00°18'20" EAST, A DISTANCE OF 164.70 FEET; THENCE NORTH 89°41'05" EAST, A DISTANCE OF 36.40 FEET; THENCE SOUTH 00°18'20"

EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°41'05" WEST, A DISTANCE OF 51.40 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 00°18'20" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 199.70 FEET TO THE POINT OF BEGINNING.

By the acceptance and recording of this instrument Grantee, for itself and its successors and assigns, covenants that it will restore said property to its prior condition, including the repair or replacement of any driveway, pavement, fences or other improvements on said property damaged by the Grantee in the exercise of its rights granted herein.

Grantor reserves, for itself, its successors and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby granted and the right to cross the easements hereby granted for purposes of ingress and egress and standard utility crossings, provided that the Grantee shall be entitled to review and approve design, location and construction methods for such crossings so that the crossings will not interfere with Grantee's rights hereunder.

IN WITNESS WHEREOF Grantor has caused these present to be executed in its name and its corporate seal hereunto affixed by its proper officers thereunto duly authorized the day and year first above written.

OKEECHOBEE COUNTY, a Political Subdivision of the State of Florida

By: _____
TERRY W. BURROUGHS,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

ATTEST:

Paula Roskon-Deputy Clerk
SHARON ROBERTSON, Clerk of The
Circuit Court & Comptroller
BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

FILE NUM 20100004290
OR BK 00685 PG 0734
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 04/16/2010 09:31:24 AM
AMT 1.00
RECORDING FEES 0.00
DEED DOC 0.70
RECORDED BY S Creech
Pgs 0734 - 736; (3pgs)

Work Order No.

EASEMENT

This Instrument Prepared By
Name: Cassels & McCall
Co. Name: John D. Cassels, Jr.
Address: PO Box 968
Okeechobee, FL 34973

Sec.__, Twp__ S, Rge__ E

Parcel I.D. #
(Maintained by County Appraiser)

Form 3722-A (Stocked) Rev. 7/94

1-20-37-35-0A00-00049-0000

pg 1 of 3

Reserved for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

FPL
825 NE 34th Ave
Okeechobee, Fl 34972

SEE EXHIBIT "A"

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on April 16, 2010

BY: Clif Betts
CLIF BETTS, JR., CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

ATTEST: Sharon Robertson
Sharon Robertson, Clerk
BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

EXHIBIT "A"
Page 1 of 2

DESCRIPTION: "PARENT TRACT"
LEGAL DESCRIPTION
(BY SURVEYOR)

BEING THE DESCRIPTION OF A 10 FOOT WIDE EASEMENT OVER AND ACROSS A PORTION OF THE PLAT OF OKEECHOBEE, LABELED "RESERVED" AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 97 OF SAID PLAT OF OKEECHOBEE; THENCE SOUTH 00°09'52" EAST ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF BLOCK 97, A DISTANCE OF 210.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°47'42" EAST A DISTANCE OF 184.64 TO A POINT IN N.W. 7 AVENUE; THENCE NORTH 00°09'52" WEST A DISTANCE OF 34.25 FEET; THENCE NORTH 89°50'08" EAST A DISTANCE OF 10 FEET; THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 44.31 FEET; THENCE NORTH 89°47'42" WEST, A DISTANCE OF 234.64 FEET; THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 550.30 FEET; THENCE NORTH 89°48'10" EAST, A DISTANCE OF 10.00 FEET TO A POINT IN THE SOUTH LINE OF SAID RESERVED PARCEL; THENCE SOUTH 89°48'10" WEST ALONG THE SOUTH LINE OF SAID RESERVED PARCEL, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID RESERVED PARCEL; THENCE NORTH 00°09'52" WEST ALONG THE WEST LINE OF SAID RESERVED PARCEL, A DISTANCE OF 560.37 FEET; THENCE SOUTH 89°47'42" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.190± ACRES MORE OR LESS.

END OF DESCRIPTION.

PROJECT SPECIFIC NOTES:
(1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY, IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
(2) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
(3) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR.
(4) BEARINGS SHOWN HEREON ARE BASED ON THE EAST/WEST ONE-QUARTER SECTION LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 35 EAST, TAKEN TO BEAR SOUTH 90°00'00" WEST.
(5) UNLESS NOTED OTHERWISE, BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED.
(6) PARENT PARCEL ID: 1-20-37-35-0A00-00049-0000.
PROJECT SPECIFIC LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK.
PG. = PAGE.
R/W = RIGHT-OF-WAY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.

PREPARED FOR: F.P.L. & OKEECHOBEE COUNTY

Kenneth A Breaux Jr.

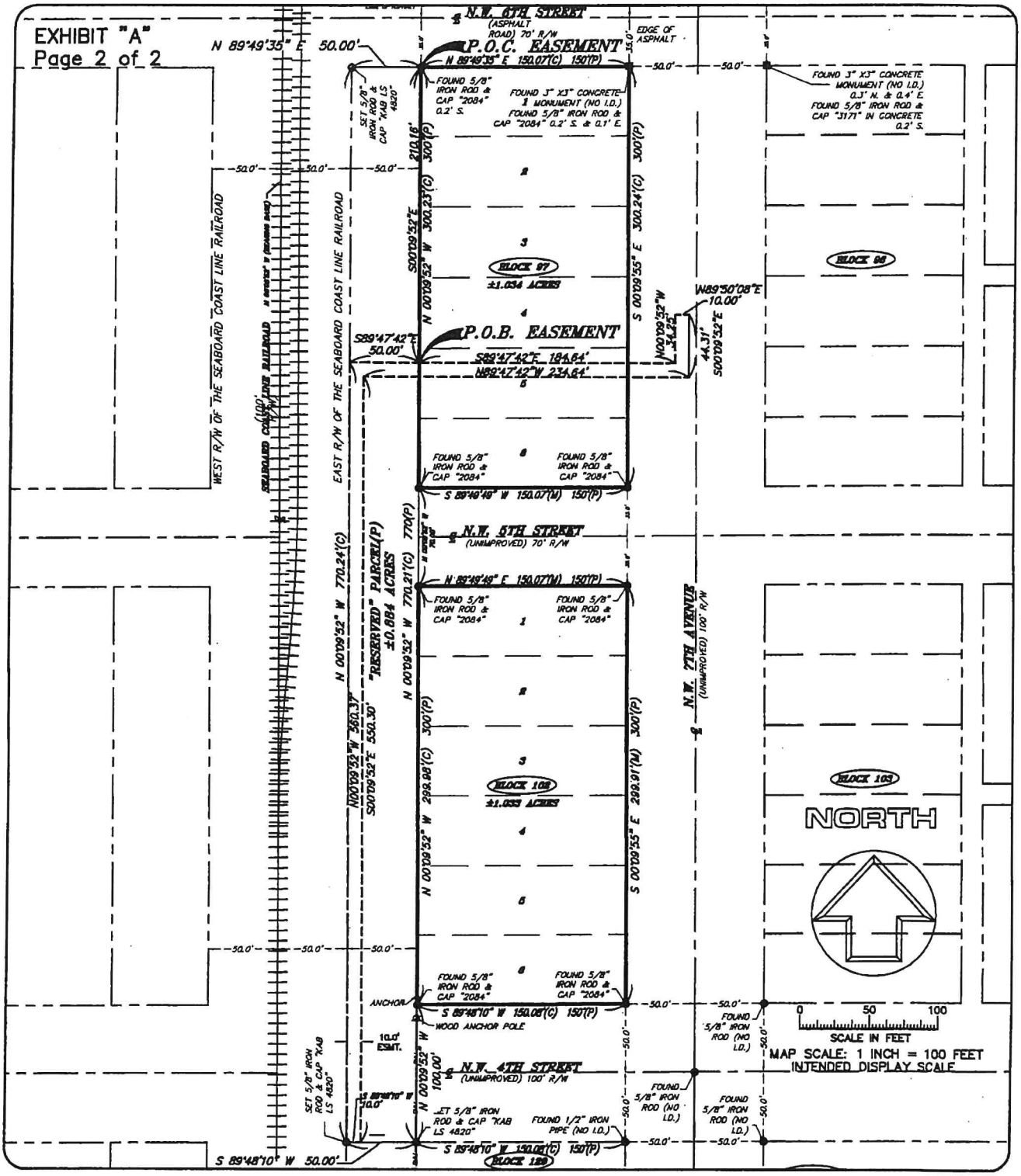
KENNETH A. BREAUX, JR. PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4820

SKETCH OF DESCRIPTION
PREPARED FOR: **F.P.L. / OKEECHOBEE COUNTY**

DESCRIPTION	DRAWING DATE	BY	CK
PREPARE SKETCH	03/22/2010	RLC	KAB
FB/PG: 265/73	SCALE: N/A		
FILE: 22125-ELE-ESMT	JOB NO: 22125		

TRADEWINDS
SURVEYORS AND MAPPERS, INC.
200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: twps@embarqmail.com

EXHIBIT "A"
Page 2 of 2

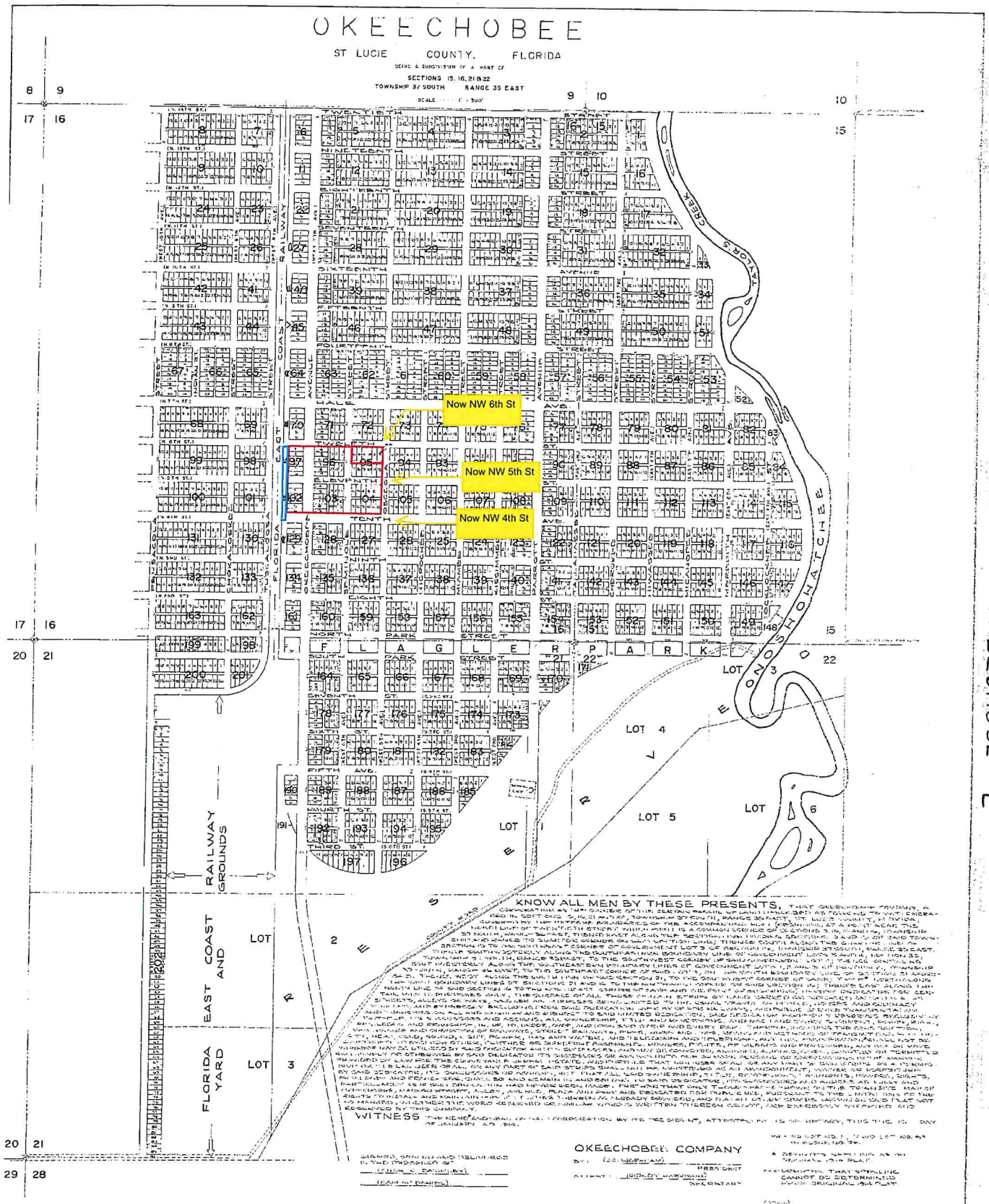


SKETCH OF DESCRIPTION

PREPARED FOR: **F.P.L. / OKEECHOBEE COUNTY**

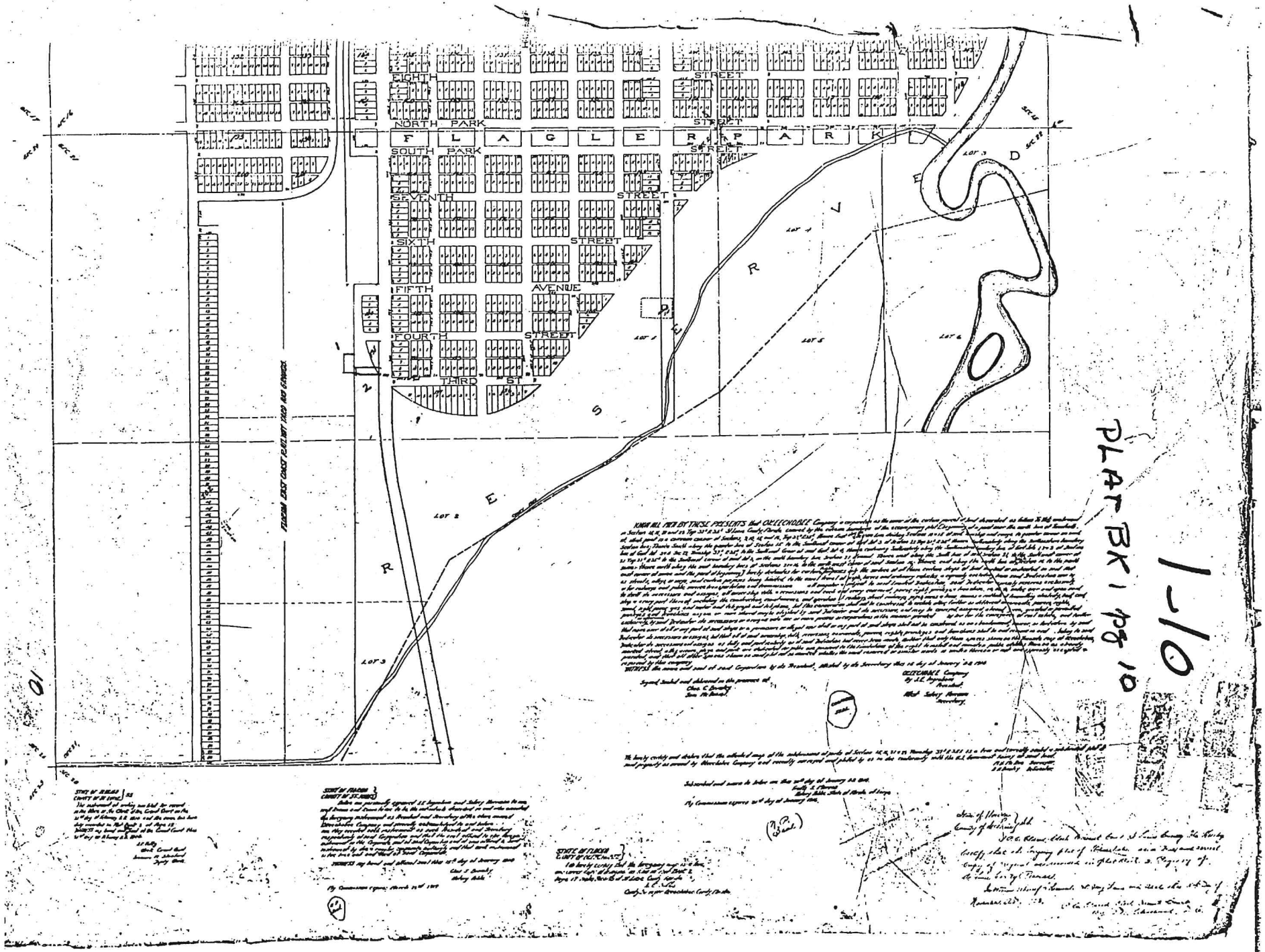
DESCRIPTION	DRAWING DATE	BY	CK
PREPARE SKETCH	03/22/2010	RLC	KAB
FB/PG: 265/73	SCALE: 1"=100'		
FILE: 22125-ELE-ESMT	JOB NO: 22125		

TRADEWINDS
SURVEYORS AND MAPPERS, INC.
200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: twps@embarqmail.com



OKEECHOBEE E

5-5


EIGHTH STREET
NORTH PARK STREET
F L A G L E R P A R K
SOUTH PARK STREET
SEVENTH STREET
SIXTH STREET
FIFTH AVENUE
FOURTH STREET
THIRD ST
FLORIDA EAST COAST RAILWAY (MAIN AND BRANCH)
PLAT BK 1 PG 10
1-10

BOUNDARY & TOPOGRAPHIC SURVEY

OKEECHOBEE COUNTY'S
SHERIFF'S OFFICE
EMERGENCY OPERATIONS CENTER
FIRE STATION #1
LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST

LEGAL DESCRIPTION:

ENTIRE COUNTY PARCEL:

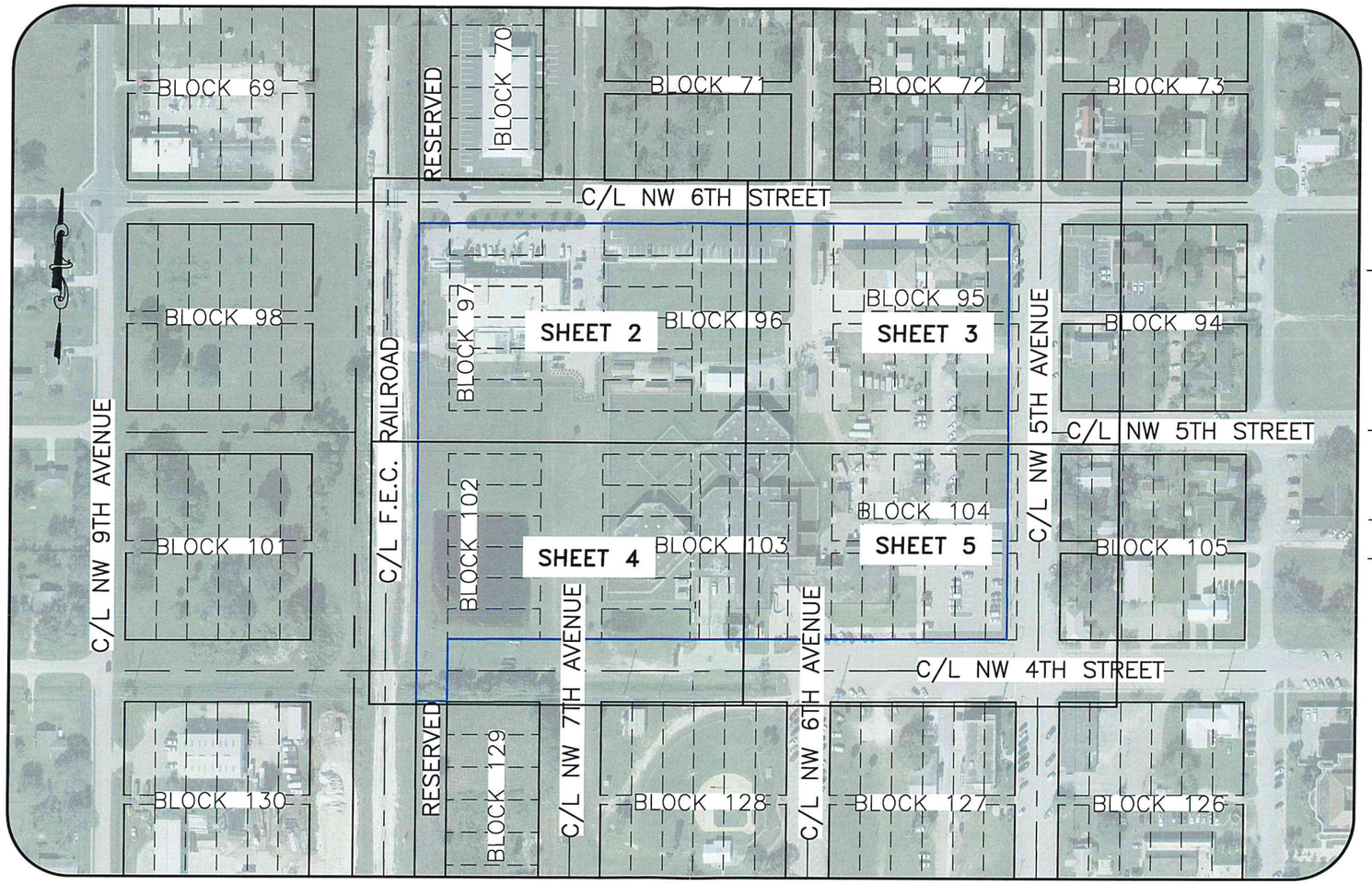
ALL OF BLOCKS 95, 96, 97, 102, 103, 104, AND ALL THE ALLEYS WITHIN SAID BLOCKS, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 7TH AVENUE (FORMALLY KNOWN AS OKEECHOBEE AVENUE) LYING ADJACENT TO BLOCKS 96, 97, 102, AND 103, FROM THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 5TH STREET (FORMALLY KNOWN AS ELEVENTH STREET) LYING ADJACENT TO BLOCKS 95, 96, 97, 102, 103, AND 104, FROM THE EAST RIGHT-OF-WAY LINE OF RESERVED TO WEST RIGHT-OF-WAY LINE OF NORTHWEST 5TH AVENUE, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF RESERVED RIGHT-OF-WAY LYING ADJACENT TO BLOCKS 97 AND 102, FROM THE SOUTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 6TH AVENUE (FORMALLY KNOWN AS SEMINOLE STREET) LYING ADJACENT TO BLOCKS 95, 96, 103, AND 104, FROM THE NORTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



LEGEND:

⊗	BACK FLOW PREVENTER
(C)	CALCULATED DIMENSION
	CATCH BASIN
C.B.S.	CONCRETE BLOCK STRUCTURE
C.E.	COVERED ENTRY
C/L	CENTERLINE
⊗	CLEANOUT
	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
	DRAINAGE MANHOLE
D.I.P.	DUCTILE IRON PIPE
	ELECTRICAL JUNCTION BOX
ELEV. OR EL.	ELEVATION
— x —	FENCE LINE
	FIRE HYDRANT
F.F.E.	FINISH FLOOR ELEVATION
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
	GUY ANCHOR
INV.	INVERT
LB	LICENSED BUSINESS
LE	LOWER ENCLOSURE
	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
— OHU —	OVERHEAD UTILITY LINE
PG.	PAGE
P.B.	PLAT BOOK
(P)	PLATTED DIMENSION
P.V.A.	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
	SANITARY SEWER MANHOLE
— SAN —	SANITARY SEWER LINE
	SANITARY SEWER VALVE
	SINGLE SUPPORT SIGN
— STM —	STORM SEWER LINE
	UTILITY POLE
	WATER VALVE
	WATER METER
	FLOOD LIGHT
F.E.C.	FLORIDA EAST COAST
	EXISTING GROUND ELEVATION
	PLATTED LOT NUMBER
F.E.C.	FLORIDA EAST COAST
H.D.P.E.	HIGH DENSITY POLYETHYLENE
R.C.P.	REINFORCED CONCRETE PIPE
	WELL
	BOLLARD
ADD.	ADDITIONAL
	UTILITY SERVICE BOX

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS DECEMBER 21, 2020.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. 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.
4. 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.
5. COPYRIGHT © 2020 BY BSM & ASSOCIATES, INC.
6. 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 CENTERLINE OF NORTHWEST 6TH STREET, SAID CENTERLINE BEARS S 89°49'06" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THE COORDINATES USED 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.

LOCATION MAP & KEY SHEET:

(NOT TO SCALE)

8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "R 22" HAVING A PUBLISHED ELEVATION OF 30.32' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.07'. THE CONVERSION FROM NAVD 88 TO NGVD 29 IS AS FOLLOWS: NAVD ELEVATION +1.2' = NGVD ELEVATION.
9. 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.
10. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON A DESCRIPTION THAT WAS COMPILED BY THE SIGNING SURVEYOR.
11. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE.
14. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
15. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480C, 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 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) OKEECHOBEE COUNTY
2) STEVEN L. DOBBS ENGINEERING
3) ARCHITECTURE & LANDSCAPE

RICHARD E. BARNES III
LICENSED SURVEYOR & MAPPER
7074
STATE OF FLORIDA

FOR THE FIRM:
BSM & ASSOCIATES, INC.

SIGNATURE _____ DATE 7/9/21

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

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

				BHM	BY:
			7/7/21	UPDATED BOUNDARY SURVEY	DATE:
				REVISIONS:	

CAD	F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\				
REF	F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\LW001				
FLD	HW, DF	FB./PG.	RJ #1/20-22	DATE 12/04/20	DWG 20-366 SURVEY
OFF	BHM				
CKD	REB			SHEET 1 OF 5	

BOUNDARY & TOPOGRAPHIC SURVEY
504 NW 4TH STREET
OKEECHOBEE, FLORIDA 34972

F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\20-366 SURVEY.dwg SHEET 1 Jul 09, 2021;

BOUNDARY & TOPOGRAPHIC SURVEY



MATCH SHEET 3

MATCH SHEET 4

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

REVISIONS:	DATE:	BY:
UPDATED BOUNDARY SURVEY	7/7/21	BHM

CAD F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\
REF F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\MG01
FLD HW, DF | FB/PG. RJ #1/20-22
OFF BHM | DATE 12/04/20
CKD REB | DWG 20-366 SURVEY
SHEET 2 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY
504 NW 4TH STREET
OKEECHOBEE, FLORIDA 34972

F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\20-366 SURVEY.dwg SHEET 2 Jul 07, 2021;

BOUNDARY & TOPOGRAPHIC SURVEY



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

CAD	F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\			BHM
REF	F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\MG01		UPDATED BOUNDARY SURVEY	BY:
FLD	HW, DF	FB./PG. RJ #1/20-22		
OFF	BHM		DATE 12/04/20	
CKD	REB	SHEET 3 OF 5	DWG 20-366 SURVEY	
			REVISIONS:	DATE:

BOUNDARY & TOPOGRAPHIC SURVEY
504 NW 4TH STREET
OKEECHOBEE, FLORIDA 34972

F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\20-366 SURVEY.dwg SHEET 3 Jul 07, 2021;

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH SHEET 2

TUSCALOOSA STREET (P)

R/W LINE

C/L F.E.C. RAILROAD

SHELL/GRASS DRIVE

S00°10'10"E 770.01' (C)

70.00' VACATED R/W
(FORMERLY 11TH STREET)

150.02'(C) 150'(P)

RIM ELEV. = 28.70'
32" H.D.P.E. (S)
INV. EL.= 22.30'
32" H.D.P.E. (N)
INV. EL.= 22.36'

TOP OF BANK

TOE OF SLOPE

32" H.D.P.E.
INV. ELEV. = 22.25'

300.01' (C) 300.00' (P)

300.03' (C) 300.00' (P)

PARCEL ID:
3-15-37-35-0010-00950-0070
14.794 ACRES ±

BLOCK 102
P.B. 5, PG. 5

100.00' VACATED R/W
(FORMERLY OKEECHOBEE AVE.)

RETENTION POND

300.04' (C) 300.00' (P)

70.00' VACATED R/W
(FORMERLY 11TH STREET)

142.53'(C) 142.5'(P)

CHAIN LINK FENCE

15.0'
VACATED
ALLEY

YARD DRAIN
RIM ELEV. = 30.03'

CELL BLOCK

BLOCK 103
P.B. 5, PG. 5

300.06' (C)
300.00' (P)

CHAIN LINK FENCE W/ RAZOR WIRE

CONCRETE SLAB
AIR CONDITIONERS

YARD DRAIN
RIM ELEV. = 32.15'

TOP OF BANK
CHAIN LINK FENCE

2" GAS VALVE

95.9'

TOE OF SLOPE

RETENTION
AREA

RIM ELEV. = 26.80'
24" R.C.P. (S)
INV. EL. = 24.14'
WEIR EL. = 24.74'

24" R.C.P. (E)
INV. ELEV. = 24.32

142.53'(C) 142.5'(P)

15.00'

WOOD FENCE

EDGE OF PAVEMENT

6" WATERLINE

RIM ELEV. = 27.82'
15" R.C.P. (S)
INV. ELEV. = 24.81'
4" P.V.C. (N)
INV. ELEV. = 25.32'

SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"

SITE BENCHMARK #4
SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"
EL. =28.22'

FND 5/8" IRON ROD
NO IDENTIFICATION

100.00'

N89°49'56"E 904.14' (C)

50.0'

50.0'

50.0'

50.0'

CRUSHED C.M.P.
INV. ELEV. = 26.39'

CRUSHED CMP
INV. ELEV. = 25.79'

C/L NW 4TH STREET (F)
C/L TENTH AVENUE (P)

C/L NW 7TH AVE. (F)
C/L OKEECHOBEE AVENUE (P)

N00°10'10"W 100.00' (C)

15" R.C.P. (N)
INV. ELEV. = 24.03'

16" R.C.P.
INV. ELEV. = 23.48'

24" R.C.P.
INV. ELEV. = 23.95'

SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"

FND 5/8" IRON ROD
NO IDENTIFICATION

N89°49'56"E
50.00' (C)

FND 5/8" IRON ROD
NO IDENTIFICATION

R/W LINE

MATCH SHEET 5

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE)

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

	UPDATED BOUNDARY SURVEY	BHM
	DATE:	BY:
	REVISIONS:	

CAD F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\
REF F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\M201

FLD	HW, DF	FB./PG. RJ #1/20-22	DATE 12/04/20
OFF	BH-M		DWG 20-366 SURVEY
CKD	REB	SHEET 4 OF 5	DATE: 7/7/21

BOUNDARY & TOPOGRAPHIC SURVEY
504 NW 4TH STREET
OKEECHOBEE, FLORIDA 34972

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BOUNDARY & TOPOGRAPHIC SURVEY

MATCH SHEET 3

MATCH SHEET 4

70.00' VACATED R/W (FORMERLY 11TH STREET)

142.53' (C) 142.5' (P)

70.00' VACATED R/W (FORMERLY SEMINOLE STREET)

140.03' (C) 140.00' (P)

140.04'(C) 140'(P)

CHAIN LINK FENCE

CLEANOUT RIM ELEV. = 32.82' 6" P.V.C. (S) INV. EL.= 29.97'

RIM ELEV. = 31.07' 6" P.V.C. (NW) INV. EL.= 28.20' 10" P.V.C. (SE) UNABLE TO OBTAIN INVERT

CHAIN LINK FENCE W/ RAZOR WIRE

CONCRETE SLAB

SINGLE STORY C.B.S.

RIM ELEV. = 30.09' 4" P.V.C. (S) UNABLE TO DETERMINE WHERE PIPE GOES

CONCRETE CAR WASH AREA

ASPHALT MILLINGS

ASPHALT

RIM ELEV. = 30.13' 10" P.V.C. (E) INV. EL.= 23.87' 10" P.V.C. (NW) INV. EL.= 23.97' 10" P.V.C. (S) INV. EL.= 23.97'

RIM ELEV. = 29.50' 18" R.C.P. (N) INV. EL.= 25.98'

EDGE OF PAVEMENT W/ TYPE D CURB

LIFT STATION RIM ELEV. = 30.90' 10" P.V.C. (W) INV. EL.= 21.89'

BLOCK 103 P.B. 5, PG. 5

BLOCK 104 P.B. 5, PG. 5

20.0' VACATED ALLEY

300.08' (C) 300.00' (P)

300.07' (C) 300.00' (P)

CLEANOUT RIM ELEV. = 32.67' INV. ELEV. = 30.45'

CLEANOUT RIM ELEV. = 32.55' INV. ELEV. = 26.04'

APPROXIMATE LOCATION

PARCEL ID: 3-15-37-35-0010-00950-0070 14.794 ACRES ±

SINGLE STORY JAIL

F.F.E. = 33.11'

CONCRETE

STAIRS

CONCRETE SLAB

RIM ELEV. = 29.39' 24" R.C.P. (W) INV. ELEV. = 24.66' 24" R.C.P. (E) INV. ELEV. = 24.66' 12" P.V.C. (N) INV. ELEV. = 25.37'

RIM ELEV. = 28.60' 24" R.C.P. (W) INV. ELEV. = 24.98' 24" R.C.P. (E) INV. ELEV. = 24.98' 8" P.V.C. (N) INV. ELEV. = 26.10'

RIM ELEV. = 28.54' 24" R.C.P. (W) INV. ELEV. = 25.11' 15" R.C.P. (E) INV. ELEV. = 25.40' 18" R.C.P. (N) INV. ELEV. = 25.25'

CONCRETE SIDEWALK

TYPE D CURB

EDGE OF PAVEMENT

CONCRETE WALL

GENERATOR

FUEL TANK

15.0' VACATED ALLEY

24.7'

142.52' (C) 142.5' (P)

0.2' SOUTH OF PROPERTY LINE

1.3' SOUTH OF PROPERTY LINE

MEMORIAL

70.00'

100.02' (C) 100.00' (P)

N89°49'56"E 904.14' (C)

50.01'

CHAIN LINK FENCE 150.04' (C) 150.00' (P)

SET NAIL & DISK STAMPED "BSM LB 8155"

ADD. 16.0' R/W

35.0' PER PLAT

SITE BENCHMARK #3 SET NAIL + DISK STAMPED "BSM LB 8155" EL. =28.39'

RIM ELEV. = 27.84' 12" R.C.P. (S) INV. ELEV. = 23.77'

50.0'

C/L NW 6TH AVE. (F) C/L SEMINOLE STREET (P)

C/L NW 4TH STREET (F) C/L TENTH AVENUE (P)

C/L NW 5TH AVENUE (F) C/L OSCEOLA STREET (P)

SITE BENCHMARK #5 SET NAIL & DISK STAMPED "LB 8155" ELEV. = 29.06'

TOP OF BANK

6" PVC PIPE

TOE OF SLOPE

48" R.C.P. (E) INV. ELEV. = 22.20'

RIM ELEV. = 28.77' 48" R.C.P. (W) INV. ELEV. = 24.40' 48" R.C.P. (E) INV. ELEV. = 24.40' 48" R.C.P. (SW) UNABLE TO OBTAIN INVERT

CURB INLET 12" R.C.P. (N) INV. ELEV. = 23.19'

FND 5/8" IRON ROD NO IDENTIFICATION

RIM ELEV. = 28.45'

RIM ELEV. = 27.85' 12" R.C.P. INV. EL. = 23.71'

FND BOAT SPIKE NO IDENTIFICATION

FND 5/8" IRON ROD NO IDENTIFICATION

RIM ELEV. = 29.22' 6" P.V.C. (SW) INV. EL. = 25.21 6" P.V.C. (N) INV. EL. = 25.21 6" P.V.C. (E) INV. EL. = 25.21 6" P.V.C. (W) INV. EL. = 25.42 (MAYBE OLD)

RIM ELEV. = 29.50' COULD NOT OPEN LID UNABLE TO OBTAIN INVERTS

CONCRETE SIDEWALK

EDGE OF PAVEMENT

CHAIN LINK FENCE

EDGE OF PAVEMENT

R/W LINE

N00°09'56"W 670.24' (C)

EDGE OF PAVEMENT W/ TYPE D CURB

CURB INLET RIM ELEV. = 26.94' 18" R.C.P. (E) INV. ELEV. = 22.39'

CURB INLET RIM ELEV.= 27.49' UNABLE TO OBTAIN INVERTS

RIM ELEV. = 28.19' 15" R.C.P. (E) INV. ELEV. = 25.14' 15" R.C.P. (W) INV. ELEV. = 26.01'

RIM ELEV. = 28.22' 15" R.C.P. (W) INV. ELEV. = 26.37'

CURB INLET RIM ELEV. = 27.99' 12" R.C.P. INV. EL. = 23.97'

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE

(IN FEET) 1 INCH = 20 FT. (INTENDED DISPLAY SCALE)

20 0 10 20 40 80

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

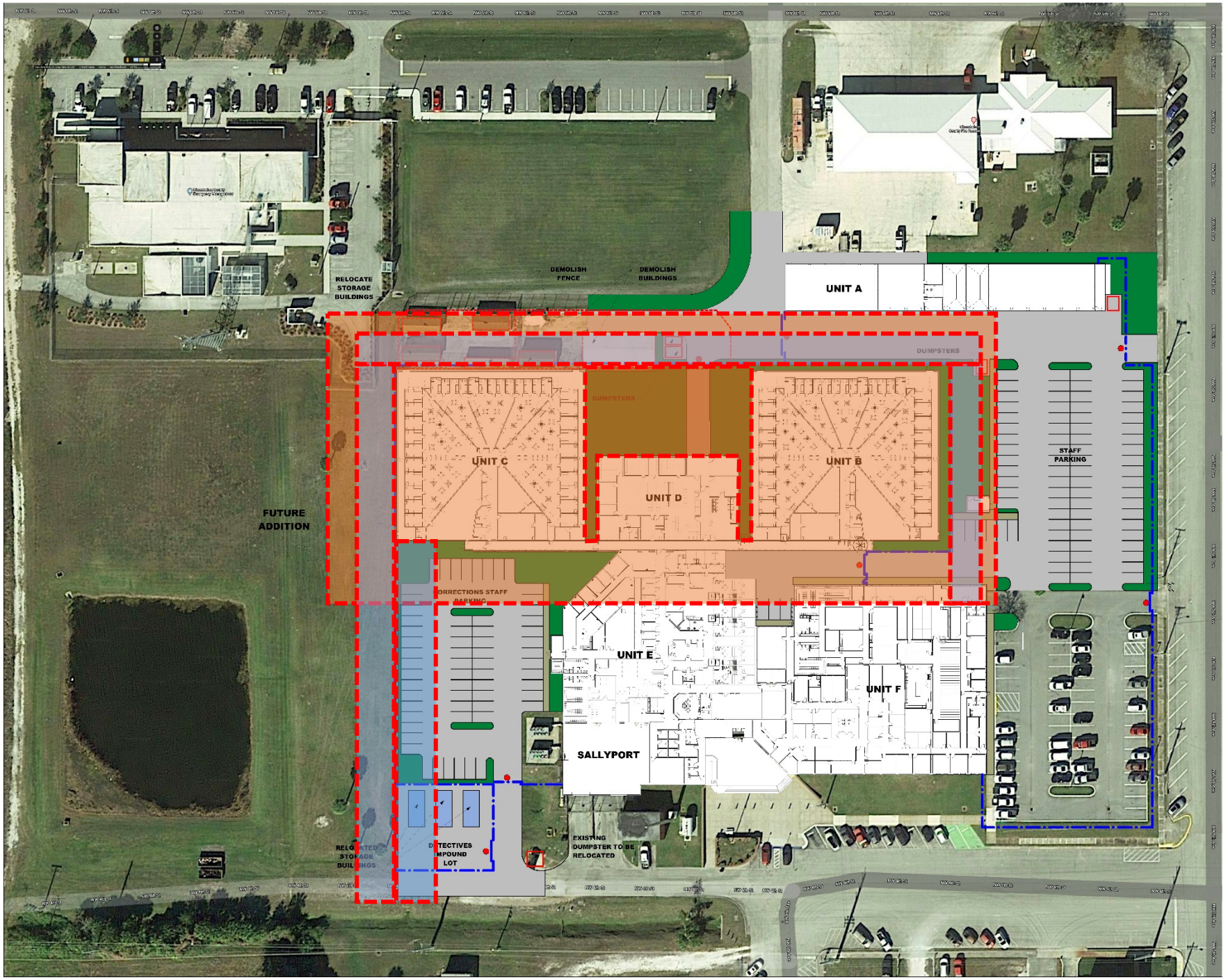
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REF	F:\My Drive\BSM & ASSOCIATES, INC\2020\20-366 OKEECHOBEE JAIL\DRAWING\MCO1		
FLD	HW, DF	FB./PG.	RJ #1/20-22
OFF	BHM	DATE	12/04/20
CKD	REB	SHEET	5 OF 5
		DWG	20-366 SURVEY

UPDATED BOUNDARY SURVEY 7/7/21

REVISIONS: DATE:

BOUNDARY & TOPOGRAPHIC SURVEY
504 NW 4TH STREET
OKEECHOBEE, FLORIDA 34972

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Landscape Limitations Location Diagram

Legend

	No shrubs/low mounding plant material within 50’ of detention housing (Units B, C and D)
	No trees (Adjacent edge of mature canopy) within 20’ of either side of detention housing fencing (Units B, C and D)
	No shrubs/low mounding plant material or trees around Unit D
	Trees and shrubs are acceptable outside of areas noted above

South Florida Water Management Report

ERP Application

for

Okeechobee County Sheriff's Office and Jail Addition and

Renovation

City of Okeechobee, FL

Prepared January 2021

By: Steven L. Dobbs, P.E. # 48134
Steven L. Dobbs Engineering
1062 Jakes Way
Okeechobee, FL 34974

Purpose: The purpose of this report is to provide South Florida Water Management District (SFWMD) and Okeechobee County with the calculations and documentation necessary to demonstrate the proposed surface water management system complies with state and local criteria.

Existing Condition Description: The parcel owned by the county is made up of all of blocks 95, 96, 97, 102,103, and 104 of the Okeechobee County Plat Book 5, Page 5 including NW 5th Street ROW from NW 5th Avenue to the Railroad ROW to the west, NW 6th and 7th Avenue from NW 4th Street to NW 6th Street and all alleys in every block listed totaling 14.8 acres according to the provided survey. There are two existing SFWMD Permits for this project one that covers the jail property 47-00146-S that covers 9.64 acres and 47-00933-P that covers the 9.19 acres of the Okeechobee County Emergency Operations Center, please see attached exhibit showing limits of each permit with some amount of overlap between the two permits. The two permits cover approximately 85 – 90% of the entire site. Currently, there are one discharge from each permit into the NW 4th Street ditch to the south. The entire site is approximately 14.8 acres in size and is located in Section 15, Township 37 South, Range 35 East on the northwest corner of NW 4th Street and NW 5th Avenue (Parcel ID 3-15-37-35-0010-00970-0010, 3-15-37-35-0010-00950-0070, 3-15-37-35-0010-01020-0010, and 3-15-37-35-0010-00950-0010). As previously discussed, the current drainage is through two control structures to NW 4th Street Ditch.

The attached geotechnical report for the project indicates that the soil on the parcel is Immokalee Fine Sand. This soil profile which is poorly drained in undeveloped conditions and better drained with a drainage system, which we are proposing. This soil has a Hydrologic Soil Group rating of B/D which is poorly drained in the natural state and moderately drained developed. There are two existing permits on this parcel as previously mentioned above. The 47-00146-S has a discharge structure that has a 4" bleeder that starts a elevation 26.0 NGVD '29 (24.8 NAVD '29), while the other permit 47-00933-S had a discharge structure that had a v-notch weir that started at elevation 26.5 NGVD '29 (25.3 NAVD '88) with 0.18 side slopes and a 1.6' opening at the top with a 24" wide x 12" control structure with an invert elevation of 28.1 NGVD '29 (26.9 NAVD '88). The peak allowable discharge for the 47-00933-S permit is 7.4 cfs. In order to protect the existing parking areas, the originally permitted 7.4 cfs discharge rate will be kept.

Proposed Use: Okeechobee County proposes construction of two housing pods along with a future pod to the west, laundry, and kitchen, and expansion of intake, sallyport, along with additional parking for the Jail, expansion of the Sheriff's office, a storage building to be shared by the Fire Department and Sheriff's Office and additional parking for the Sheriff's Office in addition to the existing Emergency Operations Center and Fire Station on the 14.8-acre parcel. The wet detention area and dry pretreatment area will have to be expanded.

The tailwater condition for from the previous permit was 26.5 NGVD '29 or 25.3 NAVD '88 in SW 4th Street Ditch, this will be used as the wet season water table.

Drainage Considerations: To attenuate the increased run-off generated by the proposed improvements and to ensure that water quality standards are met, we propose to pass all drainage from the parking area through a dry pretreatment system, which will overflow into the wet detention system and provide pretreatment as required, the wet detention will provide the water quality and attenuation for the project. The control elevation for the project will be the wet season water table established from the previous permit which is 25.3 NAVD '88.

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

Q = 15.6 CSM * A / 640 acres per SM

Q = 15.6 CSM * 14.8 Acres / 640 acres per SM

= 0.36 cfs

While the 0.36 cfs is the basin allowable discharge, as discussed above we will

be using the permitted discharge rate of 7.4 cfs from the previous permit 47-

00933-P.

A. Water Quality

Water quality treatment is provided in wet retention for the project drainage area.

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

Based on the attached stage storage spreadsheet, the water quality volume see table below is met at elevation see table below. Total water quality requires for 150% of the water quality volume is 1.09 ac-ft, and 1.09 ac-ft is provided in the wet detention. As shown below on the Node Time Series Report, at 24 hours only 0.1 ac-feet has been discharged showing the water quality for the system has been met.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite	**1.09**	**26.2**	**1.09**

B. Water Quantity

This project is located in the S-133basin which discharges ultimately into Taylor Creek to the east. The allowable peak discharge rate in this basin is 15.6 CSM. The allowable peak discharge rate is calculated from the previous two permits. The actual maximum discharge rate for the 25-year, 72-hour storm event was calculated and shown below, which is greater than the previously permitted discharge rate of 0.36 cfs for the EOC and 6.2 cfs for the Jail for a total of 6.56 cfs. The discharge from the Jail was calculated using a 3.8′ weir Minimum Crown of Road set at 25yr-3day event elevation 29.8 weir set at elevation 26.0 (Please see spreadsheet below that yields 6.2 cfs with this configuration. Please see the picture below that shows the 4″ weir in the Jail′s discharge structure as originally permitted. The total area increased from the original permitted area of 9.2 acres to 15.71 or a percentage increase of 70.7%, so the permitted discharge rate proportionally would be 12.6 cfs, however, it has been shown the peak discharge rate from the combined outfall 6.62 cfs is slightly more the previously permitted 6.56 cfs discharge rate. To demonstrate conformance to this criterion, the proposed project was flood-routed using AdICPR.

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite	**6.56 cfs - 6.2 cfs from the Jail permit as shown on the attached spreadsheet and 0.36 cfs from the EOC.**	**6.62 cfs**	**Yes within district tolerance of 0.2cfs**



Jail Discharge Structure

The 10-year, 24 hour storm (5.0") w/ discharge, the 25 year, 72 hour storm (9.0") w/ discharge, and the 100 year, 72 hour storm (10.0") w/o discharge, were evaluated based on the proposed plan. Please refer to the attached AdICPR flood routing input/output parameters.

A summary of the flood routings is provided as follows:

	10 Year, 24 Hr. Storm (5.0")		**25 Year, 72 hr. Storm (9.0")**		**100 Year, 72 Hr. Storm (10.0")**
	Peak Stage (ft-NAVD '88)	**Peak Rate (cfs)**	**Peak Stage (ft-NAVD '88)**	**Peak Rate (cfs)**	**Peak Stage (ft-NAVD '88)**
Onsite	**28.20**	**6.21**	**28.79**	**6.62**	**29.7**

Water Use: The proposed potable water and irrigation for the project will be provided by Okeechobee Utility Authority (OUA). The wastewater will be treatment for the project will be provided by OUA.

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

Off-Site Drainage: The only offsite flow is from NW 6th Street, but it has been accounted for and is routed through the stormwater system.

Flood Plain Analysis: As shown on the attached FEMA Panel 12093C0480C, this project is located in Zone X (Area of Minimal Flood Hazard).

Nutrient Analysis: As previously stated, the project proposes to provide 150% of the required water quality treatment volume in the dry detention system in order to meet the nutrient removal requirements. In addition, a nutrient analysis was completed using BMP Trains Model version 4.2.3.6, which indicates the combination of the pretreatment area as well as the wet detention area is sufficient to provide the required nutrient treatment for the project.

Construction Recommendations: Runoff and/or any water generated by short-term dewatering during construction will be contained on-site. However, there is some potential for transport of sediment to off-site areas should heavy rainfall occur. In order to reduce the potential of any off-site transport of sediment or turbidity we recommend installation and maintenance of temporary silt fence inside the southerly property line in the area of the proposed paving of the existing rock road and upstream of the existing control structure until site work has been completed and the site has been stabilized. (The existing perimeter berm should prevent any potential off-site transport of sediment from other areas of the site during construction.)

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

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

Okeechobee County Jail 04/20/21

DISCHARGE STRUCTURE

ORIFICE EQUATION PAGE G-5 SFWMD PERMIT INFO. VOL. IV WITH 2004 UPDATES

$Q=4.8*A*H^{1/2}$

WHERE H IS THE HEAD ABOVE NOTCH CENTROID

WEIR EQUATION PAGE G-1 SFWMD PERMIT INFO. VOL. IV WITH 2004 UPDATES

$Q=C*L*H^{1.5}$

WHERE H IS THE HEAD ON THE WEIR AND C = 3.13

ALLOWABLE DISCHARGE	6.2	CFS
NUMBER OF WEIRS	1	
MAXIMUM HEAD	3.8	FT
ORIFICE ELEV.	26	NGVD

ORIFICE LENGTH AND HEIGHT, SIZE OF DISCHARGE CULVERT

HEIGHT OF ORIFICE	3.80	FT
CALC. LEN. ORIFICE	0.25	FT
LENGTH OF ORIFICE	0.25	FT
OUTFALL CULVERT DIA.	42	IN.
CULVERT LENGTH	80	FT
ACTUAL HEAD LOSS	0.47	FT

Project Name: Okeechobee County Jail Expansion
Owner Name: Okeechobee County
Owner Address: 304 NW 2nd Street, #102, Okeechobee, FL 34972
Owner Phone: 863-763-6441
Engineer Name: Steven L. Dobbs Engineering, LLC
Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974
Engineer Phone: 863-824-7644
Architect Name: Securitecture
Architect Address:
Architect Phone: 317-695-6725
Planner Name: N/A
Planner Address:
Planner Phone

Future Land Use: Public Facilities
Zoning: Public Facilities

Min Lot Width: N/A ft
Proposed lot Width: 142.5 ft

Min Lot Size: N/A sf
Proposed lot size: 426,888.0 sf

Project Size 426,888 SF

Total Dwelling Units: N/A

Setbacks:

Front	Req	25
	Provided	45
E.Side	Req	25
	Provided	40
W. Side	Req	25
	Provided	300
Rear	Req	40
	Provided	200

Parking:

Public Use	1 space per 300 sf Office/Support	300 per 1 space
	Office/Support Area	39722 sf
	Required Parking:	132 spaces
Handicapped Parking	1 space per every 25 spaces minimum 1	
	Required Handicapped Parking	6
	Hanicapped Parking Provided	1
	Total Parking Required	132
	Parking Provided	170

Coverage

	Public Use	50%
	Proposed	30%

Impervious Area

	Allowable Impervious Area:	85%
	Proposed ISR	64%

Advanced RV Center No. 2018-040
Drainage Calculations

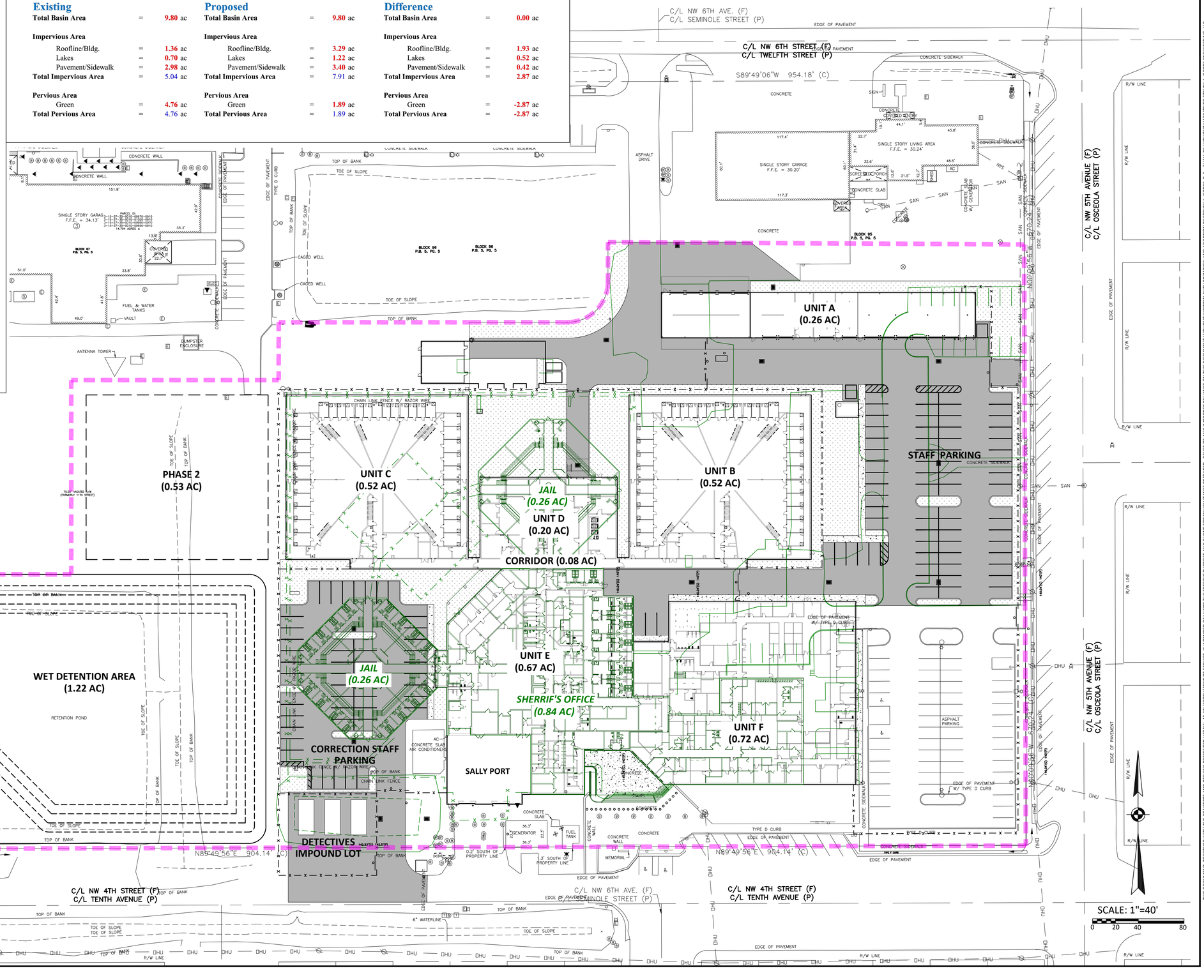
Basin Area Information Sheriff Office & Jail

Existing			Proposed			Difference		
Total Basin Area	=	9.80 ac	**Total Basin Area**	=	9.80 ac	**Total Basin Area**	=	0.00 ac
Impervious Area			**Impervious Area**			**Impervious Area**		
Roofline/Bldg.	=	1.36 ac	Roofline/Bldg.	=	3.29 ac	Roofline/Bldg.	=	1.93 ac
Lakes	=	0.70 ac	Lakes	=	1.22 ac	Lakes	=	0.52 ac
Pavement/Sidewalk	=	2.98 ac	Pavement/Sidewalk	=	3.40 ac	Pavement/Sidewalk	=	0.42 ac
Total Impervious Area	=	5.04 ac	**Total Impervious Area**	=	7.91 ac	**Total Impervious Area**	=	2.87 ac
Pervious Area			**Pervious Area**			**Pervious Area**		
Green	=	4.76 ac	Green	=	1.89 ac	Green	=	-2.87 ac
Total Pervious Area	=	4.76 ac	**Total Pervious Area**	=	1.89 ac	**Total Pervious Area**	=	-2.87 ac

LEGEND

NEW ASPHALT PAVEMENT

LANDSCAPING AREA



Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00032026

No.	DATE	BY	REVISIONS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION

OKEECHOBEE, FLORIDA

OVERALL SITE PLAN

JOB No.: 2019-030
SHEET
OF

Basin Information For: Okeechobee County Sheriff's Office and Jail Addition and Renovation Dry Detention Basin

Total Basin Area	=	**15.71**	ac
Native Area	=	**0.00**	ac
Wetland Buffer / Preserve	=	**0.00**	ac
Total Basin Area (water quality)	=	**15.71**	ac
Impervious Area			
Roofline/Bldg.	=	**4.19**	ac
Wetland	=	**0.00**	ac
Lakes	=	**1.50**	ac
Pavement/Sidewalk	=	**4.93**	ac
Total Impervious Area	=	10.62	ac
Pervious Area			
Dry Pretreatment	=	**0.00**	ac
Green	=	**5.09**	ac
Total Pervious Area	=	5.09	ac
Percent Impervious	=	67.6%	
Adjusted Soil Storage	=	0.21	in
Calculated SCS Curve Number	=	**92**	
Time of Concentration	=	10.00	min

Water Quality Calculation

1/2" Pretreatment volume	=	0.31	
1" treatment x Project Area	=	1.31	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	1.46	ac-ft
Required Water Quality Volume	=	1.46	ac-ft
Impaired Water body multiplier	=	**0.75**	1.5*0.5
Adjusted Required Water Quality Volume	=	1.09	ac-ft
0.5 Water quality stage (0.546214602045908 ac-ft)	=	25.74	ft-NGVD
Water Quality Stage	=	26.17	ft-NGVD

Stage Storage Calculations for Basin Okeechobee County Sheriff's Office and Jail Addition and Renovation Dry Detention Basin

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					25.30	25.80	26.30	26.80	27.30	27.80	28.30	28.80	29.30	29.80	30.30
Buildings	Vertical	4.19	**32.00**		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wet Retention Bottom	Vertical	1.22	**25.30**		0.00	0.61	1.22	1.83	2.44	3.05	3.66	4.27	4.88	5.49	6.10
Wet Retention Slopes	Linear	0.28	**25.30**	**29.00**	0.00	0.01	0.04	0.09	0.15	0.24	0.34	0.46	0.60	0.74	0.88
Pavement	Linear	**4.93**	**28.00**	**30.60**	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.61	1.60	3.07	5.02
Green	Linear	**5.09**	**28.50**	**29.50**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	1.63	4.07	6.62
	Total:	15.71		**Totals:**	**0.00**	**0.62**	**1.26**	**1.92**	**2.59**	**3.29**	**4.09**	**5.57**	**8.71**	**13.38**	**18.61**

==========
==== Basins ====
==========

Name: Onsite Node: Onsite Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 15.710 Time Shift(hrs): 0.00
Curve Number: 92.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 100.00

==========
==== Nodes ====
==========

Name: Offsite Base Flow(cfs): 0.000 Init Stage(ft): 25.300
Group: BASE Warn Stage(ft): 30.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	25.300
72.00	27.000
125.00	25.300
500.00	25.300

Name: Onsite Base Flow(cfs): 0.000 Init Stage(ft): 25.300
Group: BASE Warn Stage(ft): 28.200
Type: Stage/Volume

Stage(ft)	Volume(af)
25.300	0.0000
25.800	0.6200
26.300	1.2600
26.800	1.9200
27.300	2.5900
27.800	3.2900
28.300	4.0900
28.800	5.5700
29.300	8.7100
29.800	13.3800
30.300	18.6100

==========
==== Drop Structures ====
==========

Name: CS-1 From Node: Onsite Length(ft): 79.00
Group: BASE To Node: Offsite Count: 1

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	18.00	18.00
Rise(in):	18.00	18.00
Invert(ft):	24.810	24.030
Manning's N:	0.012000	0.012000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Friction Equation: Average Conveyance
Solution Algorithm: Automatic
Flow: Both
Entrance Loss Coef: 0.500
Exit Loss Coef: 0.900
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dn
Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 3 for Drop Structure CS-1 ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Circular Orifice Disc Coef: 0.600

Span(in): 3.00 Invert(ft): 25.550
Rise(in): 3.00 Control Elev(ft): 25.550

*** Weir 2 of 3 for Drop Structure CS-1 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Horizontal	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	24.00	Invert(ft):	32.000
Rise(in):	36.00	Control Elev(ft):	32.000

*** Weir 3 of 3 for Drop Structure CS-1 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	24.00	Invert(ft):	26.200
Rise(in):	6.00	Control Elev(ft):	26.200

==== Weirs ====

Name:		From Node:	
Group:	BASE	To Node:	
Flow:	Both	Count:	1
Type:	Horizontal	Geometry:	Circular
Span(in):	0.00		
Rise(in):	0.00		
Invert(ft):	0.000		
Control Elevation(ft):	0.000		

TABLE

Bottom Clip(in):	0.000
Top Clip(in):	0.000
Weir Discharge Coef:	3.200
Orifice Discharge Coef:	0.600

==== Hydrology Simulations ====

Name: 100YR3D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\100YR3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 10.00

Time(hrs)	Print Inc(min)
50.000	10.00
100.000	5.00

Name: 10YR1D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\10YR1D.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: F1mod
Rainfall Amount(in): 5.00

Time(hrs)	Print Inc(min)
10.000	10.00
24.000	5.00
100.000	10.00

Name: 25YR3D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\25YR3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 9.00

Time(hrs)	Print Inc(min)
50.000	10.00
100.000	5.00

400.000 10.00

==========
==== Routing Simulations ==========
==========

Name: 100YR3D Hydrology Sim: 100YR3D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\100YR3D.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 100.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
50.000	120.000
100.000	120.000

Group	Run
BASE	Yes

Name: 10YR1D Hydrology Sim: 10YR1D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\10YR1D.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 100.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
10.000	120.000
24.000	120.000
100.000	120.000

Group	Run
BASE	Yes

Name: 25YR3D Hydrology Sim: 25YR3D
Filename: F:\2019-030 Okeechobee County Jail\04-Calcs\ICPR\sims\25YR3D.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 400.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
50.000	120.000
100.000	120.000
400.000	120.000

Group	Run
BASE	Yes

```
            Basin Name: Onsite
            Group Name: BASE
            Simulation: 100YR3D
             Node Name: Onsite
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
  Rainfall Amount (in): 10.000
  Storm Duration (hrs): 72.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
            Area (ac): 15.710
  Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 100.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 69.77
    Runoff Volume (in): 9.897
   Runoff Volume (ft3): 564375


--------------------------------------------------------------------------------

            Basin Name: Onsite
            Group Name: BASE
            Simulation: 10YR1D
             Node Name: Onsite
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
        Rainfall File: Flmod
  Rainfall Amount (in): 5.000
  Storm Duration (hrs): 24.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
            Area (ac): 15.710
  Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 100.000

       Time Max (hrs): 12.04
       Flow Max (cfs): 47.20
    Runoff Volume (in): 4.898
   Runoff Volume (ft3): 279340


--------------------------------------------------------------------------------

            Basin Name: Onsite
            Group Name: BASE
            Simulation: 25YR3D
             Node Name: Onsite
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh256
         Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
        Rainfall File: Sfwmd72
  Rainfall Amount (in): 9.000
  Storm Duration (hrs): 72.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
            Area (ac): 15.710
  Vol of Unit Hyd (in): 1.000
         Curve Number: 92.000
             DCIA (%): 100.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 62.79
    Runoff Volume (in): 8.897
   Runoff Volume (ft3): 507367
```

Okeechobee County Sheriff's Office and Jail Addition and Renovation, City of Okeechobee, FL
Node Maximum Report for AdICPR

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Offsite	BASE	100YR3D	72.01	27.00	30.00	-0.0005	0	0.00	0.00	0.00	0.00
Onsite	BASE	100YR3D	73.01	29.74	28.20	0.0050	420959	60.00	69.49	0.00	0.00
Offsite	BASE	10YR1D	72.00	27.00	30.00	-0.0005	0	13.03	6.62	0.00	0.00
Onsite	BASE	10YR1D	13.03	28.16	28.20	0.0050	89862	12.00	46.09	13.03	6.62
Offsite	BASE	25YR3D	71.99	27.00	30.00	-0.0005	0	61.16	6.21	0.00	0.00
Onsite	BASE	25YR3D	61.46	28.79	28.20	0.0050	198999	60.00	62.64	61.16	6.21

Okeechobee County Sheriff's Office and Jail Addition and Renovation, City of Okeechobee, FL
Link Maximum Report for AdICPR

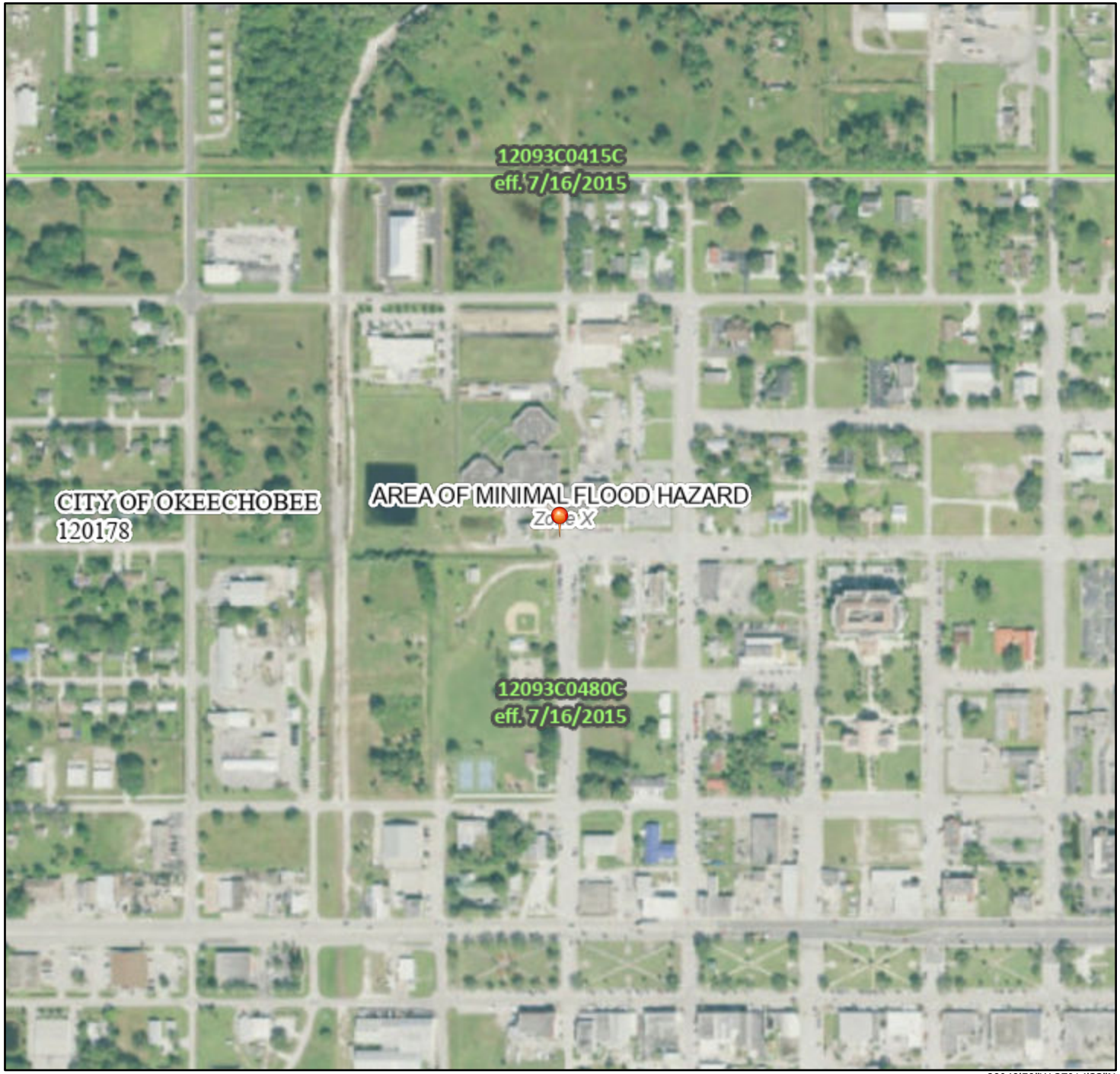
Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
CS-1	BASE	100YR3D	0.00	0.00	0.000	0.00	0.00	0.00	0.00
CS-1	BASE	10YR1D	13.03	6.62	-0.299	13.03	28.16	72.00	27.00
CS-1	BASE	25YR3D	61.16	6.21	-0.294	61.46	28.79	71.99	27.00

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
25YR3D	Offsite	BASE	340.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	342.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	344.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	346.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	348.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	350.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	352.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	354.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	356.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	358.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	360.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	362.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	364.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	366.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	368.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	370.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	372.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	374.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	376.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	378.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	380.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	382.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	384.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	386.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	388.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	390.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	392.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	394.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	396.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	398.01	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Offsite	BASE	400.00	25.30	30.00	0	0.00	0.00	11.4	0.0
25YR3D	Onsite	BASE	0.00	25.30	28.20	53143	0.00	0.00	0.0	0.0
25YR3D	Onsite	BASE	2.02	25.30	28.20	53143	0.00	0.00	0.0	0.0
25YR3D	Onsite	BASE	4.02	25.35	28.20	53334	0.64	0.00	0.1	0.0
25YR3D	Onsite	BASE	6.02	25.44	28.20	53633	0.64	0.00	0.2	0.0
25YR3D	Onsite	BASE	8.02	25.53	28.20	53931	0.64	0.00	0.3	0.0
25YR3D	Onsite	BASE	10.02	25.61	28.20	54226	0.64	0.01	0.4	0.0
25YR3D	Onsite	BASE	12.02	25.69	28.20	54513	0.64	0.03	0.5	0.0
25YR3D	Onsite	BASE	14.02	25.77	28.20	54784	0.64	0.06	0.6	0.0
25YR3D	Onsite	BASE	16.02	25.84	28.20	55042	0.64	0.09	0.7	0.0
25YR3D	Onsite	BASE	18.02	25.92	28.20	55287	0.64	0.10	0.8	0.0
25YR3D	Onsite	BASE	20.02	25.98	28.20	55528	0.64	0.11	0.9	0.1
25YR3D	Onsite	BASE	22.02	26.05	28.20	55766	0.64	0.11	1.0	0.1
25YR3D	Onsite	BASE	24.02	26.12	28.20	56000	0.65	0.12	1.1	0.1
25YR3D	Onsite	BASE	26.02	26.22	28.20	56342	0.93	0.15	1.2	0.1
25YR3D	Onsite	BASE	28.02	26.31	28.20	56641	0.93	0.36	1.4	0.2
25YR3D	Onsite	BASE	30.02	26.36	28.20	56795	0.93	0.56	1.5	0.2
25YR3D	Onsite	BASE	32.02	26.40	28.20	56890	0.93	0.71	1.7	0.3
25YR3D	Onsite	BASE	34.02	26.42	28.20	56946	0.93	0.80	1.9	0.5
25YR3D	Onsite	BASE	36.02	26.43	28.20	56979	0.93	0.85	2.0	0.6
25YR3D	Onsite	BASE	38.02	26.44	28.20	57002	0.94	0.87	2.2	0.7
25YR3D	Onsite	BASE	40.02	26.45	28.20	57023	0.94	0.87	2.3	0.9
25YR3D	Onsite	BASE	42.02	26.46	28.20	57049	0.94	0.85	2.5	1.0
25YR3D	Onsite	BASE	44.02	26.47	28.20	57082	0.94	0.82	2.6	1.2
25YR3D	Onsite	BASE	46.02	26.49	28.20	57124	0.94	0.79	2.8	1.3
25YR3D	Onsite	BASE	48.02	26.51	28.20	57176	0.94	0.75	2.9	1.4
25YR3D	Onsite	BASE	50.02	26.54	28.20	57268	1.07	0.76	3.1	1.6
25YR3D	Onsite	BASE	52.02	26.60	28.20	57414	1.38	0.91	3.3	1.7
25YR3D	Onsite	BASE	54.02	26.70	28.20	57663	2.21	1.39	3.6	1.9
25YR3D	Onsite	BASE	56.02	26.83	28.20	58030	3.06	1.97	4.0	2.2
25YR3D	Onsite	BASE	58.02	27.02	28.20	58697	4.55	2.57	4.7	2.5
25YR3D	Onsite	BASE	60.00	28.27	28.20	97505	62.56	5.42	10.2	3.2
25YR3D	Onsite	BASE	62.01	28.78	28.20	197523	4.96	6.17	15.8	4.1
25YR3D	Onsite	BASE	64.01	28.68	28.20	177212	3.13	5.94	16.4	5.2
25YR3D	Onsite	BASE	66.01	28.51	28.20	143035	1.89	5.59	16.8	6.1
25YR3D	Onsite	BASE	68.01	28.31	28.20	101167	1.88	5.15	17.2	7.0
25YR3D	Onsite	BASE	70.01	28.03	28.20	80967	1.25	4.51	17.4	7.8
25YR3D	Onsite	BASE	72.01	27.74	28.20	64665	1.24	3.74	17.6	8.5
25YR3D	Onsite	BASE	74.01	27.38	28.20	60531	0.00	2.88	17.7	9.0
25YR3D	Onsite	BASE	76.01	27.08	28.20	58915	0.00	1.99	17.7	9.4
25YR3D	Onsite	BASE	78.01	26.89	28.20	58233	0.00	1.22	17.7	9.7
25YR3D	Onsite	BASE	80.01	26.77	28.20	57856	0.00	0.71	17.7	9.8
25YR3D	Onsite	BASE	82.01	26.70	28.20	57675	0.00	0.48	17.7	9.9
25YR3D	Onsite	BASE	84.01	26.64	28.20	57515	0.00	0.49	17.7	10.0
25YR3D	Onsite	BASE	86.01	26.58	28.20	57354	0.00	0.49	17.7	10.1
25YR3D	Onsite	BASE	88.01	26.52	28.20	57196	0.00	0.47	17.7	10.2
25YR3D	Onsite	BASE	90.01	26.46	28.20	57043	0.00	0.45	17.7	10.3
25YR3D	Onsite	BASE	92.01	26.40	28.20	56900	0.00	0.41	17.7	10.3
25YR3D	Onsite	BASE	94.01	26.36	28.20	56773	0.00	0.36	17.7	10.4
25YR3D	Onsite	BASE	96.01	26.31	28.20	56665	0.00	0.30	17.7	10.4
25YR3D	Onsite	BASE	98.01	26.28	28.20	56561	0.00	0.23	17.7	10.5
25YR3D	Onsite	BASE	100.01	26.26	28.20	56473	0.00	0.18	17.7	10.5
25YR3D	Onsite	BASE	102.01	26.24	28.20	56402	0.00	0.15	17.7	10.6
25YR3D	Onsite	BASE	104.01	26.22	28.20	56340	0.00	0.13	17.7	10.6

National Flood Hazard Layer FIRMette

FEMA

80°50'27"W 27°15'5"N



80°49'50"W 27°14'33"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2021 at 3:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING CONSULTING OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT JAIL RENOVATION AND EXPANSION PROJECT OKEECHOBEE COUNTY, FLORIDA

AACE FILE NO. 20-284

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 20-284
December 7, 2020

Okeechobee County BOCC
1700 NW 9th Avenue, Ste. C
Okeechobee, FL 34972

Attention: Mr. Donnie Oden, Director
Facilities, Maintenance & Development Services

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING CONSULTING
OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT
JAIL RENOVATION AND EXPANSION PROJECT
OKEECHOBEE COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and geotechnical engineering analyses for the above referenced project. The purpose of performing this exploration was to explore shallow soil types and groundwater levels as they relate to the proposed low-rise construction, and restrictions which these soil and groundwater conditions may place on the proposed site development. Our work included Standard Penetration Test (SPT) borings, auger borings, laboratory testing, and engineering analysis. This report documents our explorations and tests, presents our findings, and summarizes our conclusions and recommendations.

2.0 EXECUTIVE SUMMARY

The following summary is intended to provide a brief overview of our findings and recommendations; however, the report should be read in its entirety by the project design team members.

- The proposed building sites, at the locations explored, were found to be underlain by soils which are generally satisfactory to support the proposed single-story building construction on conventional spread foundations. A maximum design foundation bearing pressure of 2,500 pounds per square foot (psf) is recommended for the proposed expansion and addition features.

- Typical pavement sections consisting of an asphaltic or rigid concrete wearing surface atop a calcareous base, followed by a stabilized subgrade on compacted natural soils is considered appropriate for the project.

- Site preparation procedures will include clearing, stripping and grubbing of all surface vegetation and organic topsoil, followed by proofrolling of building and pavement areas.

- The groundwater table was encountered at depths of about 2.0 to 4.5 feet below the existing grades.

3.0 SITE INFORMATION AND PROJECT UNDERSTANDING

3.1 Site Location and Description

The Okeechobee County Sheriff's Office and Jail is located at 504 NW 4th Street in Okeechobee, Okeechobee County, Florida (within Section 16, Township 37 South, Range 35 East). The site is identified by the Okeechobee County Property Appraiser with Parcel Nos. 3-15-37-35-0010-00950-0070 (main parcel) and 3-15-37-35-0010-01020-0010 (stormwater tract). The location of the subject site is graphically depicted on the Site Vicinity Map (2019 aerial photograph) as well as on a reproduction of the 1987 USGS Quadrangle Map of "Okeechobee, Florida", both presented on our Figure No. 1. The USGS Quadrangle Map depicts the subject property as being relatively level with an average surface elevation of about 30 feet relative to the National Geodetic Vertical Datum of 1929.

The site currently consists of a number of interconnected, single-story buildings with associated surface parking, inmate exercise yard, perimeter fencing, and a stormwater management tract.

3.2 Review of USDA Soil Survey

According to the USDA NRCS Web Soil Survey, the predominant surficial soil type in the area where the site is located is the Immokalee fine sand, 0 to 2 percent slopes (USDA Map Unit 11). This soil type consists of sandy marine deposits originating from flatwoods on historical marine terraces, with fine sands present to depths in excess of 80 inches.

The location of the subject site is superimposed on an aerial photograph obtained from the USDA NCRS Web Soil Survey and is shown on Figure No. 1. Further, excerpts from the USDA Web Soil Survey summary report are included in Appendix I.

3.3 Project Understanding

Based on our review of the forwarded project-related information, we understand that it is proposed to renovate and expand the Okeechobee County Sheriff's Office and Jail. Specifically, based the provided site plan (prepared by BBM Structural Engineers, Inc. [BBM] and dated 09/30/20), we understand that, aside from interior renovations to existing structures, the project will include the construction of several single-story structures, including:

- Kitchen/Landry addition
- Confinement Housing additions
- A future Cell Pod addition
- Road Patrol/Investigation addition
- Sallyport addition

Additional site improvements include surface parking/drive aisles, retention pond expansion, fencing, etc.

We expect the proposed additions will be constructed with either load-bearing masonry (CMU) walls or concrete tilt-up walls, individual columns, and a concrete slab-on-grade. Per the notes included on the site plan by BBM, maximum wall loads will be on the order of 2 kips per lineal foot with maximum column loads of 60 kips. We further expect that the proposed expansion and addition features will be designed to match the finished floor elevations of the existing structures; as such, a maximum of 1-2 feet of fill is expected to be needed to raise the proposed building grades.

4.0 FIELD EXPLORATION PROGRAM

To explore subsurface conditions at the site, the exploration program summarized in Table 1 below was completed:

Table 1 - Field Exploration Program

Field Work Type	Standard	# of Borings	Depth Below Grade [feet]	Location
Standard Penetration Test (SPT)	ASTM D1586	13	20	Refer to Figure No. 2
Auger	ASTM D1452	5	7	Refer to Figure No. 2

Prior to completing this work, AACE coordinated a Ground Penetrating Radar (GRP) and Electromagnetic Induction (EMI) survey of the proposed boring locations (through a sub-consultant, GeoTek Services, LLC).

Overall, our site visits, GPR/EMI surveying, and field exploration program were completed in the period November 17 through December 4, 2020. The field work locations shown on Figure No. 2 were selected by BBM and were determined in the field by our field crew using the provided site plan, obtained aerial photographs, existing site features, and a hand-held GPS instrument. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2, and it is noted that some of the originally planned borings were either moved or omitted due to existing utilities, jail features, soft ground, etc.

Summaries of AACE's field procedures are presented in Appendix II and the individual boring and test profiles are presented on the attached on Sheets No. 1-3. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laborat ory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

5.0 OBSERVED SUBSURFACE CONDITIONS

5.1 General Soil Conditions

Detailed subsurface conditions are illustrated on the soil boring profiles presented on the attached Sheets No. 1-3. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, the majority of our soil borings encountered a thin mantle of topsoil (sands with roots/organics) followed by loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC), and clayey fine sands (SC) reaching the termination depths of our borings. In addition, most of our borings encountered a 1- to 2-ft stratum of slightly silty fine sand (SP-SM) with hardpan fragments (hardpan-type soils) generally between 4 and 7 feet below grade.

The above soil profile is outlined in general terms only. Please refer to the attached Sheets No. 1-3 for individual soil profile details.

5.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1-3. As can be seen, the groundwater table was generally encountered at depths ranging from about 2.0 feet to about 4.5 feet below the existing ground surface, with this range likely attributed to similar, localized variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

6.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the SPT sampler and the augers, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in accordance with the Unified Soil Classification System, USCS. Representative samples were selected for limited index laboratory testing, consisting of moisture content tests (ASTM D2216) and percent fines tests (ASTM D1140). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils. The results of our classifications and laboratory examinations and tests are presented on the soil boring profiles on Sheets No. 1-3.

7.0 GEOTECHNICAL ENGINEERING EVALUATION

7.1 General

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, we conclude that the soils underlying this site are generally satisfactory to support the proposed single-story building construction on conventional spread foundations. However, in our opinion, the bearing capacity of the loose near-surface soils should be improved in order to reduce the risk of unsatisfactory foundation performance. The general soil improvement we recommend includes proofrolling the individual building sites (where possible) with a vibratory roller.

Following are specific recommendations for site preparation procedures, foundation design, and pavement systems for the project.

7.2 Site Preparation Recommendations

7.2.1 Clearing

The building areas and the areas to be paved should be cleared, grubbed and stripped of all vegetation, topsoil, trash and debris. Former foundations elements, abandoned utilities, etc. should should be removed entirely and their excavations backfilled with clean granular soils, compacted to the specifications noted below.

7.2.2 Compaction Procedures

Following clearing, the proposed building and pavement areas should be proofrolled with a vibratory roller (where possible); any soft, yielding soils detected should be excavated and replaced with clean, compacted backfill that conforms with the recommendations below. Sufficient passes should be made during the proofrolling operations to produce dry densities not less than 95 percent of the modified Proctor (ASTM D1557) maximum dry density of the compacted material to depths of 2 feet below the compacted surface, or 2 feet below the bottom of footings, whichever is lower. In any case, the building and pavement areas should receive not less than 10 overlapping passes, half of them in each of two perpendicular directions.

After the exposed surface has been proofrolled and tested to verify that the desired dry density has been obtained, the building and pavement areas may be filled to the desired grades. All fill material should conform to the recommendations below. It should be placed in uniform layers not exceeding 12 inches in loose thickness. Each layer should be compacted to a dry density not less than 95 percent of its modified Proctor (ASTM D1557) maximum value.

After completion of the general site preparations discussed above, the bottom of foundation excavations dug through the compacted natural ground, fill or backfill, should be compacted so as to densify soils loosened during or after the excavation process, or washed or sloughed into the excavation prior to the placement of forms. A vibratory, walk-behind plate compactor can be used for this final densification immediately prior to the placement of reinforcing steel, with previously described density requirements to be maintained below the foundation level.

Care should be taken not to undermine existing foundations when excavating for new foundation elements. Should this not be possible, it may be necessary to underpin existing structural elements using helical piles, or solidify existing foundation soils using injection grouting. We remain available for further consultations in this regard.

Obtaining the necessary level of soil compaction within the proposed foundation areas could create excessive ground vibrations with ensuing damages to the existing structures. As such, we recommend that the site contractor closely monitor the vibrations produced during the compaction operations so that they do not adversely affect the existing structures. Should there be concern about vibration levels produced by the site preparation operations, a seismograph with a suitable indicator range may be arranged on the site while this work is undertaken. We remain available for performing these services and for further consultation in this regard.

Following removal of foundation forms, backfill around foundations should be placed in lifts six inches or less in thickness, with each lift individually compacted with a plate tamper. The backfill should be compacted to a dry density of at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density.

7.2.3 Structural Fill

All fill material under the building and pavement areas should consist of clean sands, free of organics and other deleterious materials. The fill material should have not more than 12 percent by dry weight passing the U.S. No. 200 sieve, and no particle larger than 3 inches in diameter. Backfill behind walls, if any, should be particularly pervious, with not more than 4 percent by dry weight passing the U.S. No. 200 sieve.

7.3 Building Foundation and Slab Design

After the foundation soils have been prepared as recommended above, the site should be suitable for supporting the proposed single-story building construction on conventional shallow foundations proportioned for an allowable bearing stress of 2,500 pounds per square foot [psf], or less.

To provide an adequate factor of safety against a shearing failure in the subsoils, all continuous foundations should be at least 18 inches wide, and all individual column footings should have a minimum width of 30 inches. Exterior foundations should bear at least 18 inches below adjacent outside final grades.

As noted, care should be taken not to undermine existing foundations when excavating for new foundation elements. Should this not be possible, it may be necessary to underpin existing structural elements using helical piles, or solidify the existing foundation soils using injection grouting (chemical or cementitious). We remain available for consultations in this regard.

Based upon the boring information and the assumed loading conditions, we estimate that the recommended allowable bearing stress will provide a minimum factor of safety in excess of two against bearing capacity failure. With the site prepared and the foundations designed and constructed as recommended, we anticipate total settlements of one inch or less, and differential settlement between adjacent similarly loaded footings of less than one-quarter of an inch. Because of the granular nature of the subsurface soils, the majority of the settlements should occur during construction; post-construction settlement should be minimal.

We recommend that representatives of AACE inspect all footing excavations in order to verify that footing bearing conditions are consistent with expectations. Foundation concrete should not be cast over a foundation surface containing topsoil or organic soils, trash of any kind, surface made muddy by rainfall runoff, or groundwater rise, or loose soil caused by excavation or other construction work. Reinforcing steel should also be clean at the time of concrete casting. If such conditions develop during construction, the reinforcing steel must be lifted out and the foundation surface reconditioned and approved by AACE.

After the ground surface is proofrolled and filled, if necessary, as recommended in this report, the floor slab can be placed directly on the prepared subgrade. For design purposes, we recommend using a subgrade reaction modulus of 200 pounds per cubic inch (pci) for the compacted shallow sands. In our opinion, a highly porous base material is not necessary. We recommend to use a minimum of 10 mil polyolefin film as the main component of a vapor barrier system.

8.0 PAVEMENT RECOMMENDATIONS

Actual pavement section thickness should be provided by the design civil engineer based on traffic loads, volume, and the owners design life requirements. The following sections presents minimum thicknesses representative of typical load and construction practices. In addition, recommendations for a rigid pavement design are presented for use in delivery areas, dumpster pads, etc.

We recommend that the pavement sections be installed late in construction when most heavy construction traffic has ceased. If base material is placed during construction to provide a working surface it should be proofrolled, leveled, and thickened as required prior to paving at the end of construction.

8.1 General

The flexible pavement designs are based on structural number analyses with the stated estimated daily traffic volumes for a 15-year pavement design life. If loading conditions differ greatly from those presented, additional pavement design analyses should be performed.

8.2 Flexible Pavement Sections

We recommend a pavement section consisting of an asphaltic concrete wearing surface on a calcareous base course supported on stabilized subbase over well-compacted subgrade.

After clearing and proofrolling the site surface as previously recommended, the surficial soils should be suitable to support the pavement sections. The embankment material should be compacted to a dry density of 98 percent of the modified Proctor (ASTM D1557/AASHTO T-180) maximum dry density of the compacted soil to a depth of one foot below the surface.

8.2.1 Stabilized Subgrade

The subbase material to a depth of 12 inches should have a minimum Limerock Bearing Ratio (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98 percent of its modified Proctor (ASTM D1557 or AASHTO T-180) maximum dry density.

8.2.2 Base Course

The base course may consist of crushed limerock or coquina and should have a minimum Limerock Bearing Ratio (LBR) value (FDOT FM 5-515) of 100 and a minimum carbonate content (FDOT FM 5-514) of 70 percent (limerock) or 50 percent (coquina). We recommend a base course at least 6 inches thick for standard pavements and a base course of 10 inches for heavy-duty pavements. The 6-inch base course may be placed and compacted in a single layer, however, the 10-inch base course should be placed and compacted in two layers. All base course material should be compacted to at least 98 percent of its modified Proctor maximum dry density.

8.2.3 Asphalt Surface

We recommend an FDOT Type SP-9.5 or SP-12.5 asphaltic wearing surface. We recommend a wearing surface 1.5 inches thick on standard pavement and 2.5 inches thick on heavy-duty pavement. The 2.5-inch wearing surface should be placed and compacted in two layers. Care must be exercised to place the asphalt over dry, well primed base material.

8.2.4 Flexible Pavement Summary

The above recommendations should provide high quality pavement. If greater risk of more frequent pavement maintenance and repair is acceptable, then the above recommendations could be relaxed somewhat. Table 2 summarizes the recommended flexible pavement sections.

Table 2 - Flexible Pavement Summary

Traffic Group	Thickness [inches]			Structural Number
	Stabilized Subgrade	Base Course	Asphalt Surface	
Light Duty (interior roads): Auto parking area, light panel and pickup trucks; average gross vehicle weight of 4,000 lbs.	12	6	1.5	2.7
Heavy Duty: Bus drop-off areas, delivery trucks; average gross vehicle weight of 25,000 lbs	12	10	2.5	3.8

8.3 Rigid Pavement Sections

After clearing and proofrolling the site surface as previously recommended, the surficial soils should be suitable to support the pavement sections. The subgrade material should be compacted to a dry density of 98 percent of the modified Proctor (ASTM D1557 or AASHTO T-180) maximum dry density of the compacted soil to a depth of two feet below the surface. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing of the concrete.

We recommend a five-inch thick pavement section of unreinforced Portland cement concrete. The concrete should have a minimum 28-day compressive strength of 4,000 psi. Construction control joints should be placed no more than 15 feet apart in either direction and should be at least one-quarter of the thickness of the concrete. They should be cut as soon as the concrete will support the crew and equipment (8 to 12 hours). The concrete should be cured by moist curing or by application of a liquid curing compound.

8.4 Curbing

The curbing around landscaped areas adjacent to pavement should be constructed with full-depth curb sections. Use of extruded curb sections that lie directly above the final asphalt surface, or omission of the curbing, can allow migration of irrigation water from the landscaped areas. The excess water often causes separation of the asphalt wearing surface from the base and softening of the base material, resulting in early deterioration of the pavement.

9.0 RETENTION POND EXPANSION

Based on the results of our exploration, it is not anticipated that heavy duty excavation equipment will be required to expand the existing retention pond. Further, based on our visual examination of the recovered soil samples, the various encountered materials can likely be used as follows:

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment soils.

- Slightly clayey fine sands (SP-SC) with fines content of less than 15 percent are suitable for structural fill, but will likely be more difficult to compact due to its inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey fine sands (SC) with fines contents greater than 15 percent are generally considered unsuitable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, clayey soils can possibly be mixed with sands with less fines content and likely be used.

- The majority of our borings encountered a thin, near-surface layer of weakly cemented fine sands with silt/organics, locally known as hardpan-type soils. This hardpan stratum may be significantly more cemented and hard in areas not explored. While hardpan is generally suitable for use as a fill material, hardpan-type soils can be challenging for several reasons:

    - Hardpan can be difficult to excavate, often requiring special equipment, especially in confined excavations such as utility trenches.

    - Excavated hardpan-type soils are often boulder-size chunks of cemented soils which are not easily broken down for re-use as structural fill.

    - When pulverized into fragments that can be compacted to an adequately dense matrix, the in-place soil often fails the relative compaction test because during laboratory preparation, the soil is pulverized into smaller particles, resulting in a denser laboratory matrix than that which occurs in the field.

The hardpan-type soils are often relatively impervious and create a horizontal groundwater flow until a fracture in the hardpan occurs.

While the proposed retention pond expansion will likely be deeper than this hardpan stratum, consideration can be given to overexcavating hardpan-type soils from within shallow retention areas and exfiltration trenches (if any) so as to facilitate a more rapid drainage, if needed. Backfill in retention areas (if any) should consist of free-draining sandy materials with fines content less than 4 percent by dry weight passing the U.S. No. 200 sieve. The backfill should be placed in level lifts of 12-18 inches and receive some measure of compaction which likely can be accomplished by overlapping travel paths of loaded earthmoving equipment. The depth of this overexcavation will be dependent upon the stormwater design.

10.0 QUALITY ASSURANCE

We recommend establishing a comprehensive quality control program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Andersen Andre Consulting Engineers, Inc.

An experienced engineering technician should monitor all stripping and grubbing operations on a full-time basis to verify that deleterious materials have been removed. The technician should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade and that the subgrade soils exhibit an appropriate response to the compaction efforts.

In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

11.0 CLOSURE

The geotechnical evaluation submitted herein is based on the data obtained from the soil boring and test profiles presented on Sheets No. 1-3, and our understanding of the project as previously described. Limitations and conditions to this report are presented in Appendix III.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Okeechobee County Board of County Commissioners. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

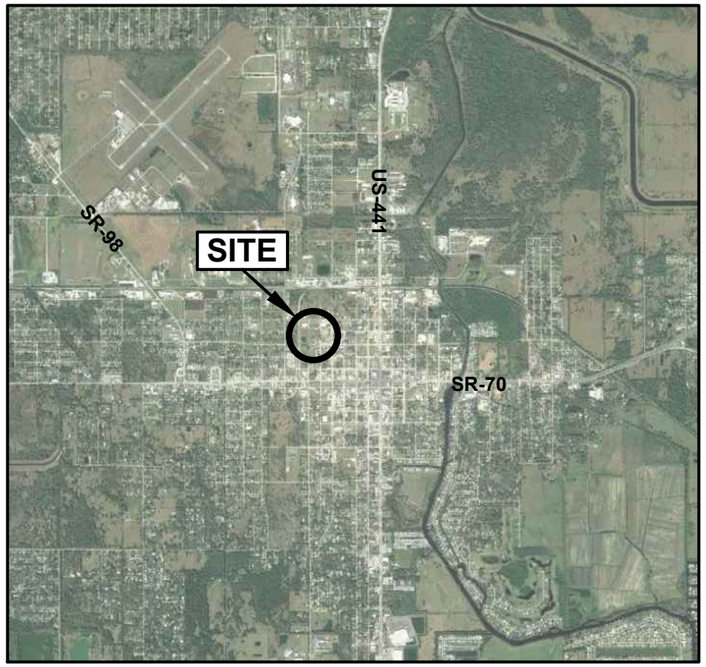
Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER GREGERS ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER
12-7-2020

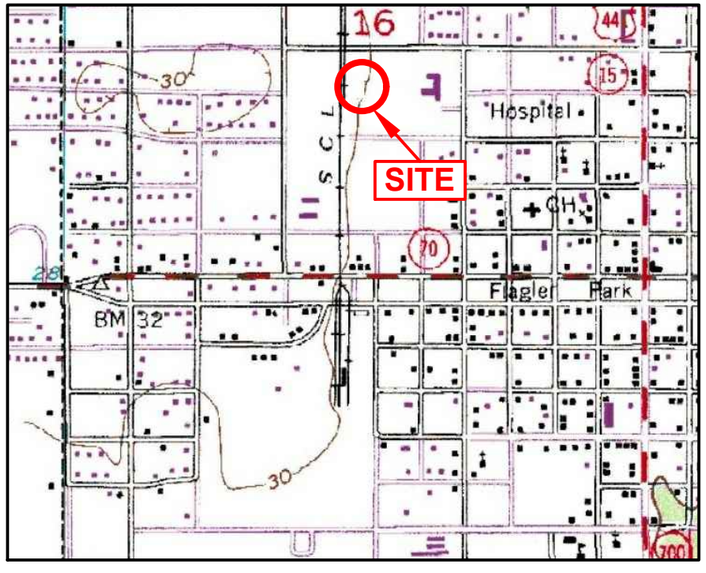
Peter G. Andersen, P.E.
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Principal Engineer
Fla. Reg. No. 53969
12/7/20

2019 AERIAL PHOTOGRAPH



USGS TOPOGRAPHIC QUADRANGLE MAP OF "OKEECHOBEE, FL"



NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 16
Township 37 South
Range 35 East

USDA NRCS SOIL TYPE WITHIN SITE BOUNDARY

11: Immokalee fine sand, 0 to 2 percent slopes

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SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT
JAIL RENOVATION AND EXPANSION PROJECT
OKEECHOBEE COUNTY, FLORIDA

Drawn by: PGA	Date: December 2020
Checked by: DPA	Date: December 2020
AACE File No: 20-284	**Figure No. 1**

LEGEND

TB-# Standard Penetration Test Boring

(#) Hand Auger Boring (AB-#)

NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a combination of tape/wheel measurements and a hand-held GPS instrument. The shown boring locations should be considered accurate only to the degree implied by the method of measurement used. Figure No. 2 Source: Google Earth Pro

NORTH

NOT TO SCALE



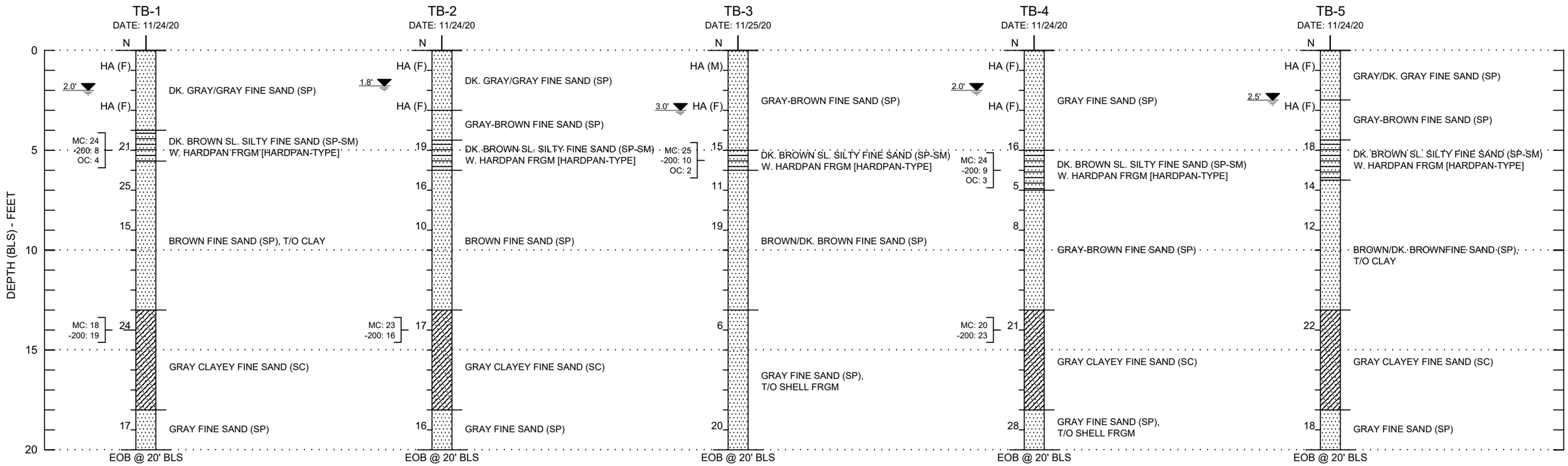
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FIELD WORK LOCATION PLAN

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT
JAIL RENOVATION AND EXPANSION PROJECT
OKEECHOBEE COUNTY, FLORIDA

Drawn by: PGA	Date: December 2020
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AACE File No: 20-284	**Figure No. 2**



SOIL GRAPHICAL LEGEND:

- FINE SAND
- SLIGHTLY SILTY FINE SAND (SP-SM) W. HARDPAN [HARDPAN-TYPE]
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)

NOTE: 3"-6" of topsoil encountered in most borings
(not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
AB-#	AUGER BORING (ASTM D1452)
N	SPT RESISTANCE IN BLOWS PER FOOT
XX▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
EOB	END OF BORING
BLS	BELOW LAND SURFACE
FRGM	FRAGMENTS
HA	FOR UTILITY CLEARANCE, THE UPPER 4 FEET OF BOREHOLE WERE ADVANCED WITH A HAND AUGER AND INCREMENTAL PROBING (APPROXIMATELY EVERY 6 INCHES).
	THE RELATIVE DENSITY OF THE SOIL IS NOTED BY THE CREW AS FOLLOWS:
L (LOOSE)	SOILS OFFER LITTLE/NO RESISTANCE WHEN PROBED
M (MEDIUM)	THE PROBE CAN BE ADVANCED WITH SOME DIFFICULTY
F (FIRM)	SOILS OFFER SIGNIFICANT RESISTANCE WHEN PROBED
SP, SP-SC, SC	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)

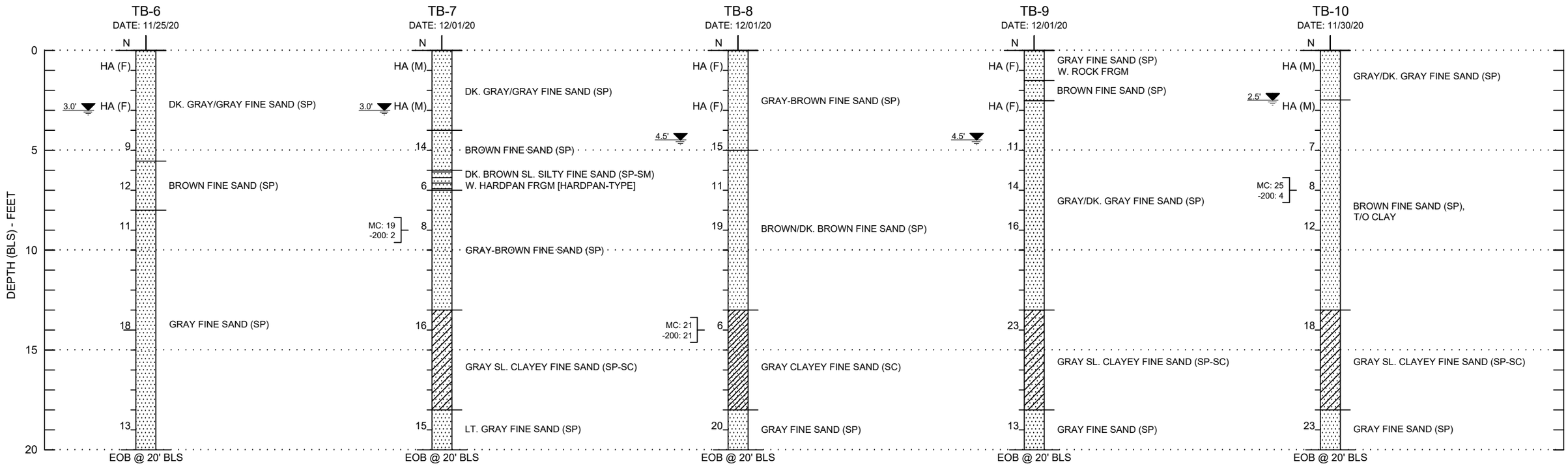
DRILL CREW: CL
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
CASING: NONE
HAMMER TYPE: SAFETY/MANUAL

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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT JAIL RENOVATION AND EXPANSION PROJECT OKEECHOBEE COUNTY, FLORIDA

Drawn by: PGA	Date: December 2020
Checked by: DPA	Date: December 2020
AACE File No: 20-284	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

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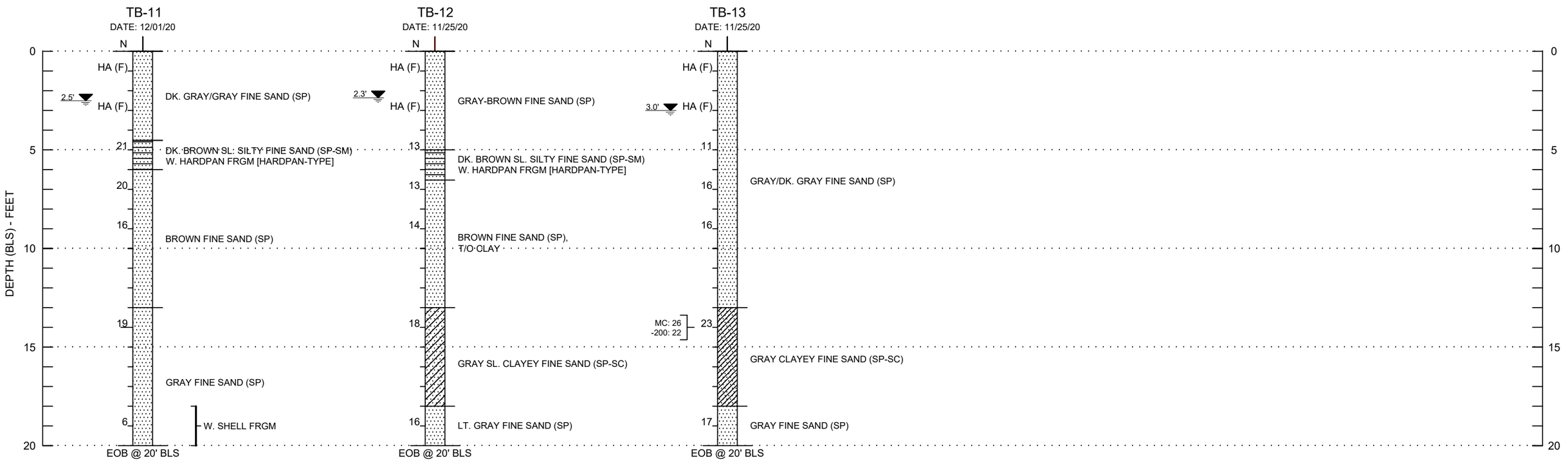
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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT JAIL RENOVATION AND EXPANSION PROJECT OKEECHOBEE COUNTY, FLORIDA

Drawn by: PGA	Date: December 2020
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AACE File No: 20-284	Sheet No. 2



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SOIL BORING PROFILES

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
OKEECHOBEE COUNTY SHERIFF'S DEPARTMENT
JAIL RENOVATION AND EXPANSION PROJECT
OKEECHOBEE COUNTY, FLORIDA**

Drawn by: PGA	Date: December 2020
Checked by: DPA	Date: December 2020
AACE File No: 20-284	Sheet No. 3

APPENDIX I

USDA Soil Survey Information

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

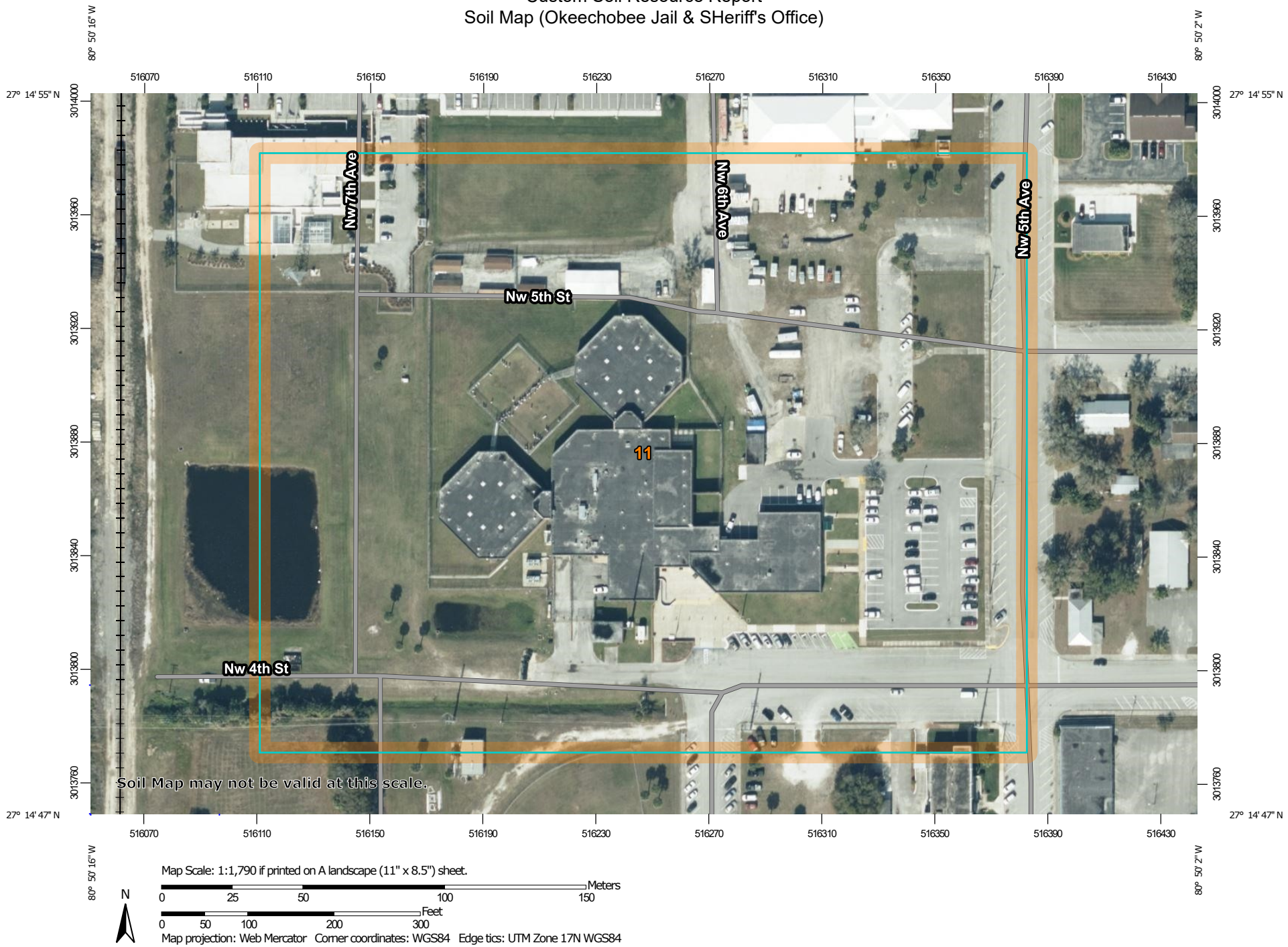
Custom Soil Resource Report for Okeechobee County, Florida

Okeechobee Jail & Sheriff's Office



November 24, 2020

Custom Soil Resource Report
Soil Map (Okeechobee Jail & SHeriff's Office)



Map Scale: 1:1,790 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida
Survey Area Data: Version 18, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

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

Map Unit Legend (Okeechobee Jail & SHeriff's Office)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	14.2	100.0%
Totals for Area of Interest		**14.2**	**100.0%**

Map Unit Descriptions (Okeechobee Jail & SHeriff's Office)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Okeechobee County, Florida

11—Immokalee fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2s3lk
Elevation: 0 to 130 feet
Mean annual precipitation: 44 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Basinger

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pomello

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: R155XY001FL - Sand Pine Scrub
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 1 percent
Landform: Depressions on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Margate

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

APPENDIX II

General Notes
(Soil Borings, Sampling and Testing Methods)

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by an Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata's changes may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

ENGINEERING

June 3, 2021

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

Subject: **Okeechobee County Sheriff's Office and Jail Expansion Site Plan**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to expand/renovate the existing facility to an ultimate buildout of 37,225 sf of additional office/administrative space.

This analysis was based on a spreadsheet created based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). The results indicate the proposed total buildout space of 37,225 sf of Government Office Building (ITE code 730) generates 2,737 total daily trips with 48 PM peak hour trips with 15 being in and 33 being out. Since the peak hour trips are below 100 a full traffic study is not required.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Okeechobee County, Securitecture
File

1062 Jakes Way, Okeechobee, FL 34974
Phone: (863) 824-7644 **Cell:** (863) 634-0194
Email: sdobbs@stevedobbsengineering.com **Website:** www.SteveDobbsEngineering.com

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*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF[2]: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

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%		0	0	NA	NA	
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%	39.7	2,737	48	15	33	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	

Civil Plans
FOR
Okeechobee County Sheriff's Office and Jail Addition and Renovation

City of Okeechobee, Florida

BOARD OF COUNTY COMMISSIONERS:

DISTRICT 4 - TERRY W. BORROUGHS, CHAIRMAN
DISTRICT 1 - DAVID E. HAZELLIEF, 1ST VICE CHAIR
DISTRICT 2 - BRYANT H. CULPEPPER
DISTRICT 3 - BRADLEY G. GOODBREAD
DISTRICT 5 - KELLY OWENS

COUNTY ADMINISTRATOR:

ROBBIE CHARTIER

SHERIFF:

NOEL E. STEPHEN

DESIGN TEAM

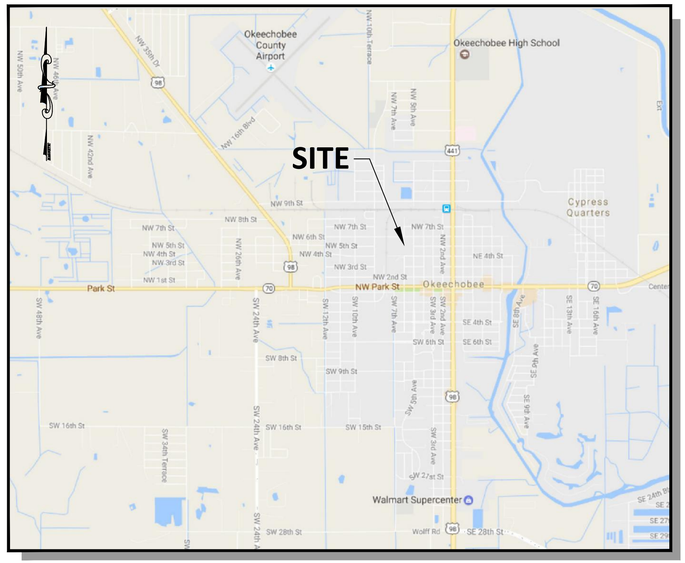
ARCHITECTURE, DETENTION & SECURITY: **SECURITECTURE, LLC**
CIVIL ENGINEER: **STEVEN L. DOBBS ENGINEERING**
STRUCTURAL ENGINEER: **BBM STRUCTURAL ENGINEERS**
MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ENGINEER: **OCI ASSOCIATES, INC.**
KITCHEN CONSULTANT: **INNOVATIVE FOODSERVICE DESIGN TEAM**

CONSTRUCTION MANAGER:

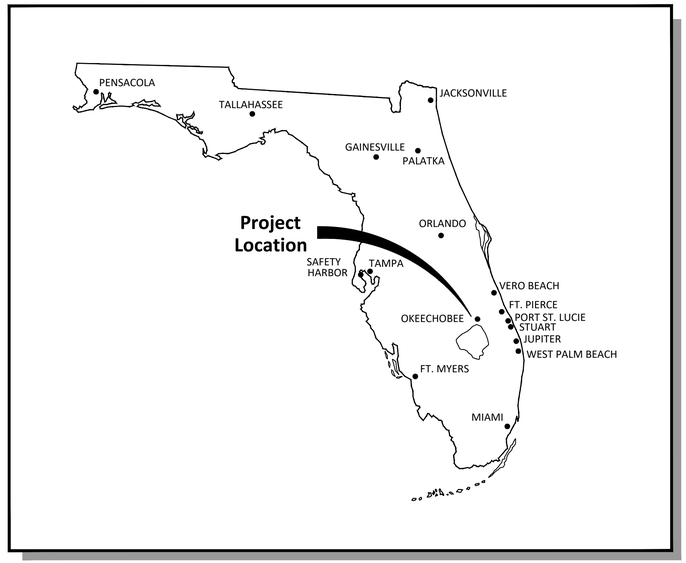
AJAX BUILDING COMPANY

BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155



LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

INDEX OF SHEETS

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Steven L. Dobbs Engineering, LLC
Consulting Engineers
1062 Jakes Way - Okeechobee, FL 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

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Sunshine State One Call 811 of Florida, Inc.

Okeechobee County Jail
ENGINEERS PROJECT No. 2019-030

GENERAL NOTES

1. Contractor is responsible for checking actual site conditions before starting construction.

2. Any discrepancies on the drawings shall be brought to the attention of the engineer before commencing work.

3. Contractor shall obtain all required building permits before commencing work.

4. Contractor shall be responsible for location of all existing utilities. The contractor shall contact all concerned utilities at least 48 hours in advance for construction operations.

5. No field changes or deviations from design to be made without prior approval of the engineer.

6. All construction shall be completed in accordance with the applicable ordinances of City of Okeechobee, Florida.

7. Contractor shall supply density tests to engineer on all sub-grade and base. Tests shall be prepared per AASHTO T-180 method.

8. Slope grades from elevations shown to existing grade at property line.

9. Engineer shall be notified at least 48 hours in advance for any inspection.

10. All traffic control devices shall be in accordance with M.U.T.C.D. Standards.

11. Erosion and sedimentation control techniques shall be incorporated during construction as follows:
(1) silt screens shall be maintained at the project perimeter.
(2) No off-site discharges shall occur during construction. In the event discharge is required, hay bales and/or turbidity curtains shall be incorporated at the discharge point as necessary to control turbidity.

EROSION AND SEDIMENTATION CONTROL NOTES

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

MINIMUM STANDARDS:

1. Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-distributing activity and shall be made functional before unslope land disturbance takes place.

2. All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating on to adjacent properties.

3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.

4. During construction of the project, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.

5. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the Reviewer, is uniform, mature enough to survive and will inhibit erosion.

6. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

ENGINEER OF RECORD INSPECTION REQUIREMENTS

	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET
COMPACTED OR STABILIZED GRADE	200	5,000	200	5,000	200	5,000	300	10,000
ROCK BASE	----	----	300	10,000	300	10,000	300	10,000
SHELL ROCK	----	----	300	10,000	----	----	300	10,000
ASPHALT	----	----	----	----	----	----	PER INSP.	PER INSP.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT INSIDE OF THE RIGHT EDGE

EROSION AND SEDIMENTATION CONTROL NOTES - (continued)

7. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.

8. After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.

9. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.

10. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

11. Sediment will be prevented from entering any storm drain system, ditch or channel. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

12. Before temporary or newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.

13. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

14. When a live watercourse must be crossed by construction vehicles, a temporary stream crossing constructed of nonerodible material shall be provided.

15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

16. Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The Developer, owner and/or contractor shall be continually responsible for all sediment leaving the property. Sediment control measures shall be in working condition at the end of each working day.

17. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
A. No more than 500 linear feet of trench may be opened at one time.
B. Excavated material shall be placed on the uphill side of trenches.
C. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
D. Restabilization shall be accomplished in accordance with these regulations.

18. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface, where sediment is transported onto a public road surface with curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land-distributing activities.

19. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, in the opinion of the Reviewer. Disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

20. Properties and waterways downstream from construction site shall be protected from sediment disposition and erosion.

21. Phased projects should be cleared in conjunction with construction of each phase.

22. Erosion control design and construction shall follow the requirements in Index Nos. 101, 102 and 103 of FDOT Roadway and Traffic Design Standards.

23. The Reviewer may approve modifications or alter plans to these erosion control criteria due to site specific conditions.

ENGINEER OF RECORD INSPECTION REQUIREMENTS
CONTRACTOR TO CALL CONTRACT ENGINEER OF RECORD 48 HOURS ADVANCE FOR FOLLOWING INSPECTIONS:
1. PRECONSTRUCTION MEETING
2. DRAINAGE PIPE (UNCOVERED)
3. PAVEMENT SUBGRADE
4. PAVEMENT BASE
5. FINAL

EARTHWORK AND DRAINAGE SPECIFICATIONS

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

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

2. **Earthwork and Grading:** All earthwork and grading shall be performed as required to achieve the final grades, typical sections and elevations shown on the plans. In all other respects, materials and construction methods for earthwork, embankment, excavation and grading shall conform to the requirements of FDOT Specifications, Section 120. Any plastic or otherwise undesirable material within 36 inches of finished road grade shall be removed and replaced with suitable material. The contractor shall also refer to the Soils Report, if available. The specifications and recommendations included in that report shall be considered as a part of these plans and specifications. Should there be any conflict between that document and any requirements of these drawings or specifications, the most restrictive requirement shall govern.

3. **Paving Improvements:** All areas proposed for paving shall be constructed in accordance with the design grades and typical sections shown on the drawings, and in conformance to the requirements of the City of Okeechobee and Florida Department of Transportation.
   - **A. Asphalt:** Prime Coat and tack coat for base course and between lifts of asphalt shall conform to the requirements of Sections 300-1 through 300-7 of the FDOT Specifications. Prime Coat shall be applied at a rate of 0.25 gallons per square yard and tack coat at a rate of 0.10 gallons per square yard, unless otherwise approved by the Engineer.

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

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Continued:

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

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

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

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00032026

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

No.	DATE	BY	REVISIONS

OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

GENERAL NOTES

JOB No.: 2019-030
SHEET
C001 OF 22

LEGAL DESCRIPTION:

ENTIRE COUNTY PARCEL:

ALL OF BLOCKS 95, 96, 97, 102, 103, 104, AND ALL THE ALLEYS WITHIN SAID BLOCKS, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 7TH AVENUE (FORMALLY KNOWN AS OKEECHOBEE AVENUE) LYING ADJACENT TO BLOCKS 96, 97, 102, AND 103, FROM THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 5TH STREET (FORMALLY KNOWN AS ELEVENTH STREET) LYING ADJACENT TO BLOCKS 95, 96, 97, 102, 103, AND 104, FROM THE EAST RIGHT-OF-WAY LINE OF RESERVED TO WEST RIGHT-OF-WAY LINE OF NORTHWEST 5TH AVENUE, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF RESERVED RIGHT-OF-WAY LYING ADJACENT TO BLOCKS 97 AND 102, FROM THE SOUTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 6TH AVENUE (FORMALLY KNOWN AS SEMINOLE STREET) LYING ADJACENT TO BLOCKS 95, 96, 103, AND 104, FROM THE NORTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

BOUNDARY & TOPOGRAPHIC SURVEY

OKEECHOBEE COUNTY'S

SHERIFF'S OFFICE
EMERGENCY OPERATIONS CENTER
FIRE STATION #1

LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST

LEGAL DESCRIPTION:

ALL OF BLOCK 95, 96, 97, 102, 103, 104, AND ALL THE ALLEYS WITHIN SAID BLOCKS, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 7TH AVENUE (FORMALLY KNOWN AS OKEECHOBEE AVENUE) LYING ADJACENT TO BLOCKS 96, 97, 102, AND 103, FROM THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

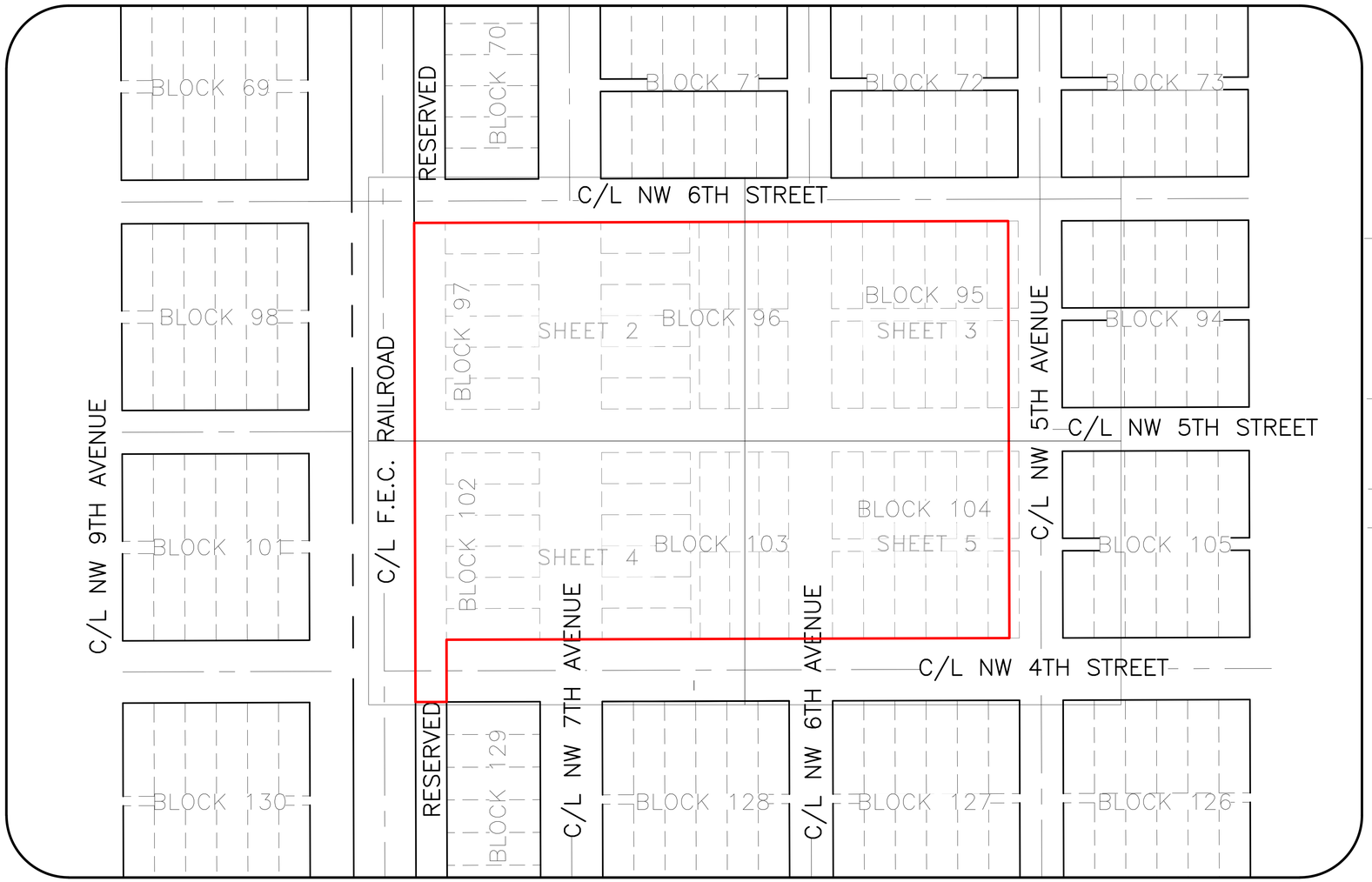
TOGETHER WITH ALL THAT PORTION OF NORTHWEST 5TH STREET (FORMALLY KNOWN AS ELEVENTH STREET) LYING ADJACENT TO BLOCKS 95, 96, 97, 102, 103, AND 104, FROM THE EAST RIGHT-OF-WAY LINE OF RESERVED TO WEST RIGHT-OF-WAY LINE OF NORTHWEST 5TH AVENUE, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF RESERVED RIGHT-OF-WAY LYING ADJACENT TO BLOCKS 97 AND 102, FROM THE SOUTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PORTION OF NORTHWEST 6TH AVENUE (FORMALLY KNOWN AS SEMINOLE STREET) LYING ADJACENT TO BLOCKS 95, 96, 102, AND 103, FROM THE NORTH RIGHT-OF-WAY OF NORTHWEST 4TH STREET TO THE SOUTH RIGHT-OF-WAY OF NORTHWEST 6TH STREET, OKEECHOBEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS DECEMBER 21, 2020.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. 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.
4. 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.
5. COPYRIGHT © 2020 BY BSM & ASSOCIATES, INC.
6. 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 CENTERLINE OF NORTHWEST 6TH STREET, SAID CENTERLINE BEARS S 89°49'06" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THE COORDINATES USED 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.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "R 22" HAVING A PUBLISHED ELEVATION OF 30.32' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.07'. THE CONVERSION FROM NAVD 88 TO NGVD 29 IS AS FOLLOWS: NAVD ELEVATION +1.2' = NGVD ELEVATION.
9. 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.
10. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON A DESCRIPTION THAT WAS COMPILED BY THE SIGNING SURVEYOR.
11. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE.
14. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
15. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480C, WITH AN EFFECTIVE DATE OF 07/16/15.



LOCATION MAP & KEY SHEET:
(NOT TO SCALE)

LEGEND:

BF	BACK FLOW PREVENTER
(C)	CALCULATED DIMENSION
	CATCH BASIN
C.B.S.	CONCRETE BLOCK STRUCTURE
C.E.	COVERED ENTRY
C/L	CENTERLINE
	CLEANOUT
	CONCRETE
C.M.P.	CORRUGATED METAL PIPE
	DRAINAGE MANHOLE
D.I.P.	DUCTILE IRON PIPE
E	ELECTRICAL JUNCTION BOX
ELEV. OR EL.	ELEVATION
— x —	FENCE LINE
	FIRE HYDRANT
F.F.E.	FINISH FLOOR ELEVATION
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
	GUY ANCHOR
INV.	INVERT
LB	LICENSED BUSINESS
LE	LOWER ENCLOSURE
	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
— OHU —	OVERHEAD UTILITY LINE
PG.	PAGE
P.B.	PLAT BOOK
(P)	PLATTED DIMENSION
P.V.A.	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
S	SANITARY SEWER MANHOLE
— SAN —	SANITARY SEWER LINE
	SANITARY SEWER VALVE
	SINGLE SUPPORT SIGN
— STM —	STORM SEWER LINE
WV	UTILITY POLE
	WATER VALVE
W	WATER METER
	FLOOD LIGHT
F.E.C.	FLORIDA EAST COAST
123.45	EXISTING GROUND ELEVATION
1	PLATTED LOT NUMBER
F.E.C.	FLORIDA EAST COAST
H.D.P.E.	HIGH DENSITY POLYETHYLENE
R.C.P.	REINFORCED CONCRETE PIPE
W	WELL
B	BOLLARD
ADD.	ADDITIONAL
	UTILITY SERVICE BOX

SCALE: 1"=100'
0 50 100 200

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00003206

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REVISIONS

No.	DATE	BY

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

OKEECHOBEE COUNTY SHERIFF'S OFFICE
AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE SURVEY

JOB No.: 2019-030
SHEET
C100 OF 22

PLOT DATE = 2021/03/02

BOUNDARY & TOPOGRAPHIC SURVEY

SITE BENCHMARK #1
SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"
EL. =30.58'

P.O.B. (JAIL PARCEL)
SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"

C/L NW 7TH AVE. (F)
C/L OKEECHOBEE AVENUE (P)

C/L NW 6TH STREET (F)
C/L TWELFTH STREET (P)

S89°49'06"W
(BASIS OF BEARING)

S89°49'06"W 954.18' (C)

N89°49'06"E 670.09'

142.53' (C) 142.5' (P)

150.03' (C) 150.00' (P)

100.00' (C)(P)

R/W LINE

EDGE OF PAVEMENT

TOP OF BANK

TOE OF SLOPE

TYPE D CURB

ASPHALT DRIVE

CONCRETE

CONCRETE SIDEWALK

CONCRETE RAMP

COVERED ENTRY

CONCRETE WALL

KEY PAD

CHAIN LINK FENCE

CAGED WELL

SHED

CONNEX BOX

CHAIN LINK FENCE W/ RAZOR WIRE

SINGLE STORY GARAGE
F.F.E. = 34.13'

PARCEL ID:
3-15-37-35-0010-00970-0010
3-15-37-35-0010-01020-0010
3-15-37-35-0010-00950-0070
3-15-37-35-0010-00950-0010
14.794 ACRES ±

BLOCK 97
P.B. 5, PG. 5

BLOCK 96
P.B. 5, PG. 5

100.00' VACATED R/W
(FORMERLY OKEECHOBEE AVE.)

50.00' VACATED R/W

70.00' VACATED R/W
(FORMERLY 11TH STREET)

15.0' VACATED ALLEY

S00°10'10"E 770.01' (C)

N00°10'10"W 770.01'

300.01' (C)
300.00' (P)

300.03' (C)
300.00' (P)

300.04' (C) 300.00' (P)

300.06' (C) 300.00' (P)

TUSCALOOSA STREET (P)

C/L F.E.C. RAILROAD

SHELL/GRASS DRIVE

C/L NW 5TH STREET (F)
C/L ELEVENTH STREET (P)

SCALE: 1"=20'
0 10 20 40

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MATCH SHEET 3

MATCH SHEET 4

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00020206

No.	DATE	BY	REVISIONS

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE SURVEY MATCH SHEET 2

JOB No.: 2019-030
SHEET
C101 OF 22

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH SHEET 2

FND 5/8" IRON ROD NO IDENTIFICATION

C/L NW 6TH AVE. (F)
C/L SEMINOLE STREET (P)

R/W LINE

35.0'

FND 3"X3" CONCRETE MONUMENT STAMPED "HOOVER"

FND 5/8" IRON ROD NO IDENTIFICATION

C/L NW 6TH STREET (F)
C/L TWELFTH STREET (P)

EDGE OF PAVEMENT

CONCRETE SIDEWALK

S89°49'06"W 954.18' (C)

SITE BENCHMARK #2
SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"
EL. =29.00'

SET 1/2" IRON ROD & CAP
STAMPED "BSM LB 8155"

ADD. 16.0' R/W

35.0' PER PLAT

15.0' VACATED ALLEY

ASPHALT DRIVE

N89°49'06"E 670.09'

142.53' (C) 142.5' (P)

70.00' VACATED R/W (FORMERLY SEMINOLE STREET)

RIM ELEV. = 29.13'
15" H.D.P.E. (S)
INV. EL. = 25.46'
15" C.M.P. (E)
INV. EL. = 22.98'
15" C.M.P. (W)
INV. EL. = 27.06'
FLUME FLOW EL. = 28.11'

15" C.M.P. (E)
INV. ELEV. = 27.10'

300.09' (C)
300.00' (P)

CONCRETE

SIGN

RIM ELEV. = 27.28'
15" C.M.P. (W)
INV. EL. = 23.09'

COVERED ENTRY

44.6'

33.5'

40.0'

CURB INLET
RIM ELEV. = 28.17'

CURB INLET
RIM ELEV. = 27.51'

SINGLE STORY LIVING AREA
F.F.E. = 30.24'

SINGLE STORY GARAGE
F.F.E. = 30.20'

SCREENED PORCH

SHED

AC

CONCRETE SLAB

COVERED AREA

GRILL

SEPTIC TANK
LID ELEV. = 29.36'

CONCRETE SLAB

CONCRETE W/ GENERATOR

RIM ELEV. = 28.89'
8" P.V.C. (S)
INV. EL. = 26.65'
8" P.V.C. (NW)
INV. EL. = 26.65'
4" P.V.C. (N)
INV. EL. = 26.80'
3" P.V.C. (SW)
INV. EL. = 26.98'

RIM ELEV. = 29.17'
15" C.M.P. (S)
INV. EL. = 23.92'
15" H.D.P.E. (N)
INV. EL. = 23.29'

RIM ELEV. = 29.67'
4" PVC (N)
INV. EL. = 25.83'

RIM ELEV. = 30.14'
4" PVC (W)
INV. EL. = 25.49'

RIM ELEV. = 29.70'
4" PVC (E)
INV. EL. = 28.74'

BLOCK 95
P.B. 5, PG. 5

N89°49'18"E 284.08'

300.08' (C) 300.00' (P)

20.0' VACATED ALLEY

BLOCK 96
P.B. 5, PG. 5

142.53' (C) 142.5' (P)

20.0' VACATED ALLEY

S00°10'03"E 140.04' (C)

140.00' (P)

140.04' (C)

140.06' (C)
140.0' (P)

N00°09'56"W 670.24' (C)

PARCEL ID:
3-15-37-35-0010-00970-0010
3-15-37-35-0010-01020-0010
3-15-37-35-0010-00950-0070
3-15-37-35-0010-00950-0010
14.794 ACRES ±

RIM ELEV. = 28.92'
15" C.M.P. (N)
INV. EL. = 24.84'

ASPHALT PARKING

EDGE OF PAVEMENT

CHAIN LINK FENCE

TYPE D CURB

EDGE OF PAVEMENT W/ TYPE D CURB

C/L NW 5TH AVENUE (F)
C/L OSCEOLA STREET (P)

CONCRETE SIDEWALK

R/W LINE

RIM ELEV. = 28.70'

FND NAIL & DISK NO IDENTIFICATION

CHAIN LINK FENCE

CONCRETE SLAB

SHED

60.6'

60.7'

YARD DRAIN
RIM ELEV. = 30.42'

YARD DRAIN
RIM ELEV. = 30.27'

ASPHALT MILLINGS

CELL BLOCK

70.00' VACATED R/W (FORMERLY 11TH STREET)

MATCH SHEET 5

SCALE: 1"=20'

0 10 20 40

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00032306

No.	DATE	BY	REVISIONS

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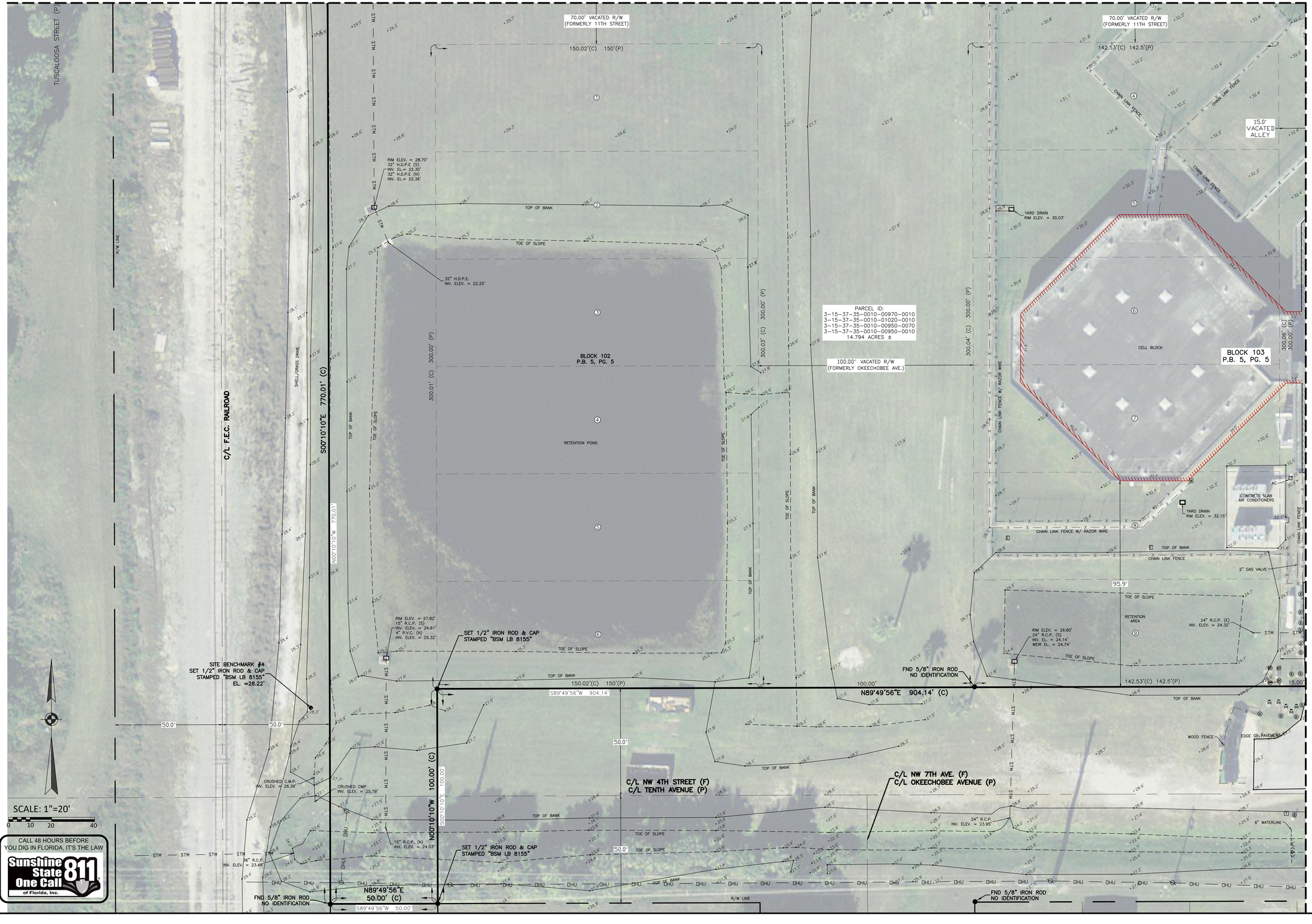
OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE SURVEY MTACH SHEET 3

JOB No.: 2019-030
SHEET
C102 OF 22

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH SHEET 2



MATCH SHEET 2

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No.	DATE	BY	REVISIONS

Steven L. Dobbs Engineering, LLC
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Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE SURVEY MATCH 4

JOB No.: 2019-030
SHEET
C103 OF 22

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH SHEET 3

MATCH SHEET 4

70.00' VACATED R/W (FORMERLY 11TH STREET)

142.53' (C) 142.5' (P)

70.00' VACATED R/W (FORMERLY SEMINOLE STREET)

140.03' (C) 140.00' (P)

140.04'(C) 140'(P)

CHAIN LINK FENCE

CLEANOUT RIM ELEV. = 32.82' 6" P.V.C. (C) INV. EL.= 29.97'

RIM ELEV. = 31.07' 6" P.V.C. (NW) INV. EL.= 28.20' 10" P.V.C. (SE) UNABLE TO OBTAIN INVERT

CHAIN LINK FENCE W/ RAZOR WIRE

BLOCK 103 P.B. 5, PG. 5

20.0' VACATED ALLEY

SINGLE STORY JAIL

CLEANOUT RIM ELEV. = 32.55' INV. ELEV. = 26.04'

CLEANOUT RIM ELEV. = 32.67' INV. ELEV. = 30.43'

APPROXIMATE LOCATION

PARCEL ID:
3-15-37-35-0010-00970-0010
3-15-37-35-0010-01020-0010
3-15-37-35-0010-00950-0070
3-15-37-35-0010-00950-0010
14.794 ACRES ±

F.F.E. = 33.11'

CONCRETE SLAB

SINGLE STORY C.B.S.

CONCRETE CAR WASH AREA

RIM ELEV. = 30.09' 4" P.V.C. (S) UNABLE TO DETERMINE WHERE PIPE GOES

ASPHALT MILLINGS

ASPHALT

RIM ELEV. = 30.13' 10" P.V.C. (E) INV. EL.= 23.87' 10" P.V.C. (NW) INV. EL.= 23.97' 10" P.V.C. (S) INV. EL.= 23.92'

LIFT STATION RIM ELEV. = 30.90' 10" P.V.C. (W) INV. EL.= 21.88'

RIM ELEV. = 29.50' 18" R.C.P. (N) INV. ELEV. = 25.98'

EDGE OF PAVEMENT W/ TYPE D CURB

BLOCK 104 P.B. 5, PG. 5

300.08' (C) 300.00' (P)

300.07' (C) 300.00' (P)

RIM ELEV. = 29.22' 6" P.V.C. (SW) INV. EL. = 25.21 6" P.V.C. (N) INV. EL. = 25.21 6" P.V.C. (E) INV. EL. = 25.21 4" P.V.C. (W) INV. EL. = 25.42 (MAYBE OLD)

RIM ELEV. = 29.50' COULD NOT OPEN LID UNABLE TO OBTAIN INVERTS

CONCRETE SIDEWALK

EDGE OF PAVEMENT

R/W LINE

S00°09'56"E 530.18'

CHAIN LINK FENCE

140.04'(C) 140'(P)

20.0' VACATED ALLEY

N00°09'56"W 670.24' (C)

C/L NW 5TH AVENUE (F)
C/L OSCEOLA STREET (P)

CURB INLET RIM ELEV. = 26.94' 18" R.C.P. (E) INV. ELEV. = 22.39'

CURB INLET RIM ELEV.= 27.49' UNABLE TO OBTAIN INVERTS

ASPHALT PARKING

RIM ELEV. = 28.19' 15" R.C.P. (E) INV. ELEV. = 26.14 15" R.C.P. (W) INV. ELEV. = 26.01'

RIM ELEV. = 28.22' 15" R.C.P. (W) INV. ELEV. = 26.37

EDGE OF PAVEMENT W/ TYPE D CURB

ADD. 16.0' R/W

35.0' PER PLAT

SET NAIL & DISK STAMPED "BSM LB 8155"

SITE BENCHMARK #3
SET NAIL & DISK
STAMPED "BSM LB 8155"
EL. =28.39'

FND BOAT SPIKE NO IDENTIFICATION

FND 5/8" IRON ROD NO IDENTIFICATION

SCALE: 1"=20'
0 10 20 40

15.0' VACATED ALLEY

24.7'

CONCRETE SLAB

GENERATOR

FUEL TANK

CONCRETE WALL

CONCRETE

STAIRS

RIM ELEV. = 28.39' 24" R.C.P. (W) INV. ELEV. = 24.66' 24" R.C.P. (E) INV. ELEV. = 24.66' 12" P.V.C. (N) INV. ELEV. = 25.37'

RIM ELEV. = 28.60' 24" R.C.P. (W) INV. ELEV. = 24.98' 24" R.C.P. (E) INV. ELEV. = 24.98' 8" P.V.C. (N) INV. ELEV. = 26.10'

RIM ELEV. = 28.54' 24" R.C.P. (W) INV. ELEV. = 25.11' 15" R.C.P. (E) INV. ELEV. = 25.40' 18" R.C.P. (N) INV. ELEV. = 25.25'

CONCRETE SIDEWALK

TYPE D CURB

EDGE OF PAVEMENT

142.52' (C) 142.5' (P)

S89°49'56"W 904.14'

70.00'

100.02' (C) 100.00' (P)

N89°49'56"E 904.14' (C)

50.01'

CHAIN LINK FENCE 150.04' (C) 150.00' (P)

TYPE 'F' CURB

0.2' SOUTH OF PROPERTY LINE

1.3' SOUTH OF PROPERTY LINE

MEMORIAL

RIM ELEV. = 27.84' 12" R.C.P. (S) INV. ELEV. = 23.77'

CURB INLET RIM ELEV. = 27.99' 12" R.C.P. INV. EL. = 23.97'

SITE BENCHMARK #5
SET NAIL & DISK
STAMPED "LB 8155"
ELEV. = 29.06'

C/L NW 6TH AVE. (F)
C/L SEMINOLE STREET (P)

C/L NW 4TH STREET (F)
C/L TENTH AVENUE (P)

TOP OF BANK

6" PVC PIPE

TOE OF SLOPE

48" R.C.P. (E) INV. ELEV. = 22.20'

RIM ELEV. = 28.77' 48" R.C.P. (W) INV. ELEV. = 24.40' 48" R.C.P. (E) INV. ELEV. = 24.40' 48" R.C.P. (SW) UNABLE TO OBTAIN INVERT

CURB INLET 12" R.C.P. (N) INV. ELEV. = 23.19'

RIM ELEV. = 27.85' 12" R.C.P. INV. EL. = 23.71'

FND 5/8" IRON ROD NO IDENTIFICATION

50.0'

R/W LINE

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Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00032026

No.	DATE	BY	REVISIONS

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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE SURVEY MATCH SHEET 5

JOB No.: 2019-030
SHEET C104 OF 22

Project Name:	Okeechobee County Jail Expansion
Owner Name:	Okeechobee County
Owner Address:	304 NW 2nd Street, #102, Okeechobee, FL 34972
Owner Phone:	863-763-6441
Engineer Name:	Steven L. Dobbs Engineering, LLC
Engineer Address:	1062 Jakes Way, Okeechobee, FL 34974
Engineer Phone:	863-824-7644
Architect Name:	Securitecture
Architect Address:	
Architect Phone:	317-695-6725
Planner Name:	N/A
Planner Address:	
Planner Phone	

Future Land Use:	Public Facilities, Industrial
Zoning:	Public Facilities, Industrial

Min Lot Width:	N/A	ft
Proposed lot Width:	142.5	ft

Min Lot Size:	N/A	sf
Proposed lot size:	644,405.7	sf

Project Size	644,405.7 SF

Total Dwelling Units:	N/A

Setbacks:

Front	Req	25
	Provided	45
E.Side	Req	25
	Provided	40
W. Side	Req	25
	Provided	300
Rear	Req	40
	Provided	200

Parking:

Public Use	1 space per 300 sf Office/Support	300 per 1 space
	Office/Support Area	64742 sf
	Required Parking:	216 spaces

Handicapped Parking	1 space per every 25 spaces minimum 1	
	Required Handicapped Parking	6
	Hanicapped Parking Provided	6
	Total Parking Required	216
	Parking Provided	220

Coverage

	Public Use	50%
	Proposed	34%

Impervious Area

	Allowable Impervious Area:	85%
	Proposed ISR	83%

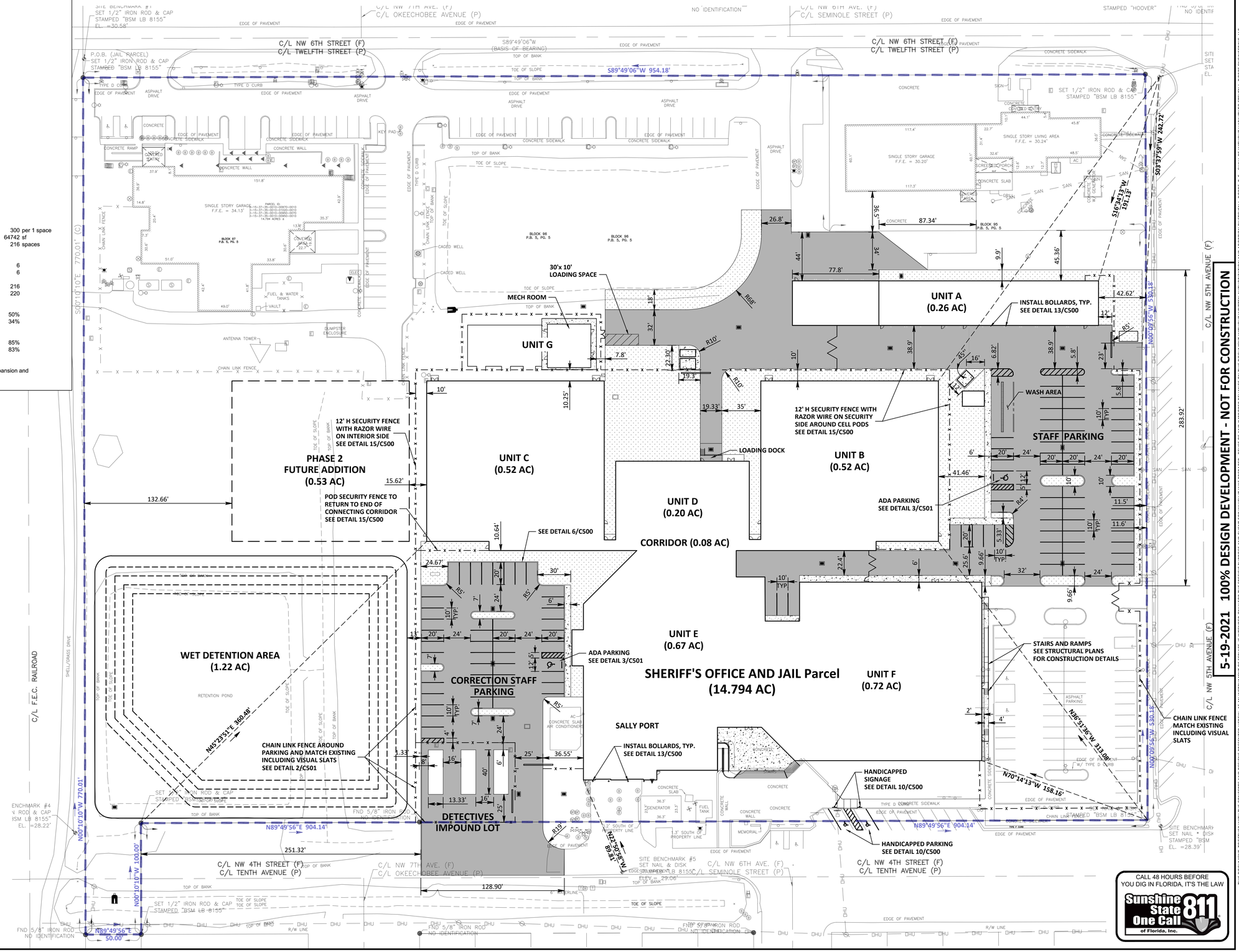
This is a combination of the proposed Sheriff's Office and Jail Expansion and existing EOC.

LEGEND

- NEW ASPHALT PAVEMENT SEE DETAIL-5/C500
- NEW CONCRETE SIDEWALK SEE DETAIL-11/C500
- LANDSCAPING AREA
- PARCEL LINE
- SECURITY FENCE /CHAIN LINK FENCE SEE DETAIL-15/C500

SCALE: 1"=40'

0 20 40 80



CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call of Florida, Inc. 811

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 0003206

No.	DATE	BY	REVISIONS

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

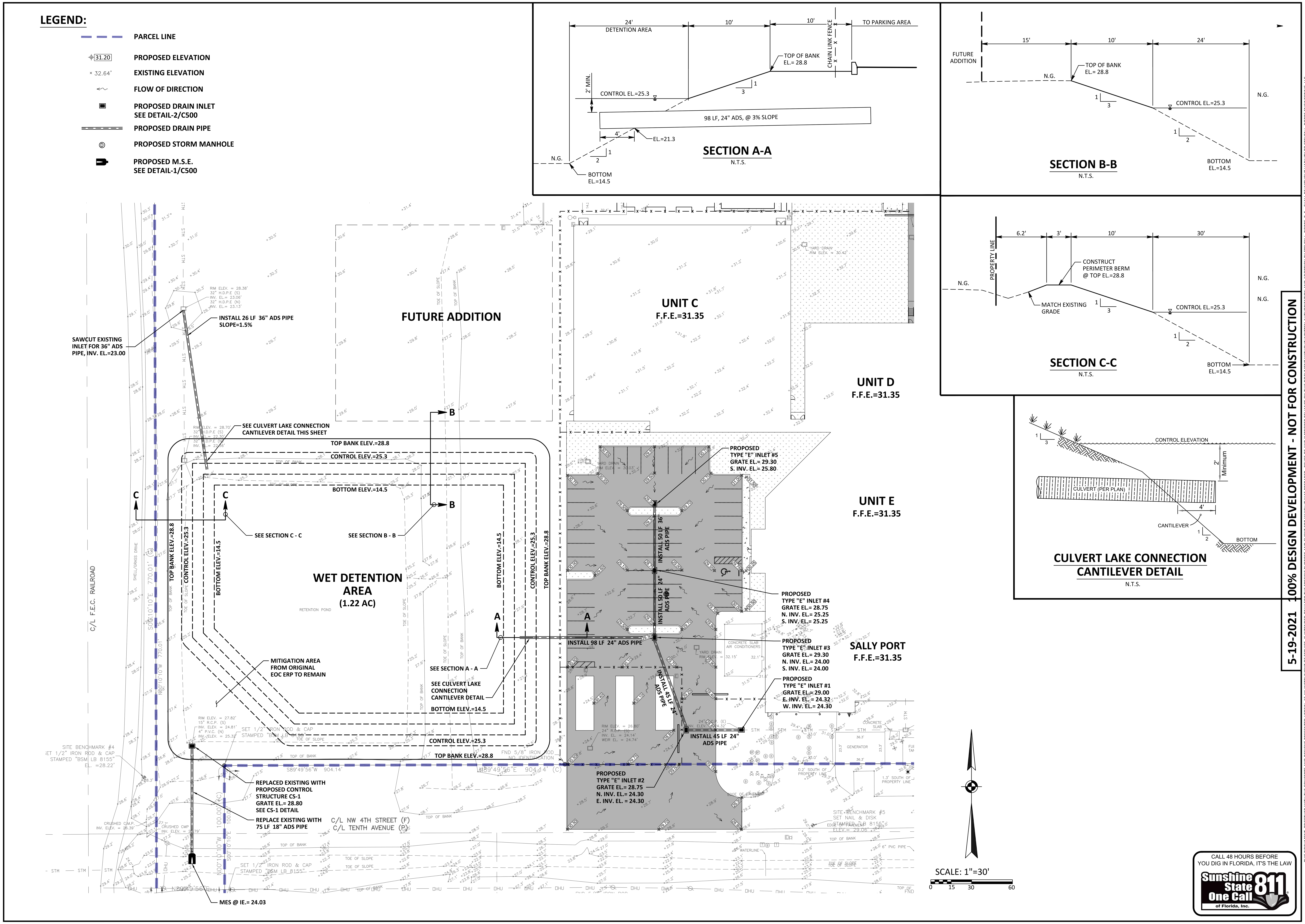
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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION

OKEECHOBEE, FLORIDA

OVERALL SITE PLAN

JOB No.: 2019-030
SHEET
C200 OF 22



5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

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REVISIONS

No.	DATE	BY

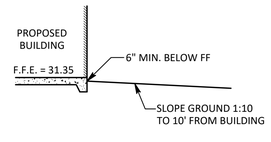
OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

PAVING GRADING AND DRAINAGE CORRECTION STAFF PARKING DETECTIVES IMPOUND LOT

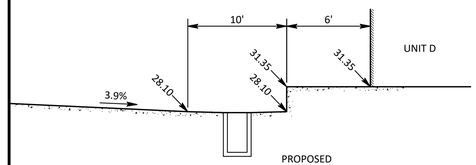
JOB No.: 2019-030
SHEET C301 OF 22

LEGEND:

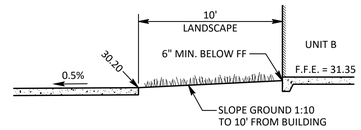
- PARCEL LINE
- 31.20 — PROPOSED ELEVATION
- × 32.64' — EXISTING ELEVATION
- FLOW OF DIRECTION
- PROPOSED DRAIN INLET SEE DETAIL-2/C500
- PROPOSED DRAIN PIPE
- PROPOSED M.S.E. SEE DETAIL-1/C500



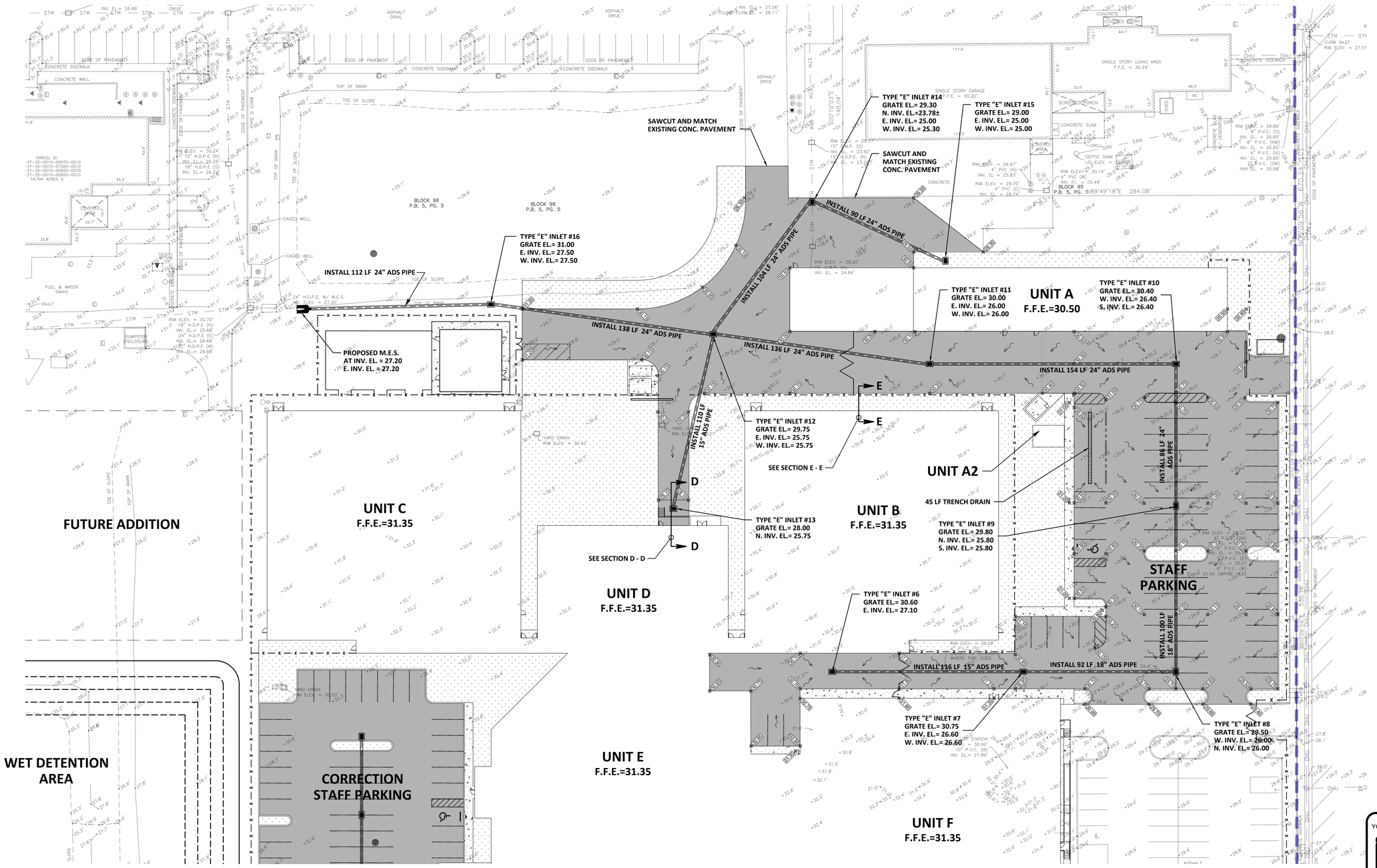
TYPICAL SECTION AT BUILDING
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



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1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 0G002026

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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

PAVING GRADING AND DRAINAGE STAFF PARKING LOT

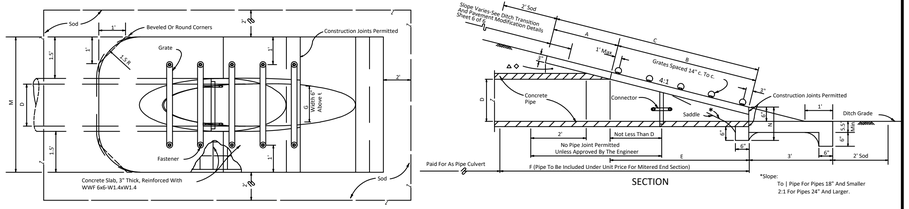
JOB No.: 2019-030
SHEET
C302 OF 22

DIMENSIONS & QUANTITIES																					
D	X	A	B	C	E	F	G	M				N	GRATE SIZES		CONCRETE (Cu. Yds.)				SODDING (Sq. Yds.)			
								Single Pipe	Double Pipe	Triple Pipe	Quad Pipe		Standard Weight Pipe	Extra Strong Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe
15"	2'-7"	2.23'	4.09'	6.36'	4.01'	9"	1.22'	4.63'	7.31'	9.79'	12.37'	1.18'			0.76	1.16	1.54	1.94	8	10	11	12
18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9"	1.41'	4.92'	7.75'	10.58'	13.42'	1.23'			0.85	1.28	1.71	2.17'	9	10	12	13
24"	3'-5"	2.53'	7.18' Δ	9.71'	7.02' Δ	11"	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'			1.02	1.58	2.15	2.75	10	12	13	15
30"	4'-3"	2.70'	9.25'	(LNG)	9.03'	13"	2.00'	6.08'	10.31'	14.58'	18.83'	1.29'	2.5"	3"	1.23	1.98	2.74	3.50	12	14	15	17
36"	5'-1"	2.87'	11.33◇	14.18'	11.05◇	15"	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	2.5"	4"	1.40	2.38	3.33	4.24	13	15	17	20
42"	6'-0"	3.05'	13.33'	16.42'	13.08'	17"	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2.5"	4"	1.60	2.83	4.04	5.26	14	17	19	22
48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.43'	2.5"	4"	1.81	3.26	4.70	6.14	15	18	21	24
54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3"	4"	2.03	3.78	5.54	7.28	17	20	23	27
60"	8'-4"	3.56'	19.55'	23.11'	19.03'	23"	3.00'	9.00'	17.50'	25.00'	34.50'	1.50'	3"	4"	2.28	4.36	6.43	8.50	18	22	25	29

△ 6.42'
◇ 10.40'

Dimensions permitted to allow use of 8' standard pipe lengths.
Dimensions permitted to allow use of 12' standard pipe lengths.
△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.

Note: See Sheets 5 and 6 for details and general notes.



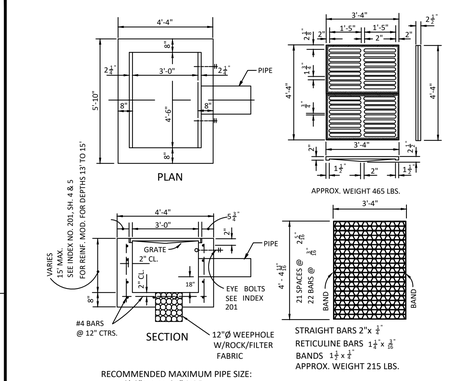
TOP VIEW-SINGLE PIPE

SECTION

*Slope:
To | Pipe For Pipes 18" And Smaller
2:1 For Pipes 24" And Larger.

1 SIDE DRAIN MITERED END SECTION

SINGLE AND MULTIPLE ROUND CONCRETE PIPE
PER LATEST VERSION OF FDOT INDEX 430-022

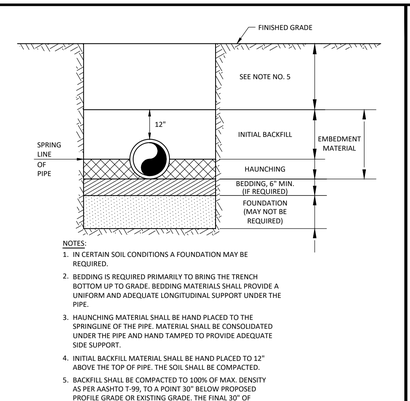


RECOMMENDED MAXIMUM PIPE SIZE:
3'-0" WALL-24" PIPE

NOTICE:
1.) STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED.
2.) ALL INLETS WILL BE CAST TO PROVIDE A 18" SUMP BELOW LOWEST CULVERT INVERT

2 PRE-CAST TYPE 'E' CATCH BASIN

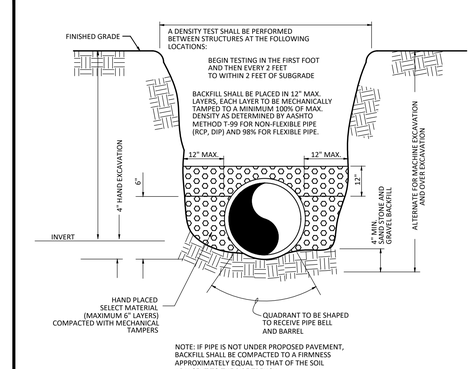
N.T.S.



NOTES:
1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED.
5. BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6. DENSITY TEST SHALL BE PREFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.

3 BACKFILLING REQUIREMENTS

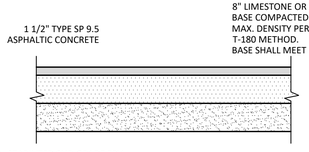
N.T.S.



NOTE: IF PIPE IS NOT UNDER PROPOSED PAVEMENT, BACKFILL SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE SOIL ADJACENT TO THE PIPE TRENCH.

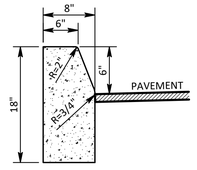
4 TYPICAL TRENCH DETAIL

N.T.S.



5 PAVEMENT SECTION

N.T.S.

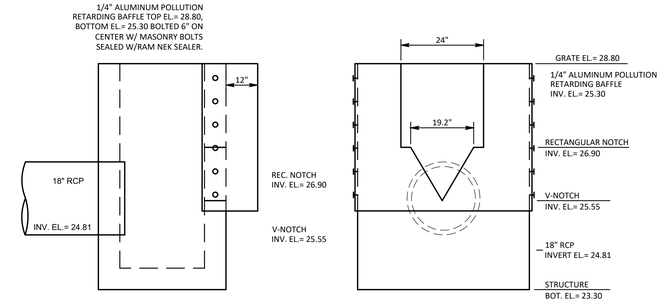


NOTE: 3,000 PSI CONCRETE AT 28 DAYS

6 TYPE "D" CURB DETAIL

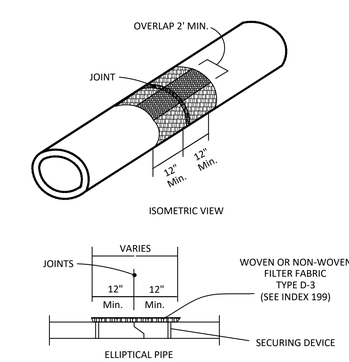
N.T.S.

PER LATEST VERSION OF FDOT INDEX 300



7 CONTROL STRUCTURE CS-1

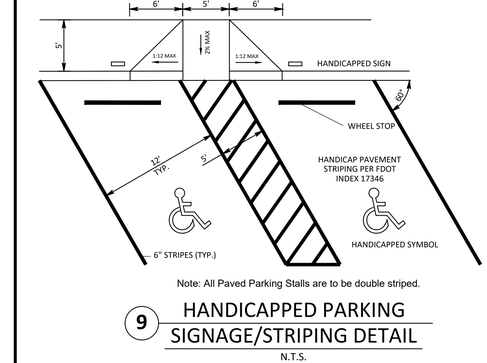
N.T.S.



COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS FOR ALL PIPE TYPES

8 FILTER FABRIC JACKET

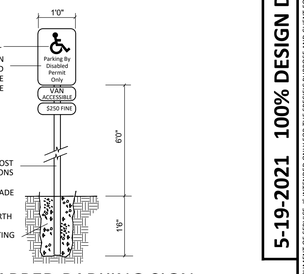
N.T.S.



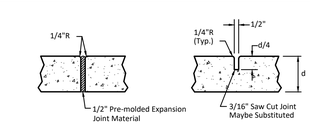
Note: All Paved Parking Stalls are to be double striped.

9 HANDICAPPED PARKING SIGNAGE/STRIPING DETAIL

N.T.S.



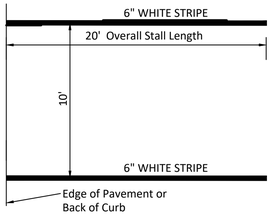
10 HANDICAPPED PARKING SIGN



NOTES:
1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.
4. Sidewalk with 6"x6" No. 10 welded wire mesh throughout this project.

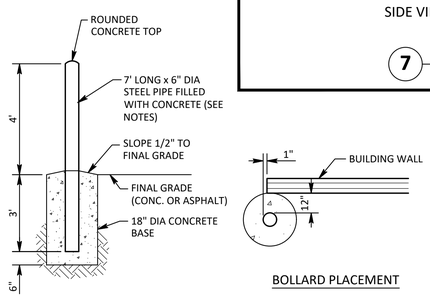
11 TYPICAL SIDEWALK

N.T.S.
PER LATEST VERSION OF FDOT INDEX 522-001



12 TYPICAL PARKING STALL

FOR PAVED AREAS - N.T.S.

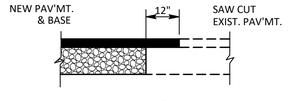


BOLLARD PLACEMENT

BOLLARD NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
2. ALL POSTS SHALL HAVE 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOR CLASS 1.

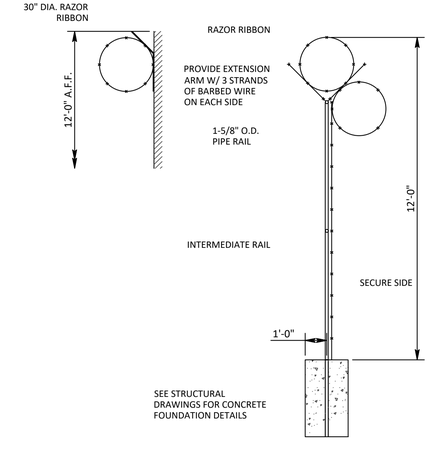
13 EXTERIOR BOLLARD DETAIL

N.T.S.



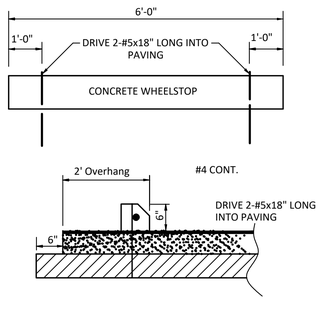
14 SAW CUT DETAIL

N.T.S.



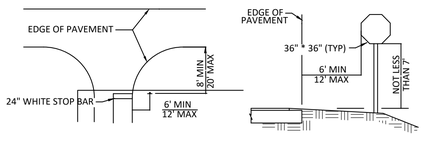
15 SECURITY FENCE AT CELL PODS/ BARBED TAPE INSTALLATION

N.T.S.



16 TYPICAL WHEELSTOP DETAIL

FOR PAVED AREAS - N.T.S.



17 STOP SIGN LOCATION DETAIL

N.T.S.

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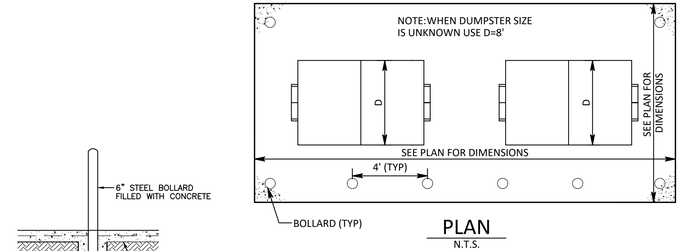
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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE DETAILS

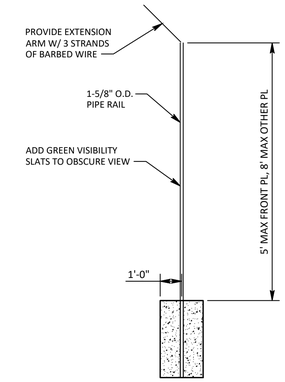
JOB No.: 2019-030
SHEET
C500 OF 22



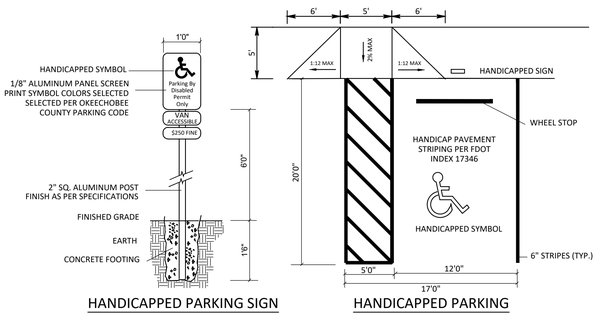
PLAN
N.T.S.

BOLLARD DETAIL
N.T.S.

1 CONCRETE PAD DETAIL
N.T.S.



2 PERIMETER FENCE DETAIL INSTALLATION
N.T.S.



HANDICAPPED PARKING SIGN

HANDICAPPED PARKING

Note: All Paved Parking Stalls are to be double striped.

3 HANDICAPPED PARKING
SIGNAGE/STRIPING DETAIL
N.T.S.

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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

SITE DETAILS

JOB No.: 2019-030
SHEET
C501 OF 22

	Sheriff's Office and Jail	
Landscaping Requirements	**Trees**	**Shrubs**
1 tree and 3 shrubs for every 3,000 sf of lot area – 1 acres	220	660
Buffer 10' street – 2' other Property Lines (PL) – 1 tree, 3 shrubs for every 300 sf of required landscaping 676 lf on street and 2,564 lf on other PLs	40	120
18 sf of landscaping for every parking space – 1 tree and 3 shrubs for every 72 sf of landscaping – 198 proposed parking spaces	50	150
Landscape islands min 5' x 15' every 10 spaces max. uninterrupted spaces 12	20	60
Individual Single Family	0	0
Multifamily One Bedroom (2 trees per unit)	0	0
Multifamily two to four Bedrooms (3 trees per unit)	0	0
Mobile Home Park or subdivision (2 trees per dwelling)	0	0
Assisted Living facilities, nursing home (1 tree per two units or bedrooms)	0	0
Multifamily One Bedroom (2 trees per unit)	0	0
Total:	**220**	**660**

Note: Since the landscaping requirement is met in the parking, buffers and islands, for the Sheriff's Office and Jail Parcel no additional landscaping is required.

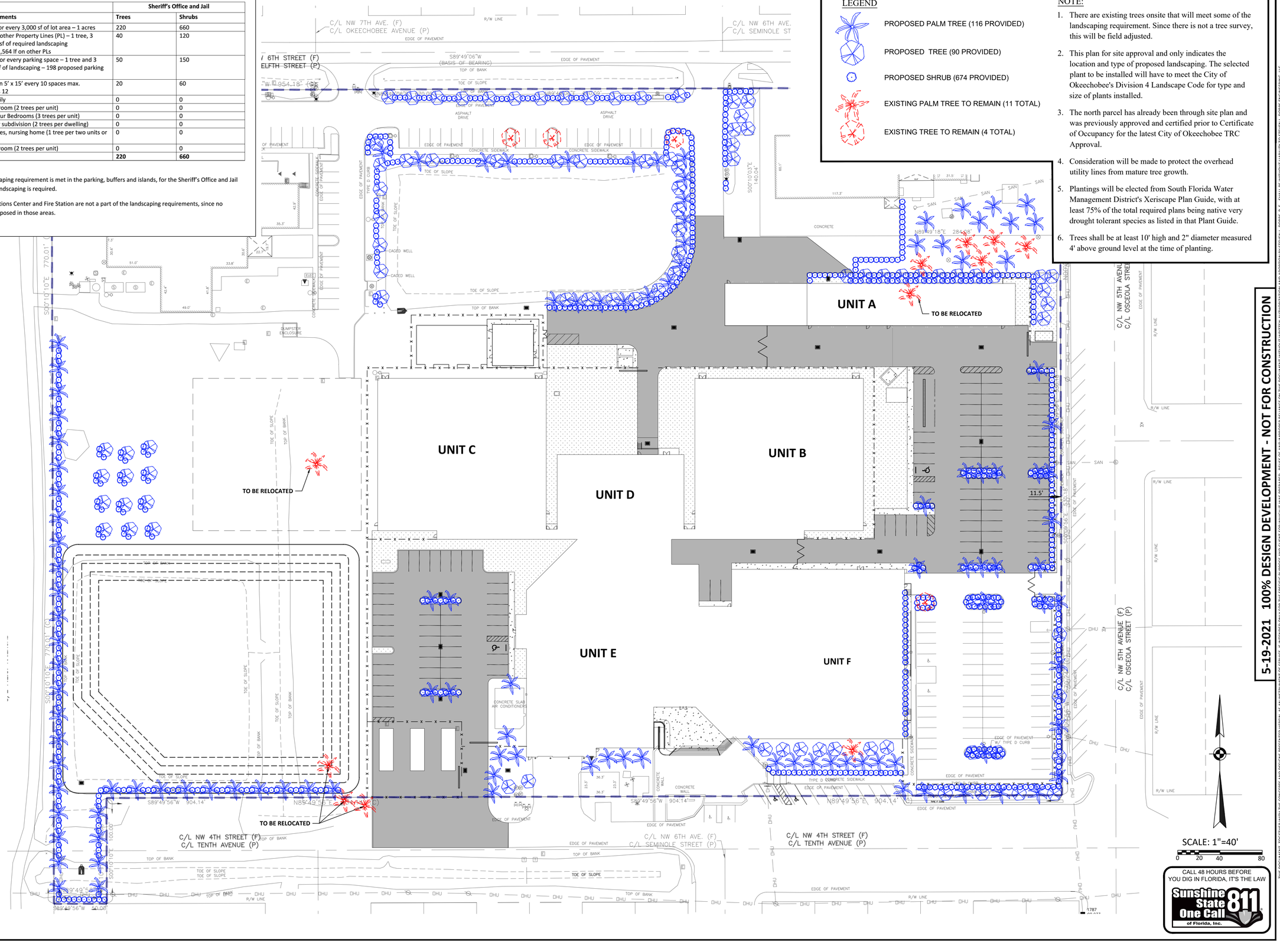
The Emergency Operations Center and Fire Station are not a part of the landscaping requirements, since no improvements are proposed in those areas.

LEGEND

- PROPOSED PALM TREE (116 PROVIDED)
- PROPOSED TREE (90 PROVIDED)
- PROPOSED SHRUB (674 PROVIDED)
- EXISTING PALM TREE TO REMAIN (11 TOTAL)
- EXISTING TREE TO REMAIN (4 TOTAL)

NOTE:

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



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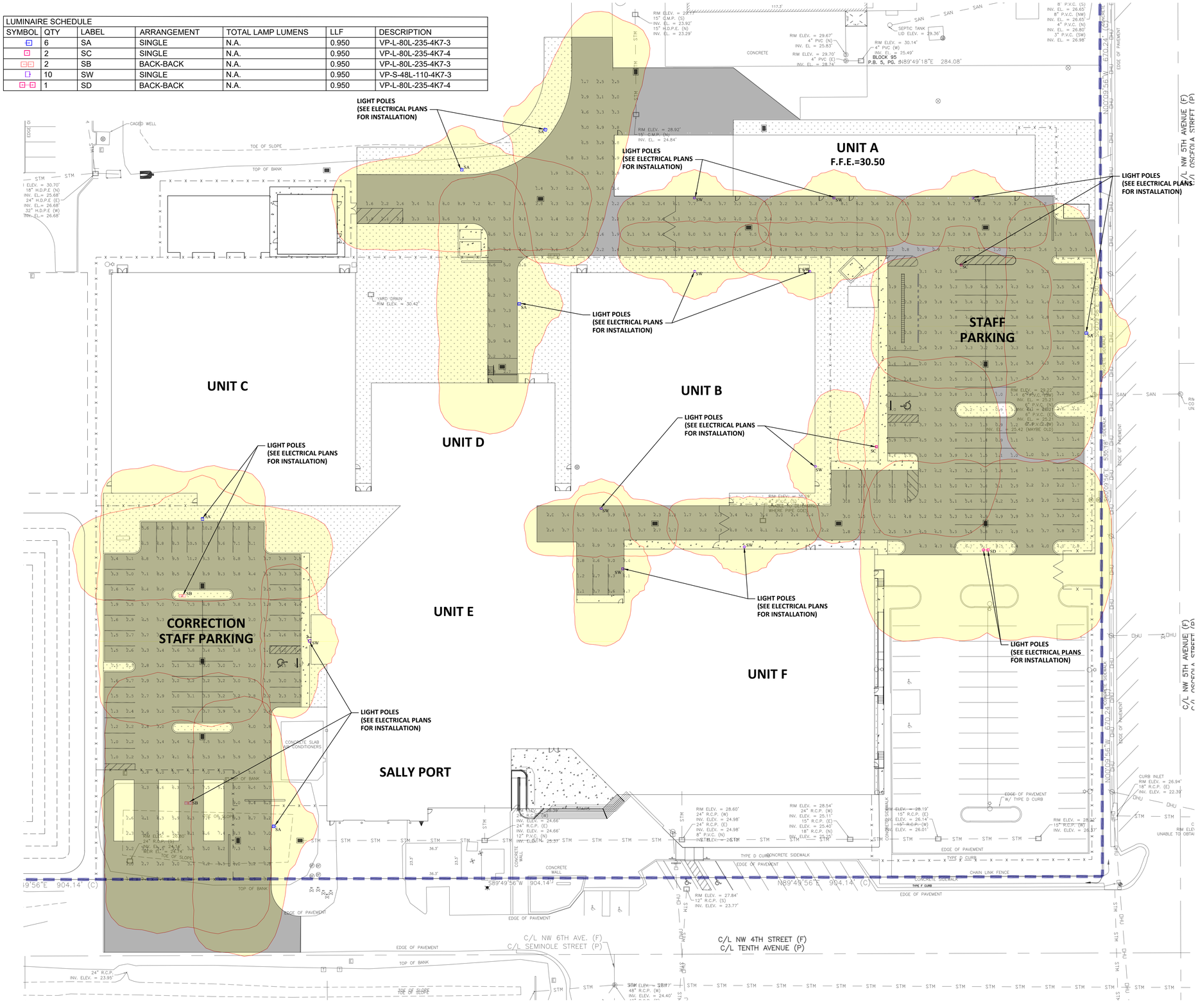
OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION

OKEECHOBEE, FLORIDA

LANDSCAPING PLAN

JOB No.: 2019-030
SHEET
C601 OF 22

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
	6	SA	SINGLE	N.A.	0.950	VP-L-80L-235-4K7-3
	2	SC	SINGLE	N.A.	0.950	VP-L-80L-235-4K7-4
	2	SB	BACK-BACK	N.A.	0.950	VP-L-80L-235-4K7-3
	10	SW	SINGLE	N.A.	0.950	VP-S-48L-110-4K7-3
	1	SD	BACK-BACK	N.A.	0.950	VP-L-80L-235-4K7-4



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No.	DATE	BY	REVISIONS

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION

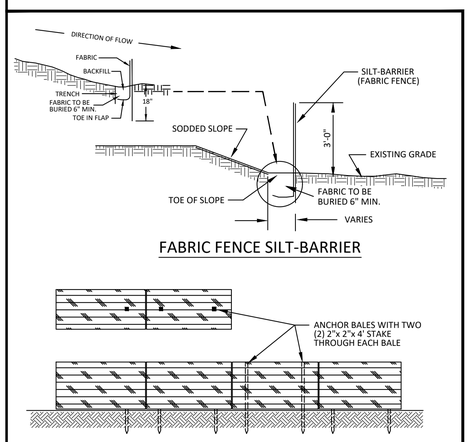
OKEECHOBEE, FLORIDA

LIGHTING PLAN

JOB No.: 2019-030
SHEET
C602 OF 22

LEGEND:

- PROPOSED SILT FENCE
- EXISTING FENCE TO BE DEMOLISHED
- EXISTING BUILDINGS AND PAVEMENTS TO BE DEMOLISHED
- EXISTING STRUCTURES TO BE DEMOLISHED
- STM — STM — EXISTING DRAINAGE LINE TO BE REMOVED



FABRIC FENCE SILT-BARRIER

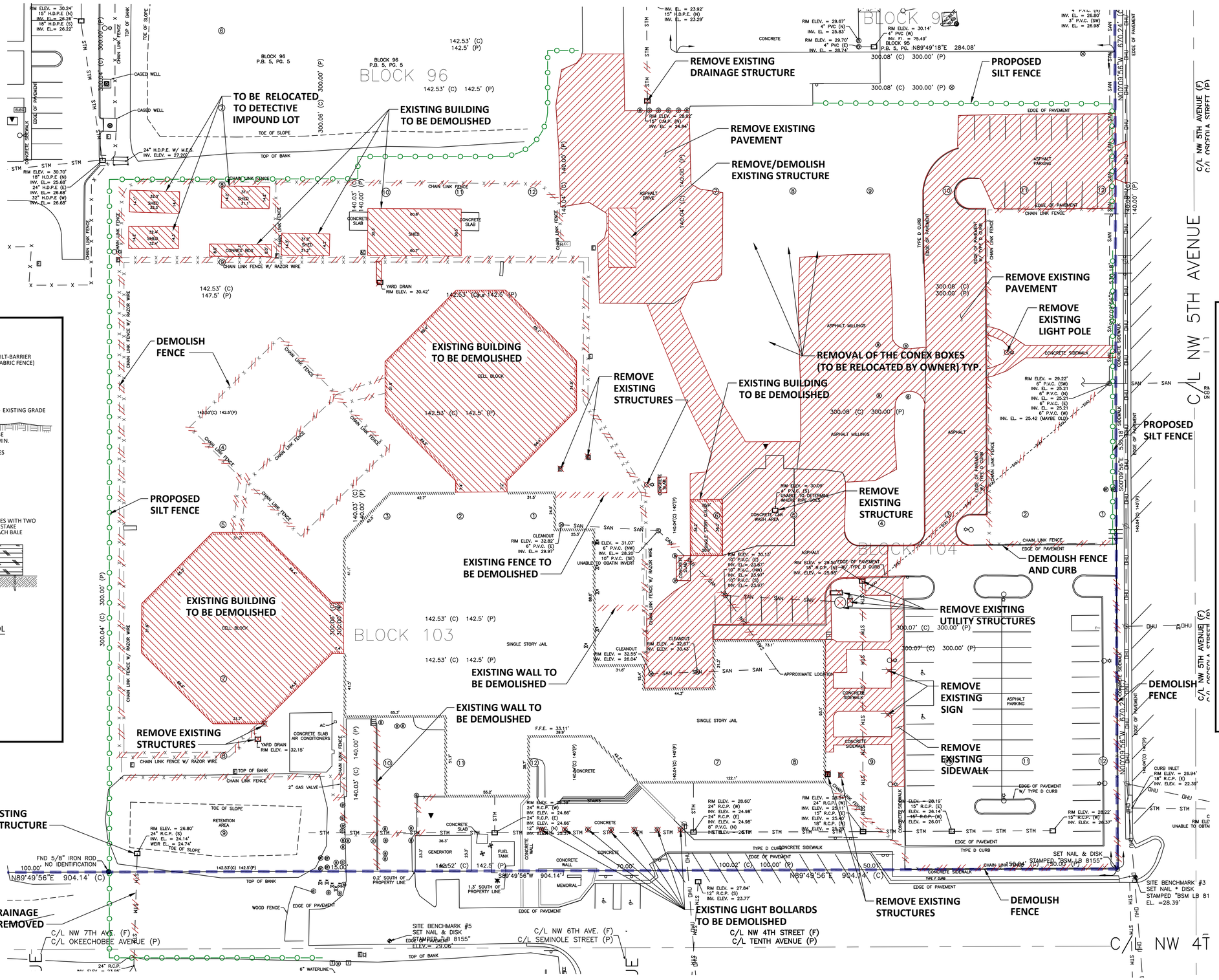
BALED HAY SILT-BARRIER

PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:
1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT FENCE DETAIL

N.T.S.



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

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00032026

No.	DATE	BY	REVISIONS

5-19-2021 100% DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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OKEECHOBEE COUNTY SHERIFF'S OFFICE AND JAIL ADDITION AND RENOVATION
OKEECHOBEE, FLORIDA

OVERALL SITE DEMOLITION AND EROSION CONTROL PLAN

JOB No.: 2019-030
SHEET
CD001 OF 22

ENGINEERING

July 8, 2021

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

Subject: **Okeechobee County Sheriff's Office and Jail Expansion**

Dear Mr. Smith:

Please find below the questions received from you in an email dated 6/28/2021 concerning the above referenced project. Your comments on in regular type and responses are in italics:

1. The current submittal makes the Fire Station Parcel non-conforming.

   The Fire Station Parcel has been combined with the remainder of the parcel for a 14.794 acre parcel. C 100 – 104 C 200, and C601 have been updated to reflect this change along with the statistics for the landscaping but the landscaping will not include the Fire Station or the Emergency Operations Center since there is no construction proposed in those locations. Also, the elevations have been updated to those peak elevations on each of the views.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Securitecture
Okeechobee County
File

1062 Jakes Way, Okeechobee, FL 34974
Phone: (863) 824-7644 **Cell:** (863) 634-0194
Email: sdobbs@stevedobbsengineering.com **Website:** www.SteveDobbsEngineering.com

Staff Report
Site Plan Review

Prepared for:	*The City of Okeechobee*
Applicant:	*Okeechobee County*
Address:	*504 NW 4th Street*
Petition No.:	*21-001-TRC*
Description:	*Additions and Improvements to Okeechobee County Jail Facility*

LaRue planning
1375 Jackson Street # 206 Fort Myers, FL 33901

GENERAL INFORMATION

Owner	Okeechobee County 304 NW 2nd Street, Okeechobee, FL 34972
Applicant	Okeechobee County
Site Address	504 NW 4th St
Parcel IDs	3-15-37-35-0010-00950-0070, 3-15-37-35-0010-01020-0010, 3-15-37-35-0010-00970-0010
Contact Person	Steven L. Dobbs, P.E. Project Engineer and Consultant
Contact Phone #	863-824-7644
Contact E-mail	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Future Land Use, Zoning and Existing Land Use

	Existing	Proposed
Future Land Use	Public Facilities and Industrial	Public Facilities, Industrial
Zoning District	Public Use and Industrial	Public Use (PUB), Industrial, (IND)
Use of Property	Okeechobee County Jail, Fire Station, Emergency Operations Center	Okeechobee County Jail, Fire Station, Emergency Operations Center
Acreage	14.94 acres	14.94 acres

General Description

The subject property is 14.94 acres comprising the entirety of block 95, 96, 97, 102, 103 and 104 within the boundaries of NW 6th Street, NW 4th Street, NW 5th Avenue and the Florida East Coast Railroad. Okeechobee County already has significantly developed the site, including the Jail, Fire Station, and Emergency Operations Center. Now the County is proposing additions and renovations to the Jail complex.

The County has made several improvements to the NW 4th Street right-of-way, including structures. In addition to these existing improvements, several new improvements are proposed. The County has requested approval by the City of an alley use agreement.

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

North	Future Land Use Map Classification	Industrial, Single Family Residential, Commercial
	Zoning District	Industrial, Multifamily, Light Commercial
	Existing Land Use	Single Family, Multifamily, Warehouse
East	Future Land Use Map Classification	Commercial; Single Family Residential
	Zoning District	Commercial Professional Office
	Existing Land Use	Offices, Single Family
South	Future Land Use Map Classification	Public Facilities; Single Family Residential
	Zoning District	Public Use, Commercial Professional Office; Industrial
	Existing Land Use	Recreation, Offices
West	Future Land Use Map Classification	Industrial, Single Family Residential
	Zoning District	Industrial
	Existing Land Use	Railway, Vacant land

Adequacy of Public Facilities

POTABLE WATER AND SANITARY SEWER: Potable water and sewage disposal services will continue to be provided by the Okeechobee Utility Authority. The proposed improvements will incrementally increase the existing demand.

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

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

ACCESS, EGRESS, AND INTERNAL CIRCULATION:

The existing access/egress driveway from NW 5th Ave to the southeastern jail parking area will remain unchanged. The existing access/egress driveway from NW 5th Ave to the south of the fires station will be adjusted slightly to provide access to a new jail parking area. A new ingress/egress point is proposed to accommodate a new parking area on NW 4th Street.

Interior circulation appears adequate and all drive aisles are sufficiently wide to serve perpendicular parking spaces.

SERVICE VEHICLE ACCESS AND EGRESS:

A. Fire Truck

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

B. Loading Zone

One loading space is identified as well as a loading dock.

C. Dumpster Location and Trash Collection

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

Compatibility with Adjacent Uses

The applicant is not proposing any new uses at this site, just expansion of the existing jail facility, which should not create any new compatibility issues.

Compliance with Land Development Code

Regulation	Required	Provided
Min front yard setback §90-375(2) §90-447	25’ from NW 4th St 18.75’ from NW 5th Ave 18.75’ from NW 6th Ave	All newly proposed building structures in compliance.
Min side yard setback §90-375(2)	15’	All newly proposed building structures in compliance.
Min rear yard setback §90-375(2)	20’	All newly proposed building structures in compliance.
Max lot coverage §90-375(3)	50%	34%
Max impervious surface §90-375(3)	85%	83%
Max height §90-375(4)	45’	34’3”
Min parking space dimensions §90-511(b)	9’ by 20’	All newly proposed parking spaces are at least 10’x20’

Regulation	Required	Provided
Min ADA parking space dimensions Fl Accessibility Code §502	12' by 20' with a 5' wide access aisle	All newly proposed ADA parking spaces are in compliance
Min loading space dimensions §90-511(c)	At least 10' wide by 30' long w/14' vertical clearance.	In compliance
Minimum parking aisle width §90-511(d)(2)	24' wide drive for spaces between 75º and 90º.	In compliance
Parking paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	In compliance
Pedestrian oriented design §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic areas.	In compliance
Pedestrian walks §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	All parking areas are paved.
Loading space identification §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident.	In compliance
Min parking space setback §90-511(e)(6)	No parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	In compliance

Regulation	Required	Provided
Min number of off-street parking spaces §90-512(4)	One per 400 sf of floor area for govt office *64,742 ÷ 400 = 162*	111 parking spaces are proposed in the new parking facilities intended to serve the jail 54 parking spaces remain in the existing parking facility intended to serve the jail 11 spaces are located partially on-site and partially in the ROW near the main jail entrance on 4th St
Min number of ADA parking spaces Fl Accessibility Code §208.2	For facilities with 151 – 200 parking spaces, at least 6 must be ADA spaces	4 ADA parking spaces are provided on-site in the parking areas intended to serve the jail 2 ADA spaces are located partially on-site and partially in the ROW near the main jail entrance on 4th St. 2 ADA spaces are located near the main public entrance entirely in the ROW near the main jail entrance on 4th St
Min number of off-street loading spaces §90-513(4)	1 for 10,000 to 40,000 sf of floor area, plus 1 for each additional 60,000 sf of floor area. 2 loading spaces required	One loading space identified as well as a loading dock
Min Landscaping §90-532	1 tree and 3 shrubs/3,000 sf of lot area. *519,671 sf ÷ 3,000 = 173 trees and 520 shrubs required*	179 trees 542 shrubs
Landscaping for parking and vehicular use areas §90-533(1)	18 sq ft of landscaping required per required parking space. *18 x 162 = 2,916 sq ft*	In compliance
Landscaping for parking and vehicular use areas §90-533(2)	One tree per 72 sf of required landscape area *2,916 ÷ 72 = 41 trees*	In compliance
Landscaping for parking and vehicular use areas §90-533(4)	Two feet of landscaping required between buildings and vehicular use areas.	Not completely in compliance, though security concerns merit relief from this requirement according to Section 90-539

Regulation	Required	Provided
Landscaping for parking and vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	In compliance
Landscaping for parking and vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	Not completely in compliance, though security concerns merit relief from this requirement according to Section 90-539
Landscaping for parking and vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Not indicated
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	Newly proposed landscape buffer along NW 5th Ave is not in compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance
Landscape buffer areas §90-534(2)	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer	In compliance
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material	Not indicated
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	In compliance
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services (in accordance with §90-543).	In compliance
Tree shading locations §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	In compliance
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	In compliance

Regulation	Required	Provided
Drought tolerance §90-540(a)	Plants required to be installed shall be elected from the South Florida Water Management District's Xeriscape Plant Guide	In compliance
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	In compliance
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	In compliance
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	In compliance
Sidewalks § 78-36(a)(1)	Sidewalks required adjacent to right-of-way	Sidewalks already in place
Lighting § 78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	In compliance

Recommendations

The proposed plan does not meet the strict requirements of the City's landscaping code, though the applicant has provided a a plan indicating the areas where landscaping could create security concerns. Section 90-539 allows the TRC to approve alternative landscape plans. Therefore, in conjunction with the requested site plan approval, staff recommends that the Technical Review Committee members approve the landscape plan proposed by the applicant with slight deviations from code to accommodate the security concerns of the Applicant's architect/consultant.

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

1. An alley use agreement or right-of-way vacation agreement should be approved for NW 4th Street.

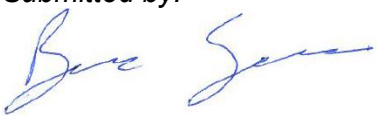
2. The applicant should either be approved for a variance to allow relief from the landscape buffer requirements of City landscape code section 90-534, or the site plan should be revised to meet all landscape buffer requirements.

3. The applicant should provide details regarding the proposed storage and collection of trash which satisfies all requirements of the City's Public Works Director.

4. The appropriateness of this plan as it applies to fire truck access should be addressed by the Fire Department in their review.

5. The City's engineering service should review the proposed stormwater facilities and the submitted drainage report to ensure on site stormwater will be captured and released according to all applicable standards.

Submitted by:



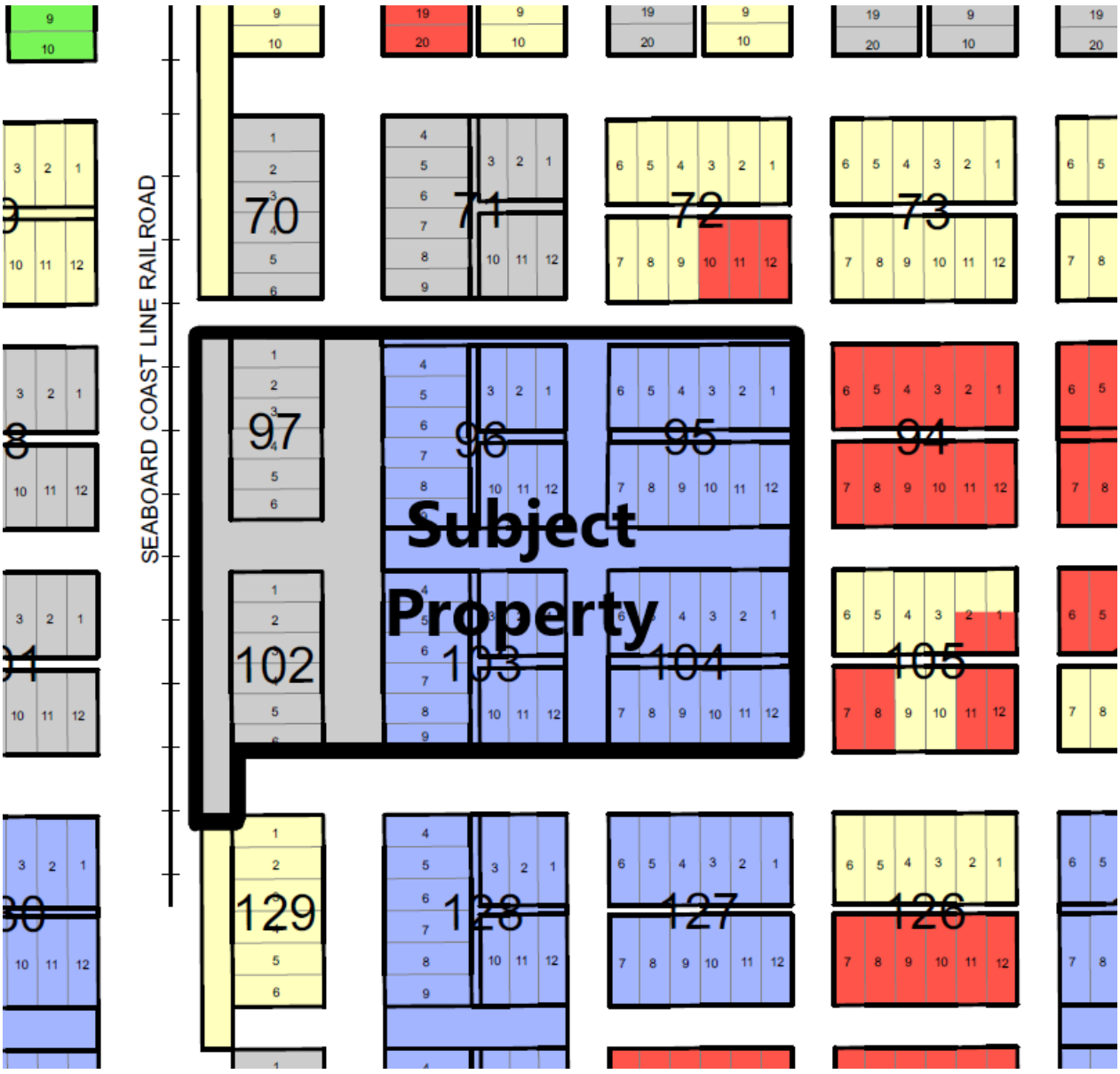
Ben Smith, AICP
Sr. Planner, LaRue Planning

Submitted: July 9, 2021

TRC Hearing date: July 15, 2021

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

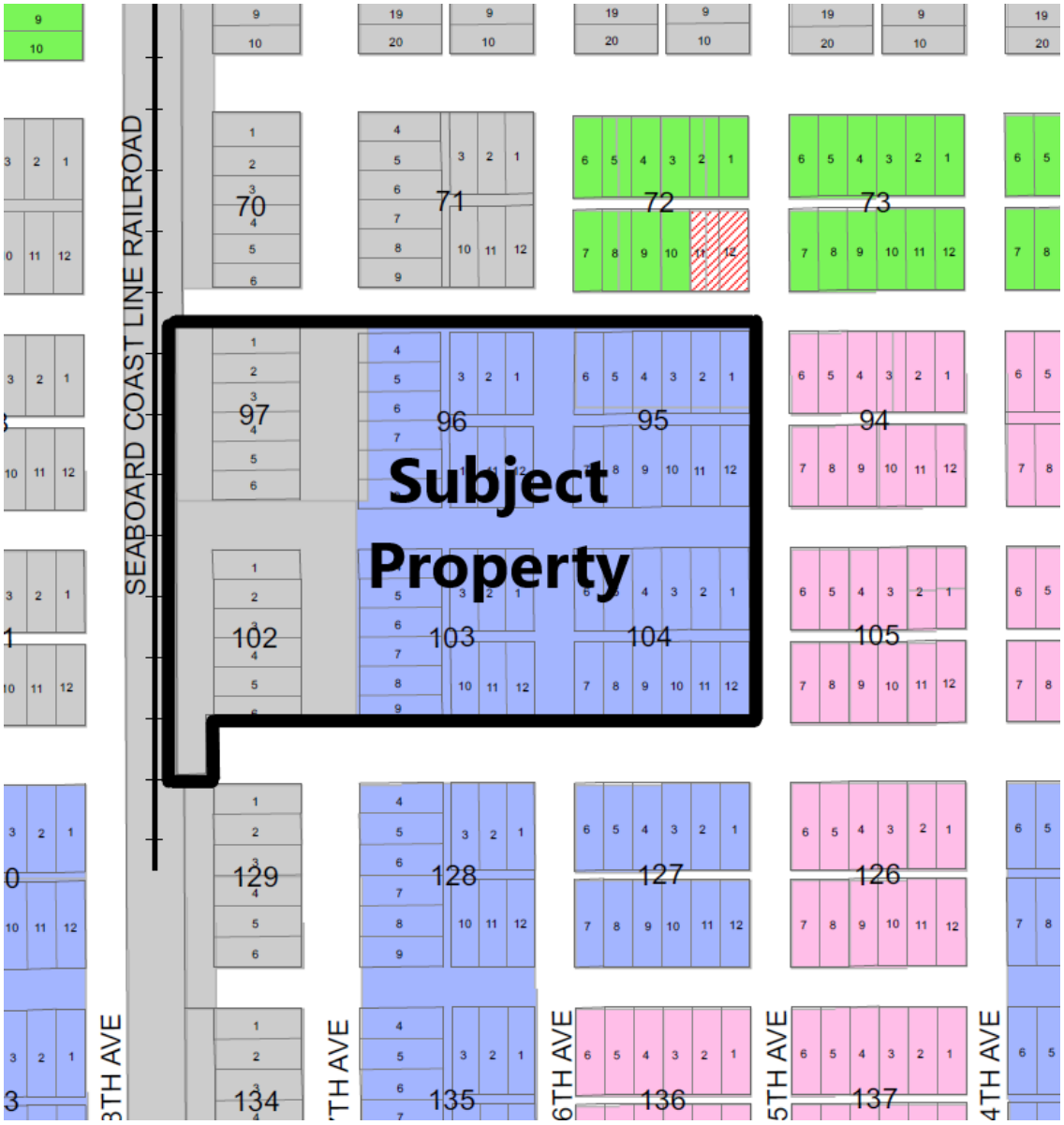
FUTURE LAND USE
Subject Site and Environs



COMPREHENSIVE PLAN LAND USE

- SINGLE - FAMILY
- MULTI - FAMILY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- RESIDENTIAL MIXED USE

ZONING
Subject Site and Environs



ZONING

- CBD - COMM BUSINESS DISTRICT
- CHV - HEAVY COMMERCIAL
- CLT - LIGHT COMMERCIAL
- CPO - COMM PROFESSIONAL OFFICE
- H - HOLDING
- IND - INDUSTRIAL
- PUB - PUBLIC FACILITIES
- PUD-MIXED
- PUD-R
- RMF RESIDENTIAL MULTIFAMILY
- RMH - RESIDENTIAL MOBILE HOME
- RSF1 - RESIDENTIAL SINGLE FAMILY
- RSF2 - RESIDENTIAL SINGLE FAMILY (2)

EXISTING LAND USE
Subject Site and Environs

