


CITY OF OKEECHOBEE

Application for Site Plan Review

	City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received <u>5-3-21</u>
		Application No. <u>21-003-TRC</u>
		Fee Paid: <u>\$1033.00</u>
		Receipt No. <u>54443</u>
		Hearing Date: 6-17-21 <u>7-15-21</u>

APPLICANT INFORMATION

1	Name of property owner(s): Williamson Cattle Company
2	Owner mailing address: 9050 NE 12th Drive, 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
6	Contact person daytime phone(s) and email address: 863-634-0194 - sdobbs@stevedobbsengineering.com
7	Engineer: Name, address, phone number and email address: Steven L. Dobbs - 1062 Jakes Way, Okeechobee, FL 34974 863-634-0194 - sdobbs@stevedobbsengineering.com
8	Surveyor: Name, address, phone number and email address: Tradewinds - 200 SW 3rd Street, Okeechobee, FL 34974 - 863-763-2887 - wc.twps@yahoo.com

PROPERTY and PROJECT INFORMATION

9	Property address/directions to property: 1600 SW Parrott Avenue, OKEECHOBEE, FL 34974. HWY 441 NORTH, South on 441 from SR 70 1 mile on right.
10	Parcel Identification Number: 3-28-37-35-0050-00290-0010
11	Current Future Land Use designation: Commercial
12	Current Zoning district: Heavy Commercial
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. This project is going to construct a car wash on the south half of the existing lot along with a of 4,800 SF building, parking and drainage facility. 4867
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. Parking for Theatre
15	Total land area in square feet (if less than two acres): _____ or acres: 1.03
16	Is proposed use different from existing or prior use <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

CITY OF OKEECHOBEE
Application for Site Plan Review

17	Number and description of phases: Single phase
18	Source of potable water: OUA
19	Method of sewage disposal: OUA

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS

✓ 20	Applicant's statement of interest in property. Owner
✓ 21	One (1) copy of last recorded warranty deed. 11/25/2020
N/R 22	Notarized letter of consent from property owner (if applicant is different from property owner).
✓ 23	Three (3) sealed boundary and topographic, "as is" surveys (one to be no larger than 11 x 17) of the property involved including: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of site and parcel number c. Computation of total acreage to nearest tenth of an acre
✓ 24	Two (2) sets of aerials of the site.
✓ 25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included).
✓ 26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
✓ 27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
✓ 28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71(A)(5)).
✓ 29	Three (3) copies of sealed drainage calculations.
✓ 30	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
✓ 31	USB flash drive of application and attachments.
✓ 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.

Heather W. Rucks Heather W. Rucks 5/3/2021
 Signature Printed Name Date

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



Prepared by and return to:
FRANK H. FEE, IV
Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 20-1444

Parcel Identification No. 3-28-37-35-0050-00290-0010

[Space Above This Line For Recording Data]

Rec 18.50
DS 5250.00

Warranty Deed

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

This Indenture made this 25th day of November, 2020 Between

KARLA H. ROBY and DEBRA S. SALES whose post office address is **1906 SW 5th Avenue, Okeechobee, FL 34974** of the County of **Okeechobee, State of Florida**, grantor*, and **WILLIAMSON CATTLE COMPANY**, a Florida corporation whose post office address is **9050 NE 12th Drive, 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 to 12, inclusive, Block 29, and the vacated alley located in Block 29, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 17, Public Records of Okeechobee County, Florida.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS.

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:

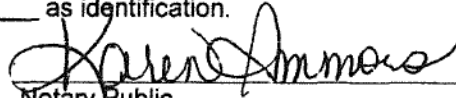
Stephanie K. Dufree
Witness Name: *Stephanie K. Dufree*
Karin Ammons
Witness Name: Karin Ammons

Karla H. Roby
KARLA H. ROBY
Debra S. Sales
DEBRA S. SALES

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of November, 2020 by KARLA H. ROBY and DEBRA S. SALES, who are personally known or have produced n/a as identification.

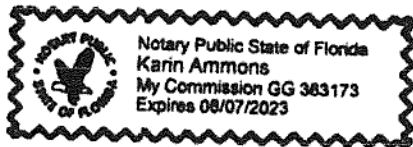
[Notary Seal]



Notary Public

Printed Name: Karin Ammons

My Commission Expires: _____





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

Detail by Entity Name

Florida Profit Corporation

WILLIAMSON CATTLE COMPANY

Filing Information

Document Number	215897
FEI/EIN Number	59-0845447
Date Filed	09/29/1958
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/11/2021
Event Effective Date	03/11/2021

Principal Address

9050 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Changed: 03/28/2007

Mailing Address

9050 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Changed: 03/08/2011

Registered Agent Name & Address

WILLIAMSON, FRANK W III
9000 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Name Changed: 03/08/2011

Address Changed: 03/08/2011

Officer/Director Detail

Name & Address

Title PD

WILLIAMSON , FRANK W, III
9000 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title STD

RUCKS, HEATHER W
2240 NW 144TH DRIVE
OKEECHOBEE, FL 34972

Title D

WILLIAMSON , FRANK W, Jr.
9200 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title D

COOK, KAREN W
2110 NE 39TH BLVD
OKEECHOBEE, FL 34972

Title VPD

WILLIAMSON, JOHN W
9084 HWY 441 N
OKEECHOBEE, FL 34972

Title D

WILLIAMSON, BETTY C
9200 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title Director

Hamilton, Kristin L
634 Otis Blvd
Spartanburg, SC 29302

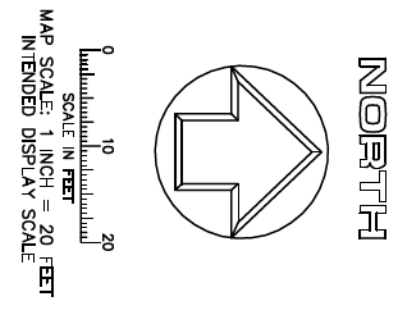
Annual Reports

Report Year	Filed Date
2019	02/08/2019
2020	01/20/2020
2021	01/13/2021

Document Images

03/11/2021 -- Amendment	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format

BOUNDARY SURVEY PREPARED FOR WILLIAMSON CATTLE COMPANY

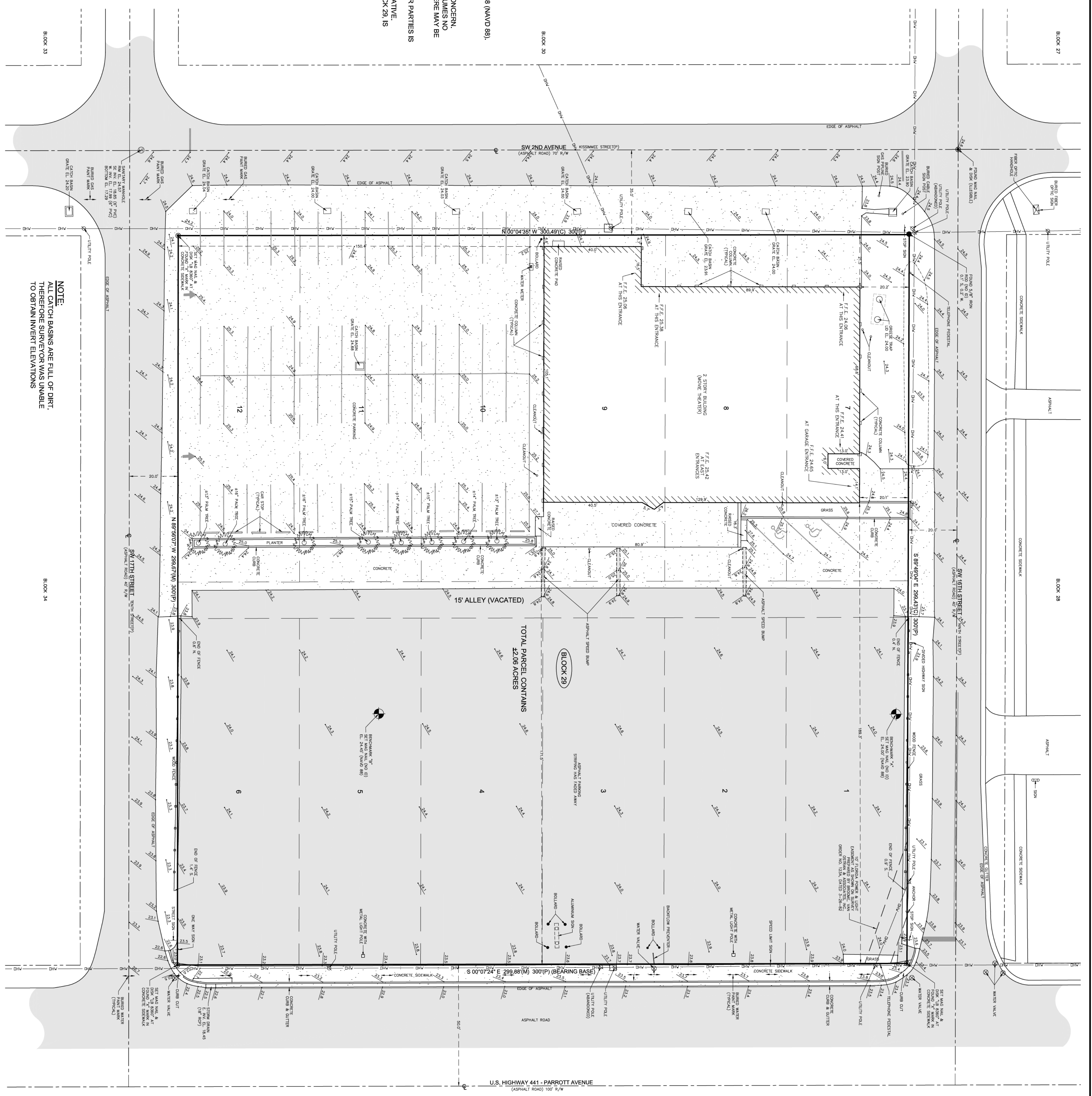


DESCRIPTION:
 LOTS 1 TO 13 INCLUSIVE, BLOCK 29, AND THE VACATED ALLEY LOCATED IN BLOCK 29, FIRST ADDITION TO SW OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

- PROJECT SPECIFIC NOTES:**
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT/PAT AND MEASURED/M.
 - 2) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - 3) SITE ADDRESS: 1600 S. PARROTT AVE.
 - 4) PARCEL ID: 3-28-37-38-0050-0029-0010.
 - 5) F.L.R.M. ZONE: "X", MAP NO. 12098C0480C, DATED 07/16/15.
 - 6) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN, RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
 - 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 9) THE SURVEY HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
 - 10) THE SURVEY HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
 - 11) THE SURVEY HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
 - 12) DATE OF LAST FIELD SURVEY: 12/10/20.

PROJECT SPECIFIC LEGEND:
 EL. = ELEVATION
 ID = IDENTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF:
 WILLIAMSON CATTLE COMPANY



NOTE:
 ALL CATCH BASINS ARE FULL OF DIRT.
 THEREFORE SURVEYOR WAS UNABLE
 TO OBTAIN INVERT ELEVATIONS

DESCRIPTION BOUNDARY SURVEY	DWG. DATE 12/10/20	FB/PG 362/45	BY WC	CK JUR
SCALE 1" = 20'		DRAWING NUMBER: 20-560		
SHEET 1 OF 1				

LEGEND

○ - Set Iron Rod and Cap "LB 8360"	■ - Found CM
● - Found Iron Rod (and Cap)	○ - Found Pipe (and Cap)

ABBREVIATIONS

B=Baseline; BM=Benchmark; C=Centerline; C=Cable TV; CM=Concrete Monument; CON=Concrete; D=Delta or Central Angle; E=East; E.L.=Elevation; E.P.=Edge of Pavement; E.M.T.=Easement; F.L.R.M.=Florida Revised Rate Map; FND=Found; IP=Iron Pipe; R&C=Iron Rod (and Cap); L(Arc) Length; M=Measured; M=Marked; N=North; NVD=National Geodetic Vertical Datum of 1929; NTS=Not to Scale; OHT=Overhead Wire; P=Property Line; P.H.=Point of Curvature; P.O.C.=Point of Commencement; P.O.B.=Point of Beginning; P.O.C.=Point of Commencement; P.O.R.=Point of Reverse Curvature; P.R.M.=Permanent Reference Monument; P.T.=Point of Tangency; P.U.&D.=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S.L.=Southing; T=Tangent; TEL=Telephone Pole or Switch Box; B=Block; W.L.Y.=Westerly; U.T.L.=Utility (ies); S.E.=Spot Elevation based on indicated Datum.

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4556. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 51-17, Florida Administrative Code.

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

John J. Rice, P.S.M. (LS 4506) LB 8360

PARCEL "A" DESCRIPTION:

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 29 REVERTING TO SAID LOTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.03 ACRES, MORE OR LESS.

PARCEL "B" DESCRIPTION:

LOTS 1, 2, 3, 7, 8 AND 9, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 29 REVERTING TO SAID LOTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.03 ACRES, MORE OR LESS.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
- 3) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 4) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR.

JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

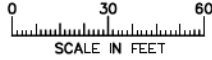
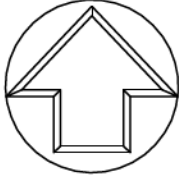
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

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

NORTH

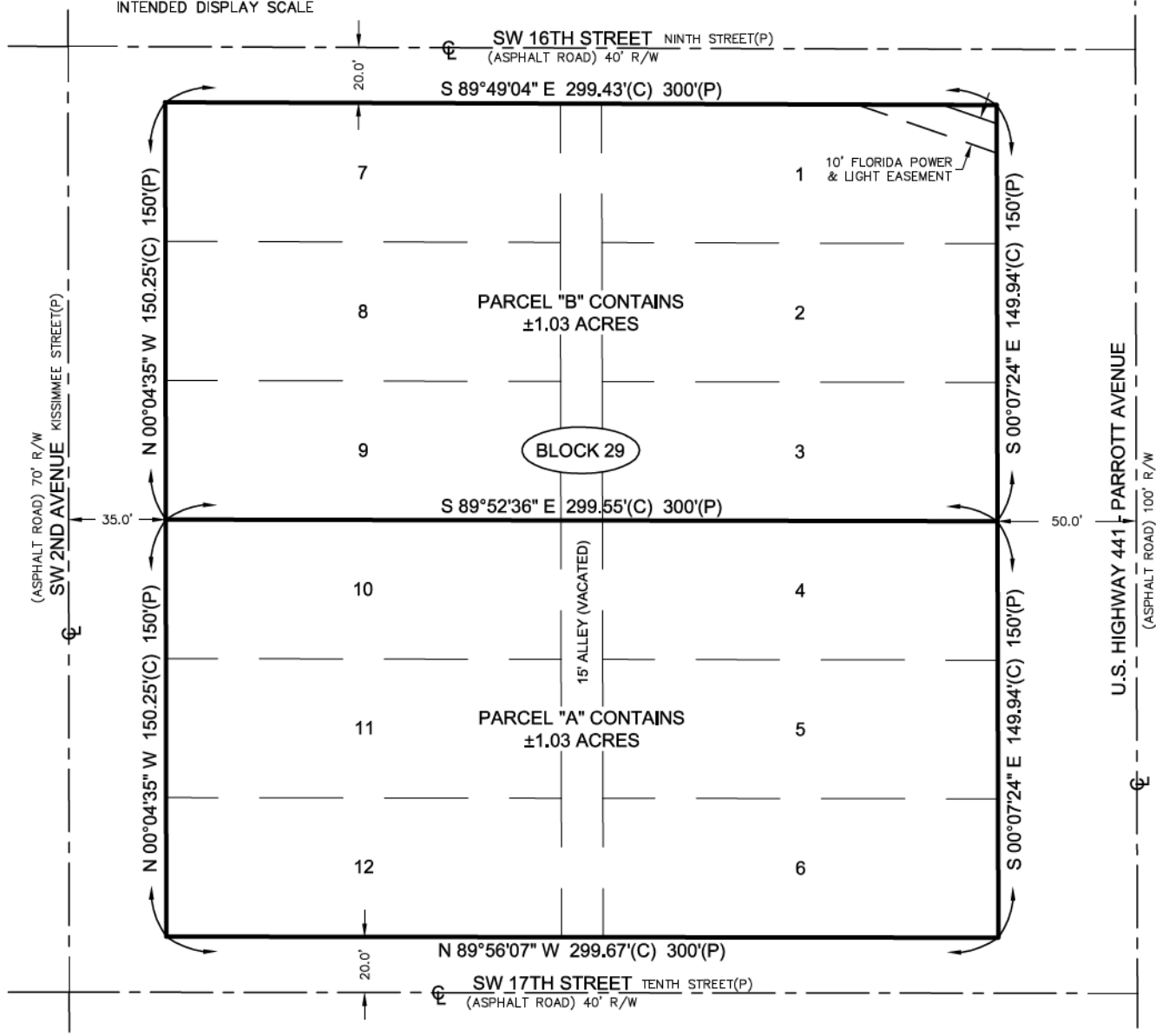
EXHIBIT "A"
SHEET 2 OF 2



SCALE IN FEET
MAP SCALE: 1 INCH = 60 FEET
INTENDED DISPLAY SCALE

LEGEND:

- ⊕ = CENTERLINE
- (C) = CALCULATED
- (P) = PLAT
- R/W = RIGHT-OF-WAY



SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
FB/PG: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

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

**Okeechobee County Water Management
Report**

Proposed Site Improvements

for

Williamson Cattle Company

Okeechobee County, FL

Prepared April 2021



ENGINEERING

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 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 site is approximately 1.01 acres in size and is a portion of parcel Block 29 (Parcel ID: 3-28-37-35-0050-00290-0010) located at South Parrot Ave. between SW 16TH Street, SW 17th Street, and SW 2nd Ave., South of Okeechobee. The historic discharge is through an existing drainage system on the west portion of the site through a series of catch basin structures to the north.

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

Proposed Use: The owner proposes construction of an 0.61-acre driveway, road pavement, and paved parking area for a carwash building of 0.11-acre area. In addition, a proposed pavement striping for parking stalls on existing pavement at the north area of the site. To control the run-off produced by the improvements a proposed dry detention will be used to collect the runoff from the improvements by inlet drainage and pipe to the dry detention area to be controlled and delivered to existing drainage system.

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 pavement area through a dry detention system, which will overflow into the existing drainage system. The dry detention basin is a S-133 basin which is controlled at 13.5 NGVD '29. The control elevation for the project will be the wet season water table established with the previous development of 14.5 NGVD '29.

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

$$Q = 15.6 \text{ cfs per square mile} * A / 640$$

$$Q = 15.6 \text{ cfs per square mile} * 4.10 / 640 = 0.03 \text{ cfs}$$

A. Water Quality

Water quality treatment is provided by dry detention.

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

Based on the attached stage storage spreadsheet, the water quality volume see table below is met at elevation see table below. Total water quality required for 150% of the water quality volume is 0.16 ac-ft, however 1.03 ac-ft is provided in dry detention.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite	0.16	24.73	1.04

B. Water Quantity

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

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite	0.03 CFS	0.328	No, but minimum bleeder

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

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

	<u>10 Year, 24 Hr. Storm</u> <u>(5.0”)</u>		<u>25 Year, 72 hr. Storm</u> <u>(9.0”)</u>		<u>100 Year, 72 Hr. Storm</u> <u>(10.0”)</u>
	Peak Stage (ft-NGVD’29)	Peak Rate (cfs)	Peak Stage (ft-NGVD’29)	Peak Rate (cfs)	Peak Stage (ft- NGVD’29)
Onsite	24.83	0.308	25.06	0.328	26.00

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

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

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

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

Nutrient Analysis: As previously stated, the project proposes to provide 150% of the required water quality treatment volume in the dry detention system in order to meet the nutrient removal requirements.

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 around the perimeter of the proposed project until site work has been completed and the site has been stabilized.

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

Basin Information For: Willamson Cattle Company Brahman Carwash

Total Basin Area	=	1.01 ac
Native Area	=	0.00 ac
Wetland Buffer / Preserve	=	0.00 ac
Total Basin Area (water quality)	=	1.01 ac
Impervious Area		
Roofline/Bldg.	=	0.11 ac
Wetland	=	0.00 ac
Lakes	=	0.00 ac
Pavement/Sidewalk	=	0.61 ac
Total Impervious Area	=	0.72 ac
Pervious Area		
Dry Pretreatment	=	0.18 ac
Green	=	0.11 ac
Total Pervious Area	=	0.29 ac
Percent Impervious	=	71.1%
Adjusted Soil Storage	=	0.19 in
Calculated SCS Curve Number	=	92
Time of Concentration	=	10.00 min

Water Quality Calculation

1/2" Pretreatment x Parking Area	=	0.04	ac-ft
1" treatment x Project Area	=	0.08	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.14	ac-ft
Required Water Quality Volume	=	0.14	ac-ft
Impaired Water body multiplier	=	1.13	.75*1.5
Adjusted Required Water Quality Volume	=	0.16	ac-ft
0.5 Water quality stage (0.0801981494413408 ac-ft)	=	24.54	ft-NGVD
Water Quality Stage	=	24.85	ft-NGVD

Stage Storage Calculations for Basin Willamson Cattle Company Brahman Carwash

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00
Buildings	Vertical	0.11	25.20		0.00	0.00	0.00	0.00	0.00	0.03	0.09	0.14	0.20	0.25	0.31
Dry Pretreatment Bottom	Vertical	0.10	24.00		0.00	0.00	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40
Dry Pretreatment Slopes	Linear	0.08	24.00	25.00	0.00	0.00	0.00	0.01	0.04	0.08	0.12	0.16	0.20	0.24	0.28
Pavement	Linear	0.61	25.00	26.00	0.00	0.00	0.00	0.00	0.00	0.08	0.31	0.61	0.92	1.22	1.53
Green	Linear	0.11	24.00	25.00	0.00	0.00	0.00	0.01	0.06	0.11	0.17	0.22	0.28	0.34	0.39
	<i>Total:</i>	1.01		Totals:	0.00	0.00	0.00	0.07	0.20	0.45	0.88	1.39	1.89	2.40	2.91



April 30, 2021

Wetlands

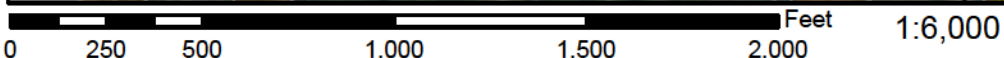
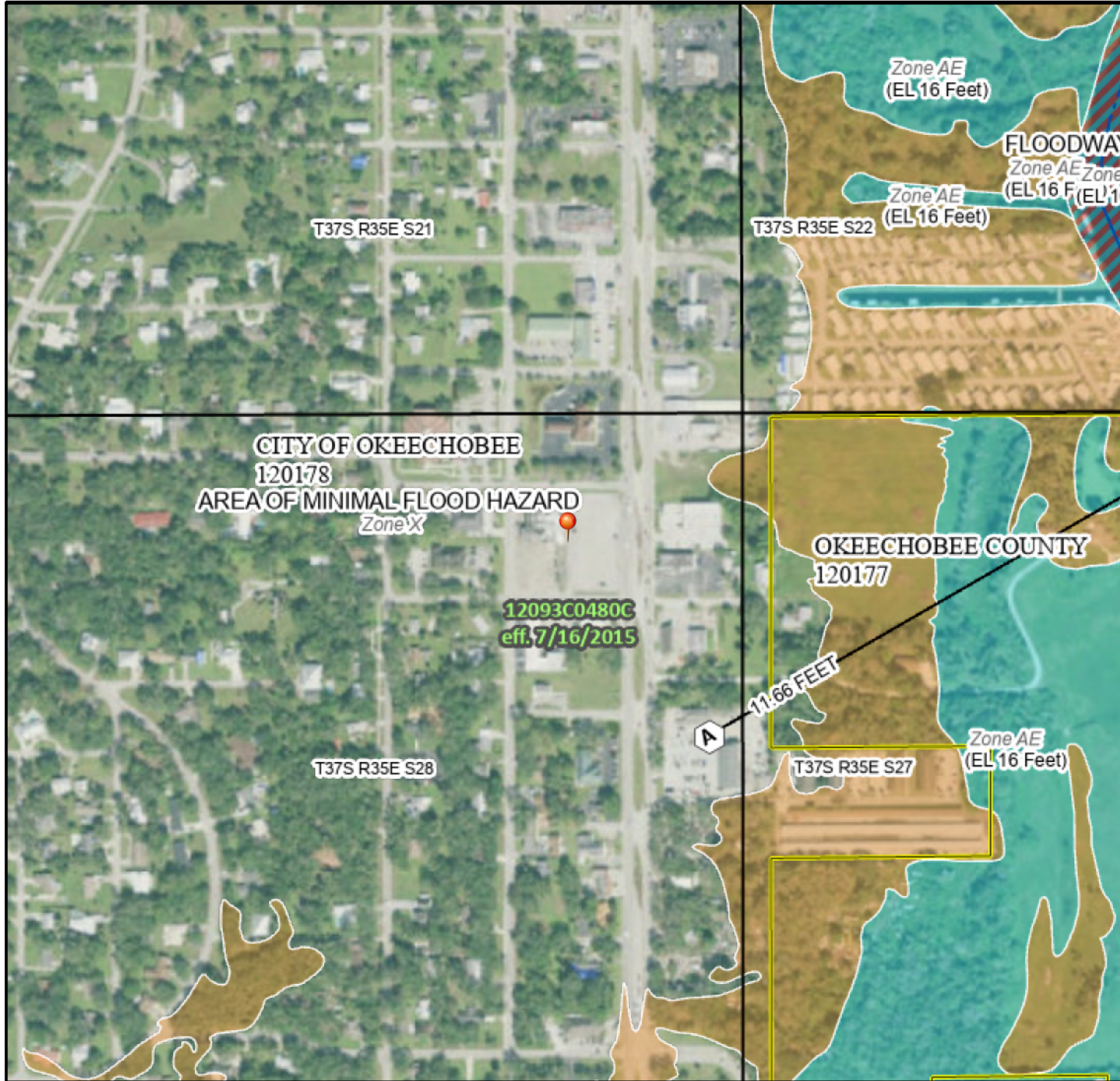
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



80°50'8"W 27°13'57"N



80°49'31"W 27°13'25"N

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 |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |

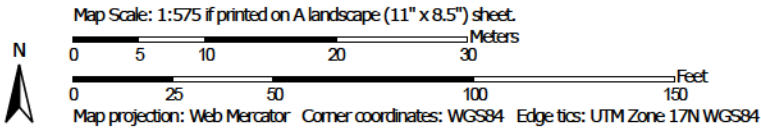


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/30/2021 at 6:10 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.

Hydrologic Soil Group—Okeechobee County, Florida
(Brahman Carwash)



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points





 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	B/D	1.3	100.0%
Totals for Area of Interest			1.3	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Depth to Water Table—Okeechobee County, Florida
(Brahman Carwash)



Map Scale: 1:575 if printed on A landscape (11" x 8.5") sheet.






























0 5 10 20 30 Meters

0 25 50 100 150 Feet

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



MAP LEGEND

Area of Interest (AOI)	 Not rated or not available
 Area of Interest (AOI)	Water Features
Soils	 Streams and Canals
Soil Rating Polygons	Transportation
 0 - 25	 Rails
 25 - 50	 Interstate Highways
 50 - 100	 US Routes
 100 - 150	 Major Roads
 150 - 200	 Local Roads
 > 200	Background
 Not rated or not available	 Aerial Photography
Soil Rating Lines	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
Soil Rating Points	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

MAP INFORMATION

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

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

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

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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

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Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	31	1.3	100.0%
Totals for Area of Interest			1.3	100.0%

Description

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

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

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

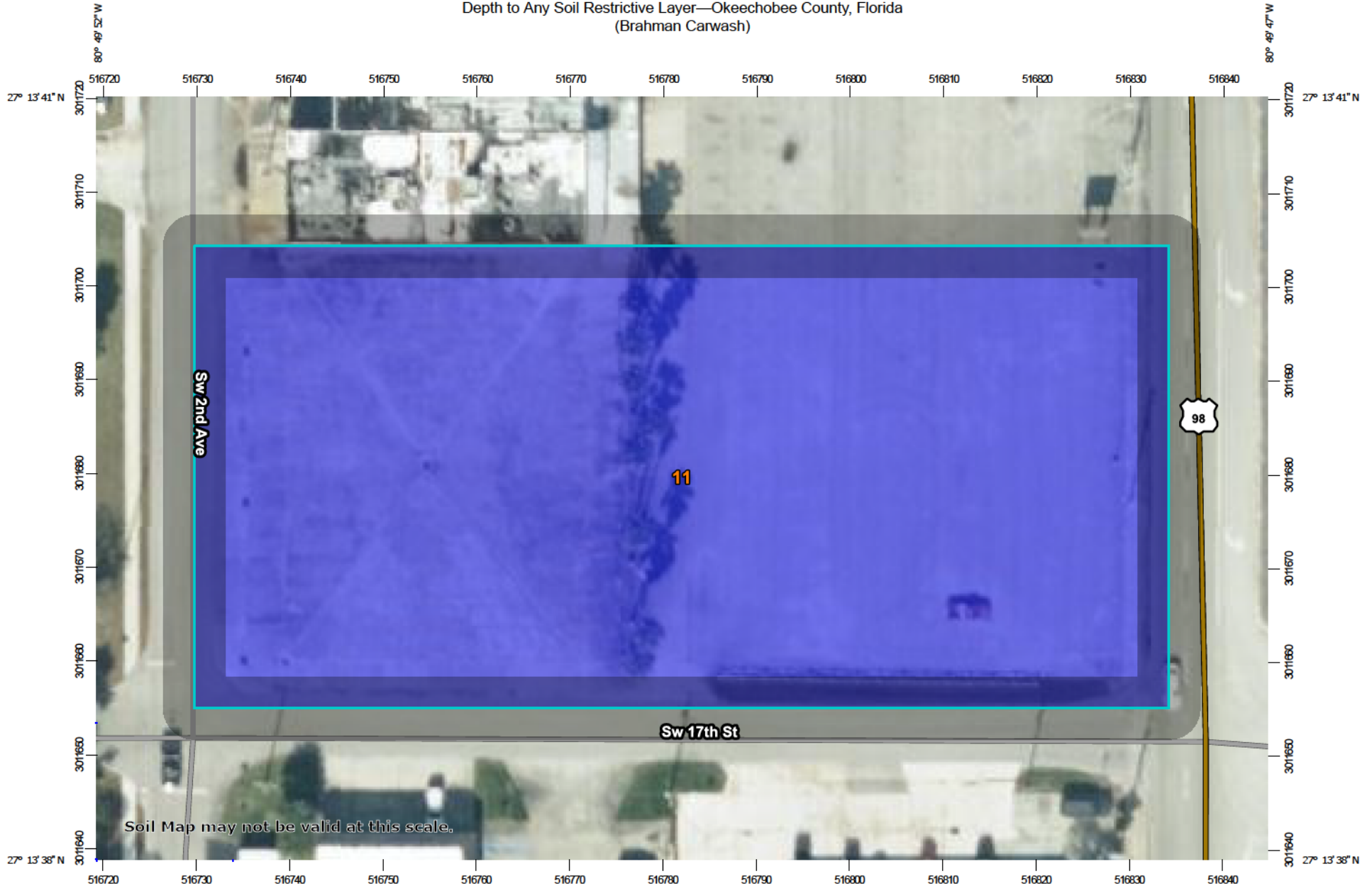
Tie-break Rule: Lower

Interpret Nulls as Zero: No

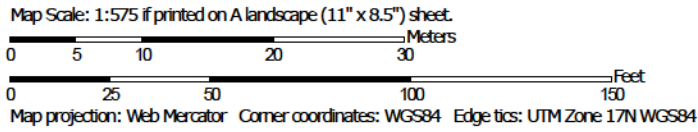
Beginning Month: January

Ending Month: December






























Depth to Any Soil Restrictive Layer—Okeechobee County, Florida
(Brahman Carwash)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)	 Not rated or not available
 Area of Interest (AOI)	Water Features
Soils	 Streams and Canals
Soil Rating Polygons	Transportation
 0 - 25	 Rails
 25 - 50	 Interstate Highways
 50 - 100	 US Routes
 100 - 150	 Major Roads
 150 - 200	 Local Roads
 > 200	Background
 Not rated or not available	 Aerial Photography
Soil Rating Lines	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
Soil Rating Points	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

MAP INFORMATION

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

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

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

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Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	>200	1.3	100.0%
Totals for Area of Interest			1.3	100.0%

Description

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

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

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

==== 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): 1.100           Time Shift(hrs): 0.00
Curve Number: 92.00        Max Allowable Q(cfs): 999999.000
DCIA(%): 65.00
  
```

==== Nodes =====

```

Name: Offsite           Base Flow(cfs): 0.000       Init Stage(ft): 23.000
Group: BASE             Warn Stage(ft): 25.000
Type: Time/Stage
  
```

Time (hrs)	Stage (ft)
0.00	23.000
72.00	23.000
125.00	23.000
500.00	23.000

```

Name: Onsite           Base Flow(cfs): 0.000       Init Stage(ft): 23.000
Group: BASE             Warn Stage(ft): 25.000
Type: Stage/Volume
  
```

0.00

Stage (ft)	Volume (af)
23.000	0.0000
24.500	0.0900
25.000	0.2400
25.500	0.5500
26.000	1.0300
26.500	1.5800
27.000	2.1400
27.500	2.6900
28.000	3.2500

==== Drop Structures =====

```

Name: CS-1             From Node: Onsite           Length(ft): 50.00
Group: BASE             To Node: Offsite           Count: 1

UPSTREAM                DOWNSTREAM                Friction Equation: Average Conveyance
Geometry: Circular      Circular                   Solution Algorithm: Automatic
Span(in): 18.00         18.00                     Flow: None
Rise(in): 18.00         18.00                     Entrance Loss Coef: 0.500
Invert(ft): 20.500     20.500                    Exit Loss Coef: 0.900
Manning's N: 0.025000  0.025000                  Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000    0.000                     Inlet Ctrl Spec: Use dn
Bot Clip(in): 0.000    0.000                     Solution Incs: 10
  
```

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

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

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

		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): 25.100	
Rise(in): 36.00	Control Elev(ft): 25.100	

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

TABLE

Count: 1
 Type: Vertical: Mavis
 Flow: Both
 Geometry: Circular
 Span(in): 3.00
 Rise(in): 3.00
 Bottom Clip(in): 0.000
 Top Clip(in): 0.000
 Weir Disc Coef: 3.200
 Orifice Disc Coef: 0.600
 Invert(ft): 23.000
 Control Elev(ft): 23.000

==== 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

==== Breaches =====

Name: From Node: Count: 1
 Group: BASE To Node: Flow: Both

Bottom Width(ft): 0.00 Water Surface Elev(ft): 0.000
 Left Side Slope(h/v): 0.00 Breach Duration(hrs): 0.00
 Right Side Slope(h/v): 0.00 Power Coef: 0.00
 Bottom Breach Elev(ft): 0.000 Weir Discharge Coef: 0.000
 Top Breach Elev(ft): 0.000

==== Hydrology Simulations =====

Name: 100YR3D
 Filename: F:\2020-046 Williamson Car Wash\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:\2020-046 Williamson Car Wash\04-Calcs\ICPR\sims\10YR1D.R32

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

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

Name: 25YR3D
 Filename: F:\2020-046 Williamson Car Wash\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:\2020-046 Williamson Car Wash\04-Calcs\ICPR\sims\100YR3D.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)

 50.000 120.000
 100.000 120.000

Group Run

 BASE Yes

Name: 10YR1D Hydrology Sim: 10YR1D
 Filename: F:\2020-046 Williamson Car Wash\04-Calcs\ICPR\sims\10YR1D.I32
 Execute: No Restart: No Patch: No
 Alternative: No
 Max Delta Z (ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time (hrs): 0.000 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:\2020-046 Williamson Car Wash\04-Calcs\ICPR\sims\25YR3D.I32
 Execute: No Restart: No Patch: No
 Alternative: No
 Max Delta Z (ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time (hrs): 0.000 End Time (hrs): 400.00
 Min Calc Time (sec): 0.5000 Max Calc Time (sec): 60.0000
 Boundary Stages: Boundary Flows:

Time (hrs) Print Inc (min)

 50.000 120.000
 100.000 120.000
 400.000 120.000

Group Run

 BASE Yes

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

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 10.000
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 1.100
Vol of Unit Hyd (in): 1.000
Curve Number: 92.000
DCIA (%): 65.000

Time Max (hrs): 60.02
Flow Max (cfs): 4.860
Runoff Volume (in): 9.591
Runoff Volume (ft3): 38297.645

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): 1.100
Vol of Unit Hyd (in): 1.000
Curve Number: 92.000
DCIA (%): 65.000

Time Max (hrs): 12.04
Flow Max (cfs): 3.213
Runoff Volume (in): 4.615
Runoff Volume (ft3): 18426.466

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): 1.100
Vol of Unit Hyd (in): 1.000
Curve Number: 92.000
DCIA (%): 65.000

Time Max (hrs): 60.02
Flow Max (cfs): 4.369
Runoff Volume (in): 8.594
Runoff Volume (ft3): 34316.216

Brahman Car Wash - Drainage Calculations, 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
Offsite	BASE	100YR3D	0.00	23.000	25.000	0.0000	0	0.00	0.000	0.00
Onsite	BASE	100YR3D	73.01	25.849	25.000	0.0050	41708	60.00	4.836	0.00
Offsite	BASE	10YR1D	0.00	23.000	25.000	0.0000	0	13.57	0.308	0.00
Onsite	BASE	10YR1D	13.57	24.829	25.000	0.0050	15857	12.00	3.132	13.57
Offsite	BASE	25YR3D	0.00	23.000	25.000	0.0000	0	62.09	0.328	0.00
Onsite	BASE	25YR3D	62.09	25.063	25.000	0.0050	21854	60.00	4.355	62.09

Brahman Car Wash - Drainage Calculations, 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	0.000	0.000	0.00	0.000	0.00	0.000
CS-1	BASE	10YR1D	13.57	0.308	-0.002	13.57	24.829	0.00	23.000
CS-1	BASE	25YR3D	62.09	0.328	-0.002	62.09	25.063	0.00	23.000

Complete Report (not including cost) Ver 4.3.2

Project: Brahman Car Wash
Date: 4/30/2021 4:23:53 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	51.00

Pre-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	1.10
Rational Coefficient (0-1)	0.81
Non DCIA Curve Number	100.00
DCIA Percent (0-100)	100.00
Nitrogen EMC (mg/l)	2.400
Phosphorus EMC (mg/l)	0.345
Runoff Volume (ac-ft/yr)	3.782
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	11.192
Phosphorus Loading (kg/yr)	1.609

Post-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	1.10
Rational Coefficient (0-1)	0.67
Non DCIA Curve Number	95.00
DCIA Percent (0-100)	65.00
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	2.400
Phosphorus EMC (mg/l)	0.345
Runoff Volume (ac-ft/yr)	3.118
Groundwater N (kg/yr)	0.000

Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	9.227
Phosphorus Loading (kg/yr)	1.326

Catchment Number: 1 Name: Onsite

Project: Brahman Car Wash

Date: 4/30/2021

None Design

Watershed Characteristics

Catchment Area (acres)	1.10
Contributing Area (acres)	1.100
Non-DCIA Curve Number	95.00
DCIA Percent	65.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	51.00

Surface Water Discharge

Required TN Treatment Efficiency (%)
Provided TN Treatment Efficiency (%)
Required TP Treatment Efficiency (%)
Provided TP Treatment Efficiency (%)

Media Mix Information

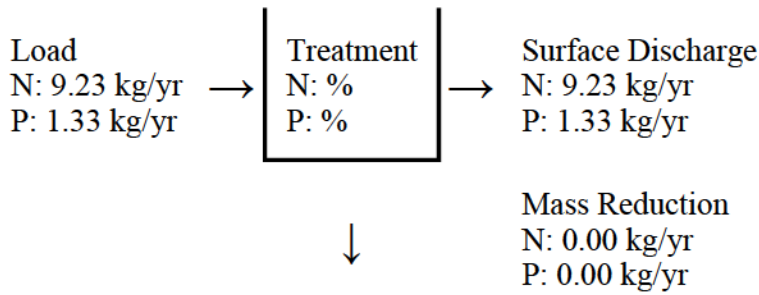
Type of Media Mix	Not Specified
Media N Reduction (%)	0.000
Media P Reduction (%)	0.000

Groundwater Discharge (Stand-Alone)

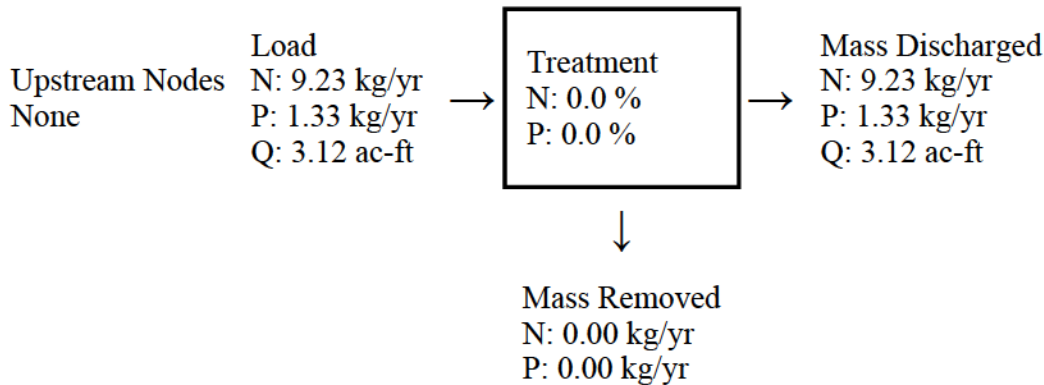
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for None (stand-alone)





Load Diagram for None (As Used In Routing)



Summary Treatment Report Version: 4.3.2

Project: Brahman Car Wash

Date:4/30/2021

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (Onsite) None
Based on % removal values to the
nearest percent

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	11.19 kg/yr
Total N post load	9.23 kg/yr
Target N load reduction	%
Target N discharge load	11.19 kg/yr

Percent N load reduction	%	
Provided N discharge load	9.23 kg/yr	20.35 lb/yr
Provided N load removed	kg/yr	lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	1.609 kg/yr	
Total P post load	1.326 kg/yr	
Target P load reduction	%	
Target P discharge load	1.609 kg/yr	
Percent P load reduction	%	
Provided P discharge load	1.326 kg/yr	2.92 lb/yr
Provided P load removed	kg/yr	lb/yr



June 11, 2021

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

Subject: Brahman Car Wash, LLC Traffic Statement

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to convert the existing Brahman Theatre property into an automated/self-service car wash.

This analysis was based on a spreadsheet created based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The results indicate the proposed 1 lane automated car wash (ITE code 948) generates 891 total daily trips with 49 AM peak hour trips with 25 being in and 24 being out and 78 PM peak hour trips with 39 being in and 39 being out.

Queuing Analysis

The queuing analysis is conducted when the traffic is greatest. The PM peak hour trips are the greatest at 78 and reflects 8.7% of daily traffic. This is 39 individual cars in and out of the facility, not 78 cars entering the facility.

In order to determine queue lengths withing the site, the process time for the car wash menu boards and tunnel were considered. The planned capacity of the tunnel is 120 cars per hour. This capacity includes 135 seconds of process time for the first car (calculated as 30 seconds for the car to travel from the menu-board to the beginning of the tunnel, 75 seconds for the car to travel via conveyance through the 115 foot tunnel, and another 30 seconds for the car to exit the tunnel) followed by another car leaving the menu-board and entering the tunnel every 30 seconds. Likewise, the total capacity at the menu boards is computed as 240 vehicles per hour. The three (3) car wash menu boards are able to process four (4 cars in 45 seconds. The tunnel is controlling at 120 vehicles per hour. Of course, if the conveyance speed is reduced, the processing rate would decrease as well. Because there is a big buffer of demand versus available capacity, it is unlikely that the processing time would ever be lower than the anticipated demand.

The tunnel capacity of 120 cars per hour is greater than the 39 cars per hour that are expected to arrive during the peak hour of the generator. Therefore, there is no queue associated with the processing times falling behind demand. But to ensure sufficient queuing, mean queuing was calculated.

Queue = traffic intensity/(1-traffic intensity), where traffic intensity is defined as the mean arrival rate/mean service rate. The mean arrival rate is taken as 39 vehicles in one hour. The mean service rate is 120 cars per hour.

Therefore, the residual queue is $(39/120)/(1-39/120) = 2.08$ vehicles.

The Brahman Car Wash provides approximately 172 feet of storage. There are three lanes of storage of 48.8 lf (member lane, no wait), 57 lf, and 66.6 lf. The two lanes that are not member lanes can hold 5 cars. The storage can more than accommodate the anticipated queue.

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

Parking Analysis

The manufacturer says statistically 60% of car wash uses stop to vacuum their cars and they typically take 10 minutes per visit. Since there are 18 vacuum stations at 10 minutes per car, the facility can accommodate 1,080 car minutes per hour, since the rate of cars to vacuum per visit is 60% and the peak rate is 39 per hour, the total car minutes required is $24 * 10$ minutes or 240 car minutes per hour or 22% of the available vacuum capacity.

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

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads "Steven L. Dobbs". The signature is written in a cursive style with a large initial 'S'.

Steven L. Dobbs, P. E.
President

CC: Wes Williamson, John Williamson, and Heather Rucks
File

Proposed Civil Plans FOR Williamson Cattle Company Brahman Carwash

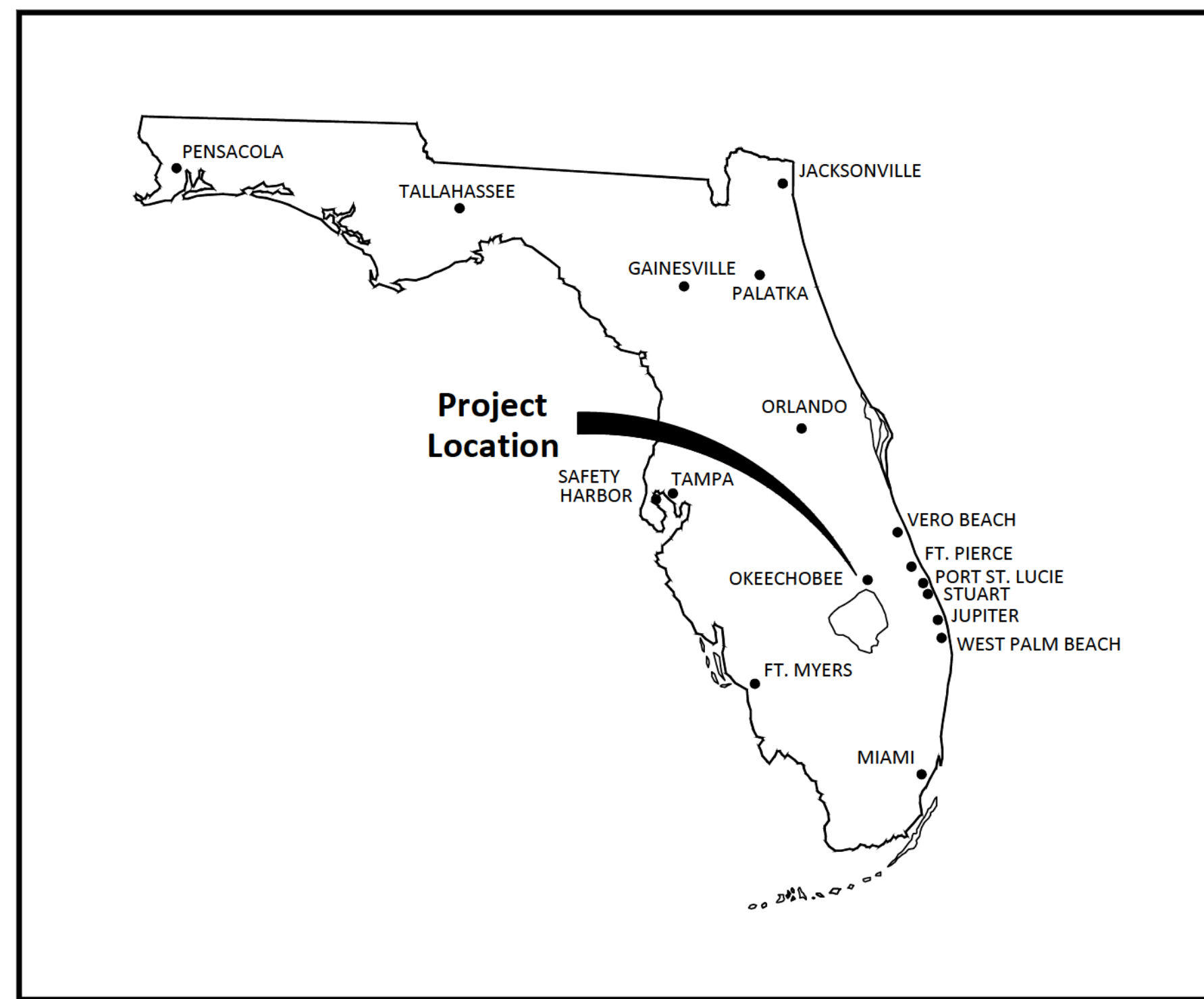
1600 S. Parrot Ave.
City of Okeechobee, Florida

DESCRIPTION:

LOTS 1 TO 12, INCLUSIVE, BLOCK 29, AND THE VACATED ALLEY LOCATED IN BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

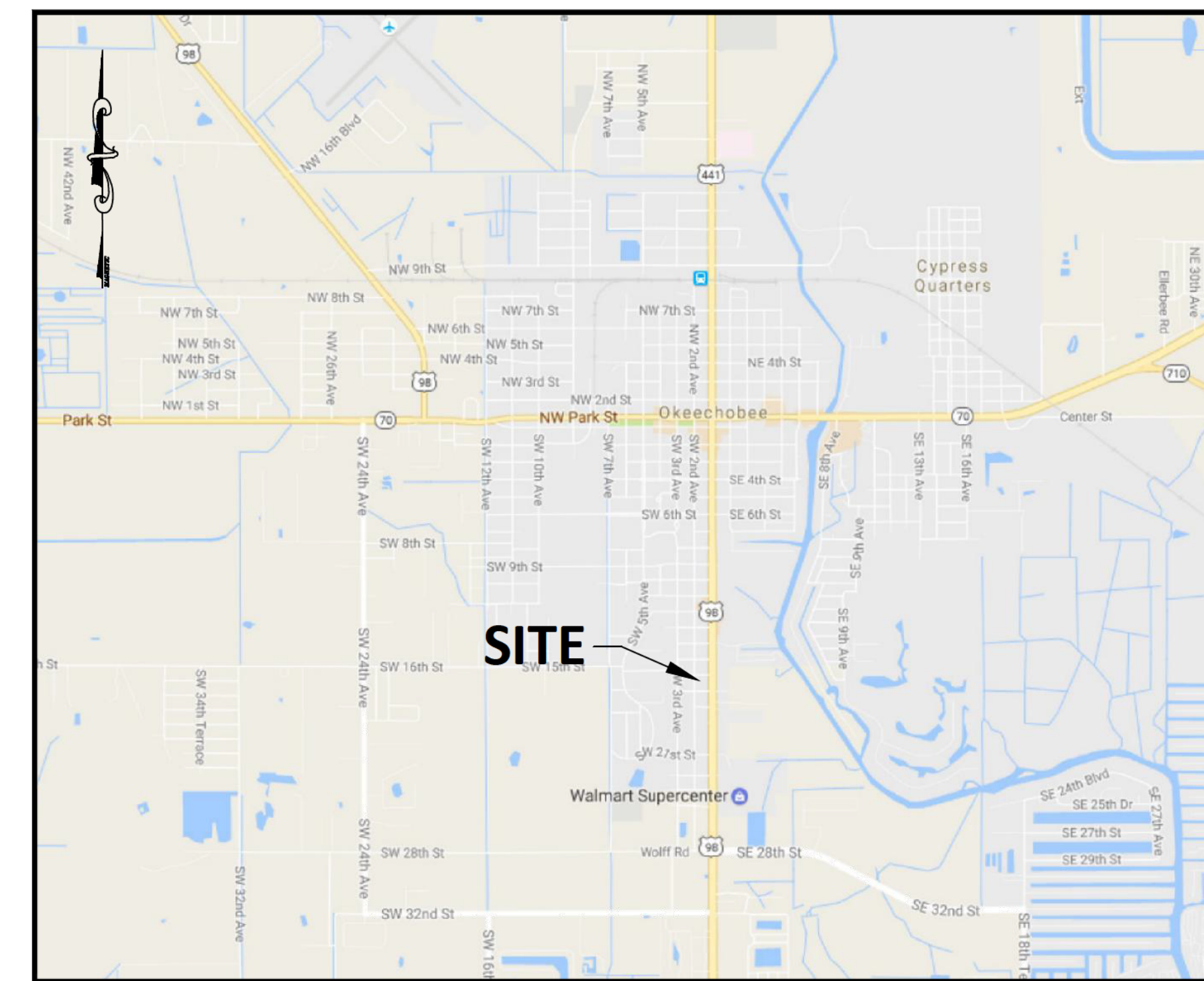
PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 3) SITE ADDRESS: 1600 S. PARROTT AVE.
- 4) PARCEL ID: 3-28-37-35-0050-00280-0010.
- 5) F.I.R.M. ZONE: "X", MAP NO. 1209300480C, DATED 07/16/15.
- 6) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 7) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 8) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 9) 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.
- 10) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 11) BEARING REFERENCE: THE WEST LINE OF PARROTT AVENUE, ALSO BEING THE EAST LINE OF BLOCK 29, IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
- 12) DATE OF LAST FIELD SURVEY: 12/10/20.



VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

TRADEWINDS SURVEYING GROUP, LLC.

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



John J. Rice, P.S.M. (LS 4506) LB 6960



Steven L. Dobbs Engineering, LLC
Consulting Engineers

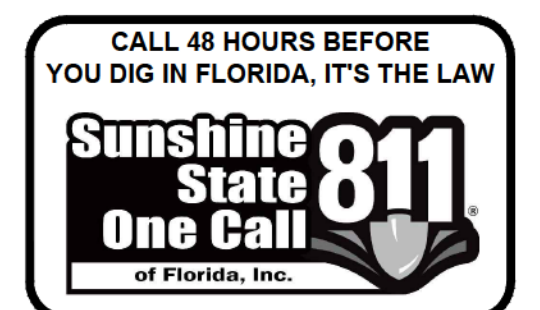
1062 Jakes Way - Okeechobee, FL 34974

Phone: (863) 824-7644

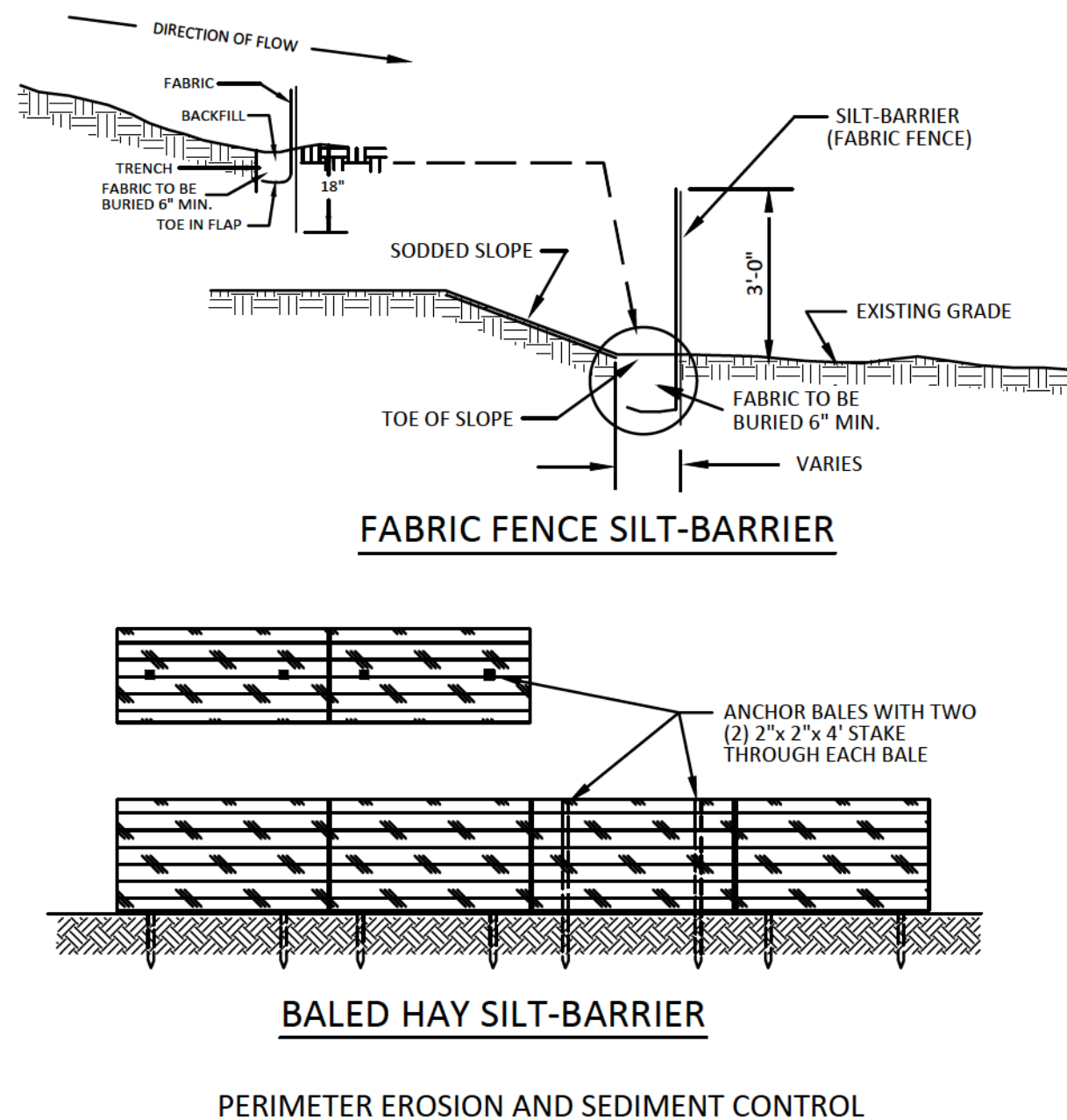
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

INDEX OF SHEETS

01 OF 10	TITLE SHEET
02 OF 10	EXISTING CONDITIONS, DEMOLITION, AND SEDIMENT CONTROL PLAN
03 OF 10	HORIZONTAL CONTROL, STRIPING & SIGNAGE PLAN
04 OF 10	PAVING, GRADING & DRAINAGE PLAN
05 OF 10	SECTIONS
06 OF 10	UTILITY PLAN
07 OF 10	LANDSCAPING PLAN
08 OF 10	LIGHTING PLAN
09 OF 10	DETAILS
10 OF 10	GENERAL NOTES AND SPECIFICATIONS

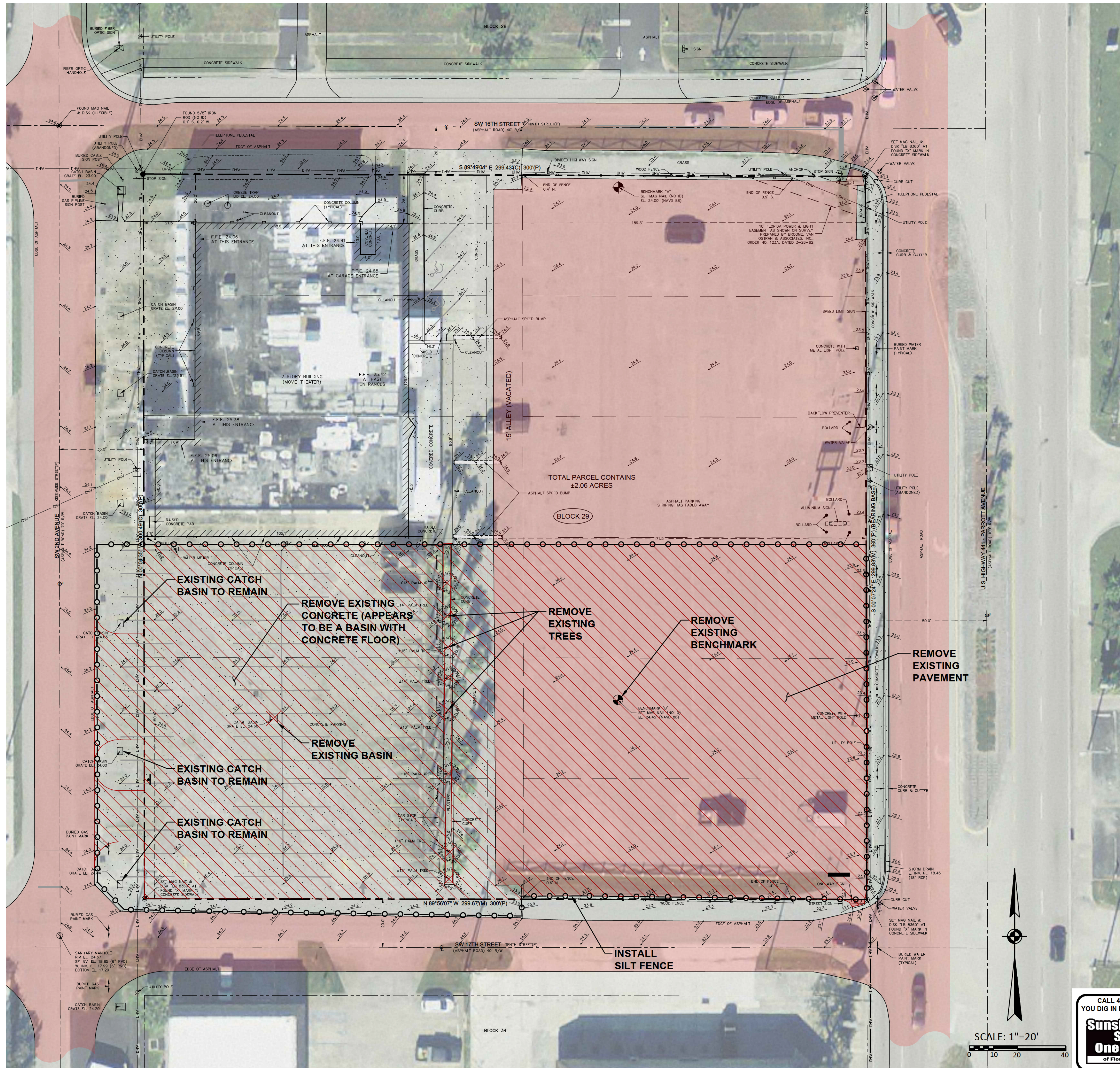


Brahman Car Wash
ENGINEERS PROJECT No. 2020-046



SILT FENCE DETAIL
N.T.S.

- NOTES:**
 1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BAILED 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.



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

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029506



No.	DATE	BY

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WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
 LOCATED IN CITY OF OKEECHOBEE, FLORIDA

EXISTING CONDITION AND DEMOLITION PLAN

Project Name: Brahman Car Wash
 Owner Name: Williamson Cattle Company
 Owner Address: 9050 NE 12th Drive, Okeechobee, FL 34972
 Owner Phone: 863-763-4740
 Engineer Name: Steven L. Dobbs Engineering, LLC
 Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974
 Engineer Phone: 863-824-7644
 Architect Name: N/A
 Architect Address: N/A
 Architect Phone: N/A
 Planner Name: N/A
 Planner Address: N/A
 Planner Phone: N/A

Future Land Use: Commercial
 Zoning: Heavy Commercial

Min Lot Width: 50.0 ft
 Proposed lot width: 150.0 ft

SOUTH LOT (To be developed)

Min Lot Size: 6,250.0 sf
 Proposed lot size: 44,100.0 sf

Project Size: 44,100.0 SF

Total Dwelling Units: 0

Setbacks:

Front	Req	20
	Provided	42.8
N. Side	Req	8
	Provided	36.6
S. Side	Req	15
	Provided	80.5
Rear	Req	141.3
	Provided	92.5

Parking: Commercial 1 space for 300 sf 12,66667

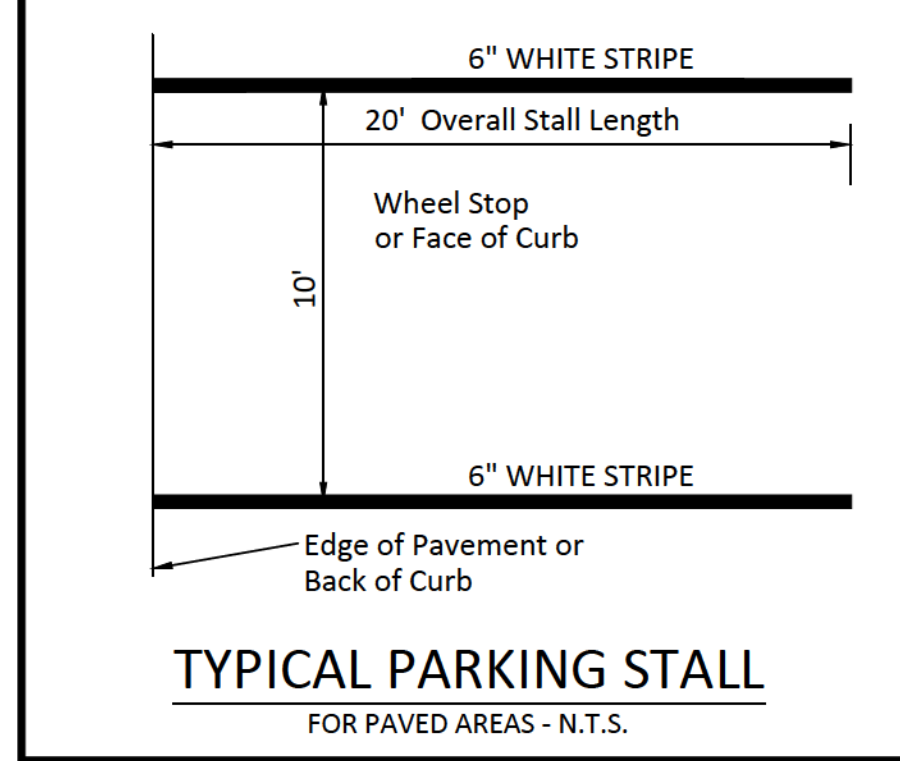
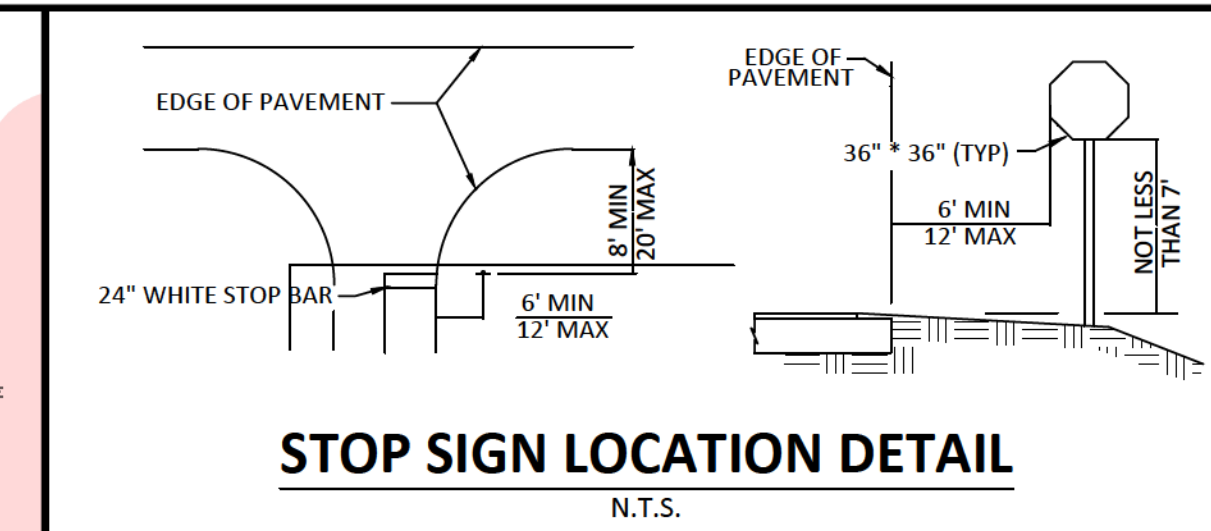
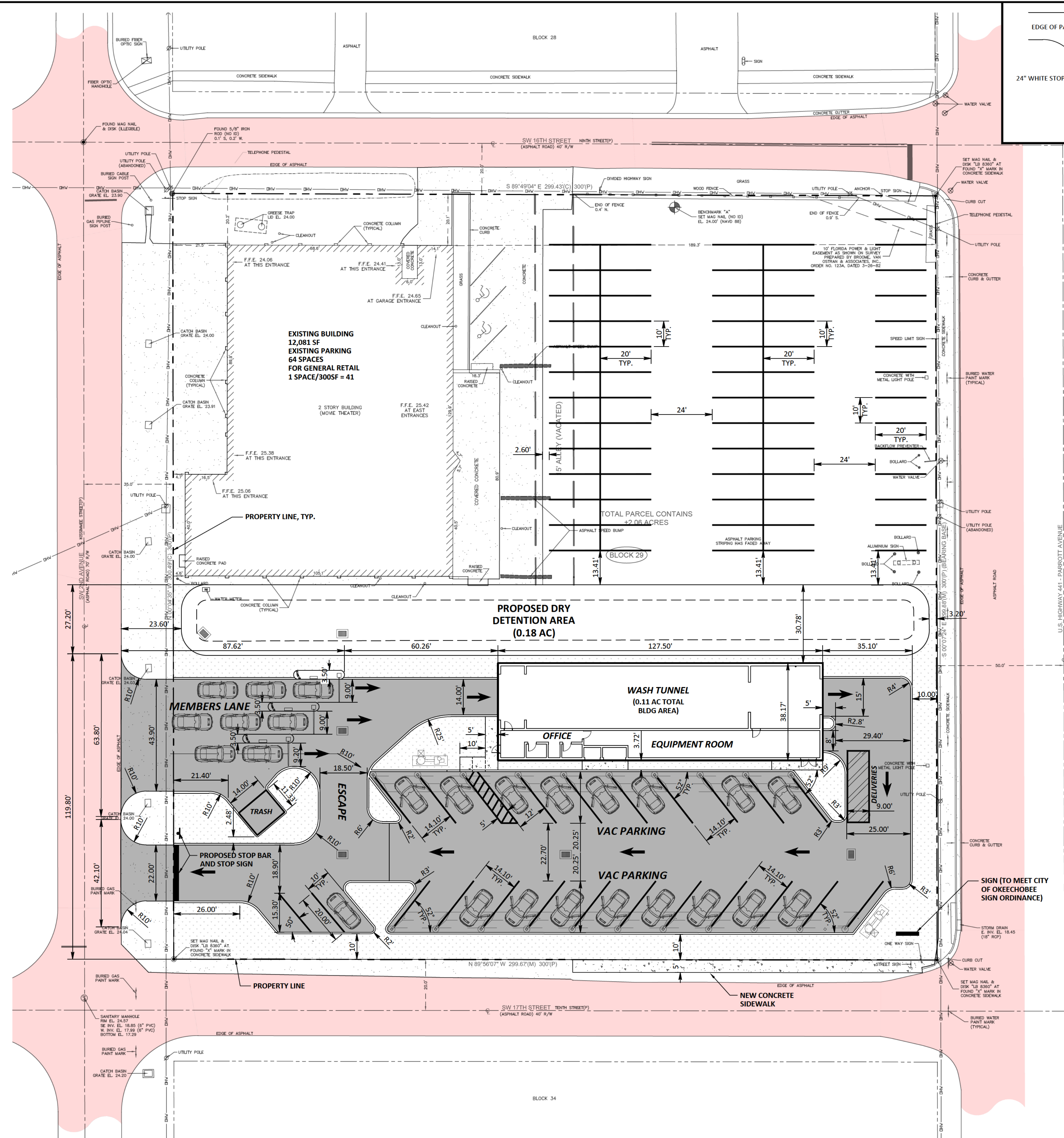
Required Parking: 13 spaces

Handicapped Parking 1 space per every 25 spaces minimum 1
 Required Handicapped Parking 1
 Handicapped Parking Provided 1

Total Parking Required 13
 Parking Provided 23

Coverage Heavy Commercial 50%
 Proposed 9%

Impervious Area Allowable Impervious Area: 85%
 Proposed ISR 74%

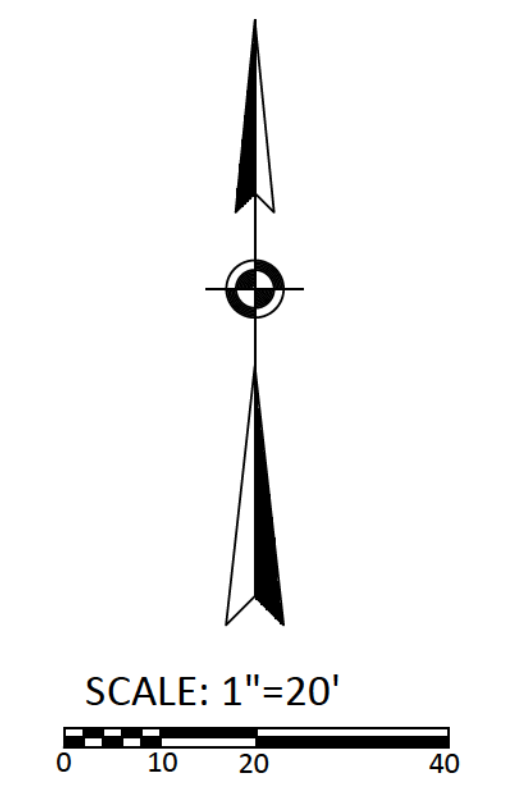


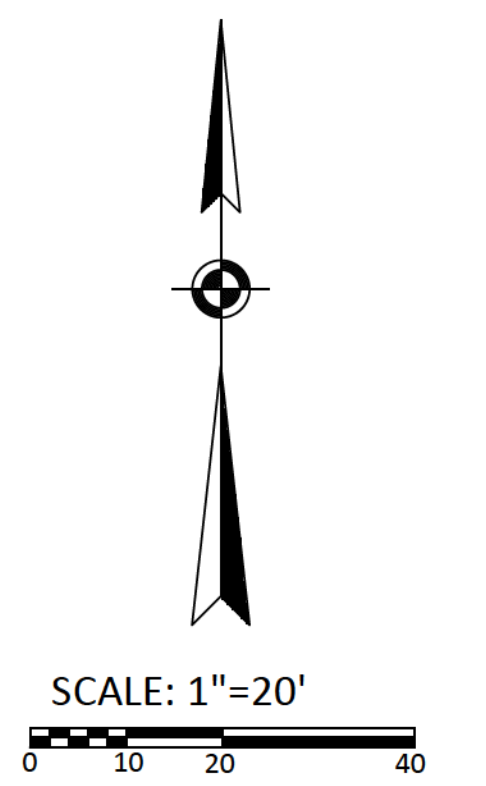
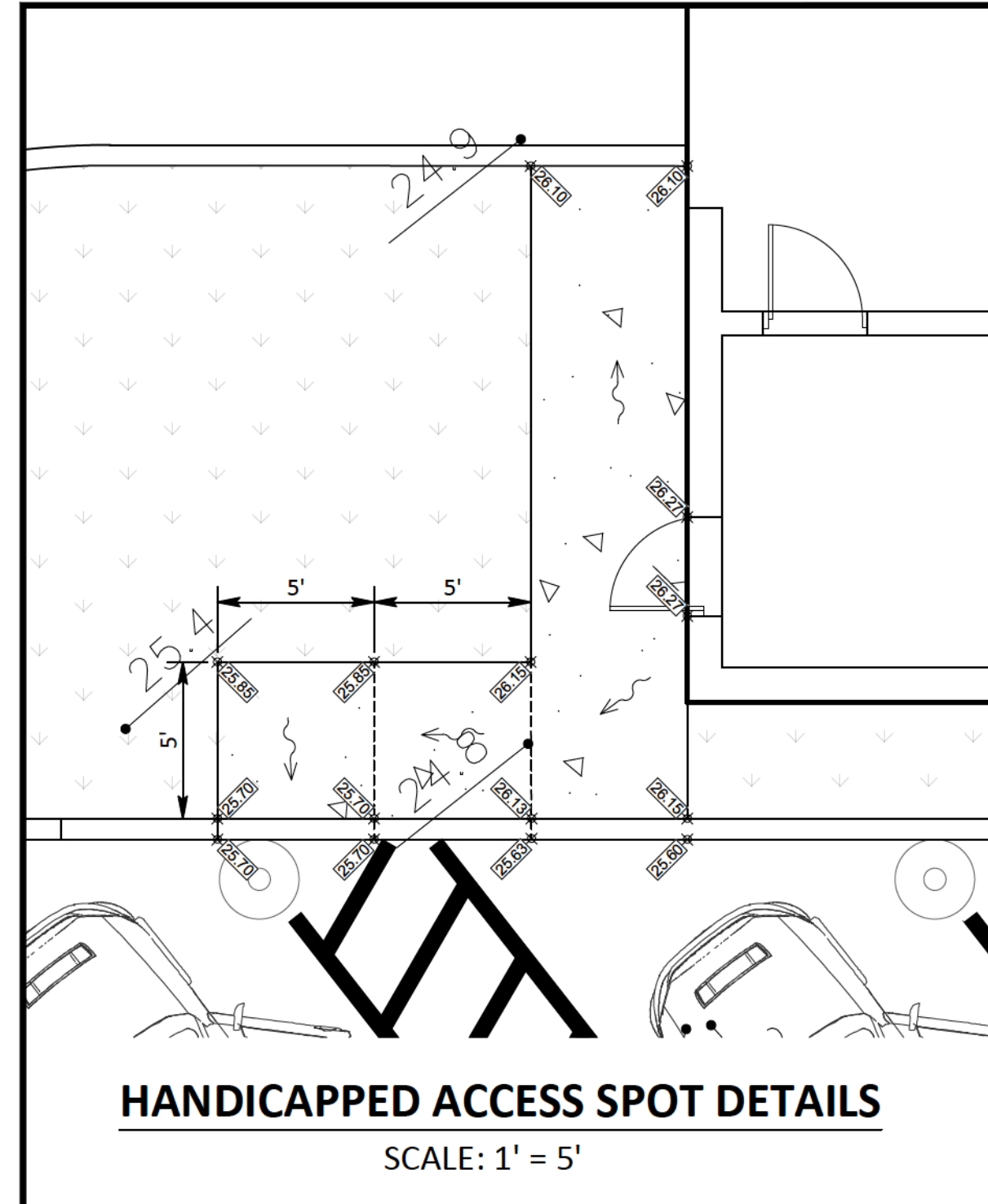
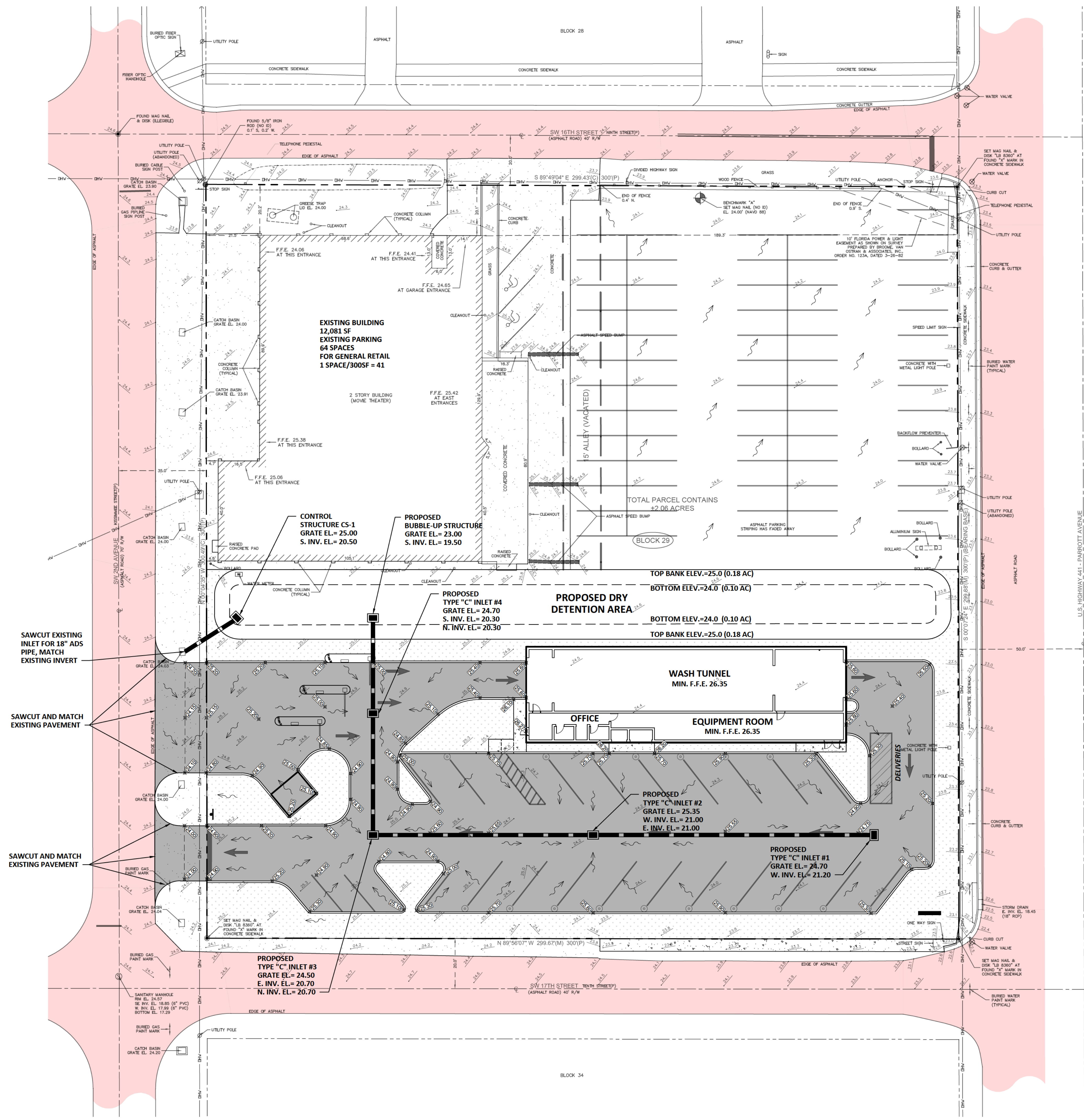
Steven L. Dobbs Engineering, LLC
 1062 JAKES WAY
 Okeechobee, FL 34974
 Phone: (863) 824-7644
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029306

No.	DATE	BY	REVISIONS

WILLIAMSON CATTLE COMPANY
 BRAHMAN CAR WASH
 LOCATED IN CITY OF OKEECHOBEE, FLORIDA

OVERALL SITE PLAN AND HORIZONTAL CONTROL AND STRIPING AND SIGNAGE PLAN





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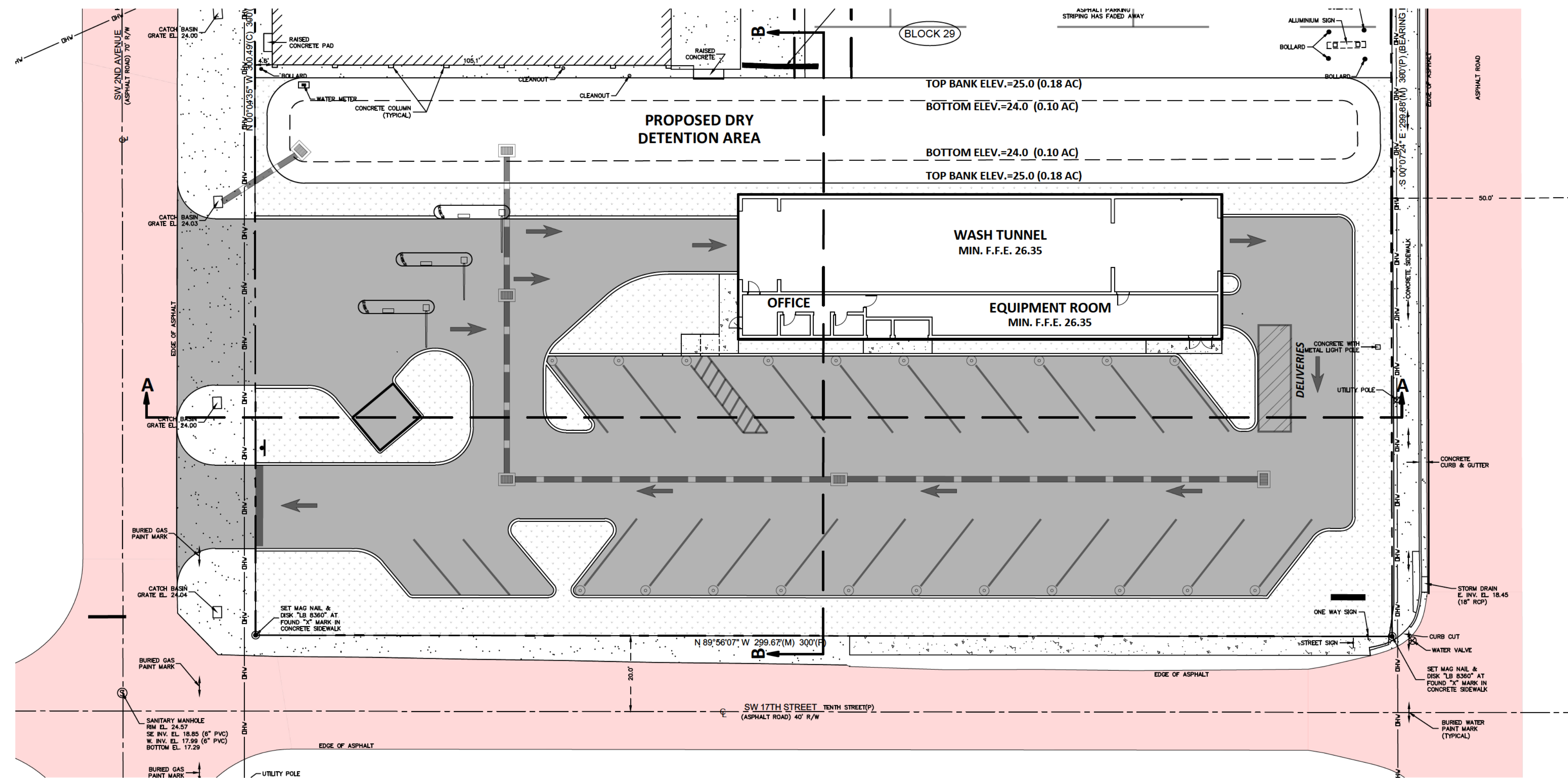


No.	DATE	BY	REVISIONS

WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

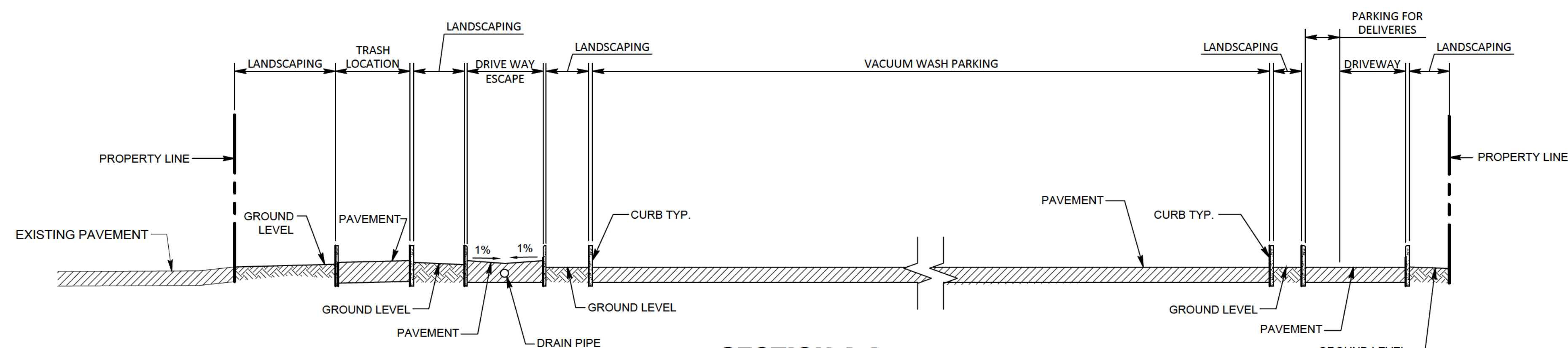
PAVING, GRADING AND DRAINAGE PLAN

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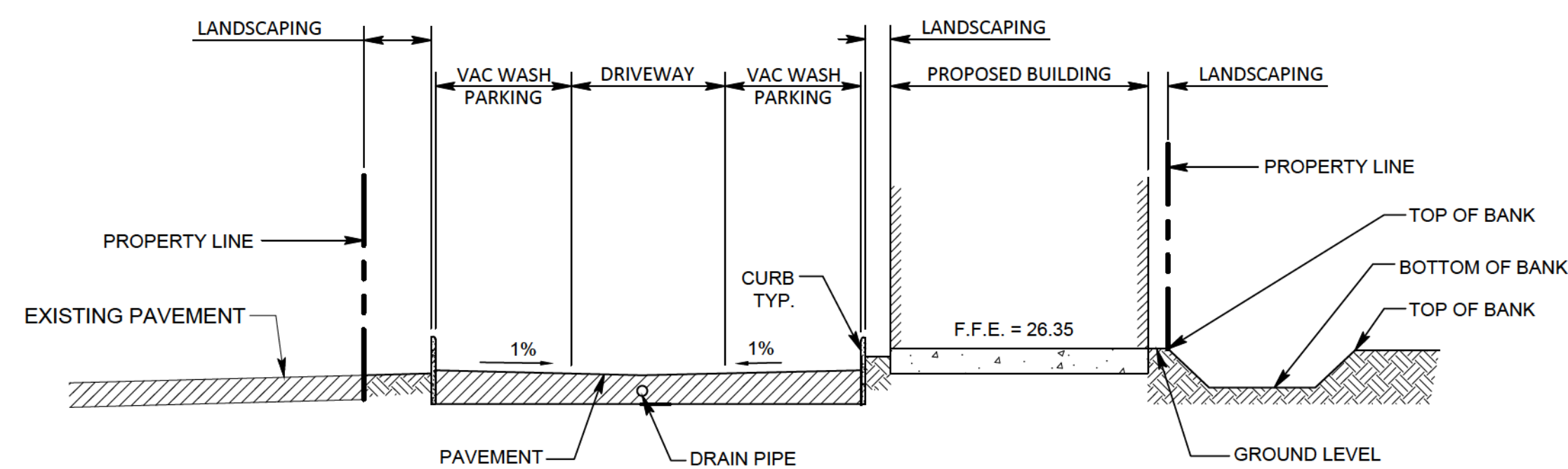
PLAN

SCALE: 1" = 20'



SECTION A-A

NTS



SECTION B-B

NTS



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



FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029306

NO.	DATE	BY	REVISIONS

WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
 LOCATED IN CITY OF OKEECHOBEE, FLORIDA

SECTIONS

LEGEND

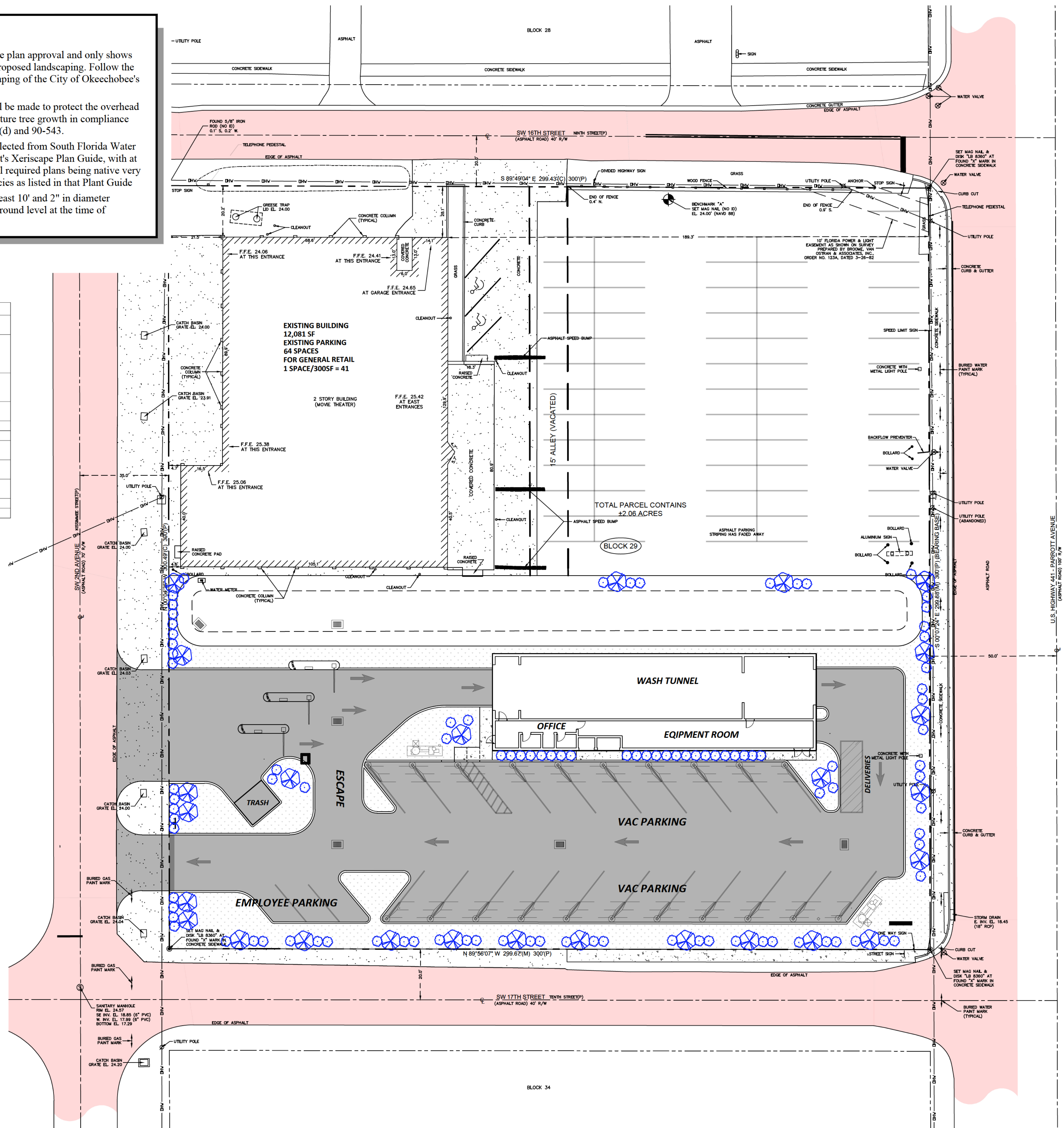
-  PROPOSED TREE (27 PROVIDED)
-  PROPOSED SHRUB (101 PROVIDED)

NOTE:

1. This plan is for site plan approval and only shows the location of the proposed landscaping. Follow the Division 4 - Landscaping of the City of Okeechobee's code of regulations.
2. Consideration will be made to protect the overhead utility lines from mature tree growth in compliance with Section 90-538(d) and 90-543.
3. Plantings will be elected from South Florida Water Management District's Xeriscape Plan Guide, with at least 75% of the total required plants being native very drought tolerant species as listed in that Plant Guide
4. Trees shall be at least 10' and 2" in diameter measured 4' above ground level at the time of planting.

Landscaping Requirements	Trees	Shrubs
1 tree and 3 shrubs for every 3,000 sf of lot area - 1.0 acres	15	45
Buffer 10' street - 2' other Property Lines (PL) - 1 tree, 3 shrubs for every 300 sf of required landscaping	20	60
150 lf on street and 450 lf on other PLs	6	18
18 sf of landscaping for every parking space - 1 tree and 3 shrubs for every 72 sf of landscaping - 21 proposed parking spaces	0	0
Landscape islands min 5' x 15' every 10 spaces max. uninterrupted spaces 12	0	0
Individual Single Family	0	0
Multifamily One Bedroom (2 trees per unit)	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:	26	78

Note: Since the landscaping requirement is greater in the parking, buffers and islands those areas will dictate the required landscaping.



SCALE: 1"=20'

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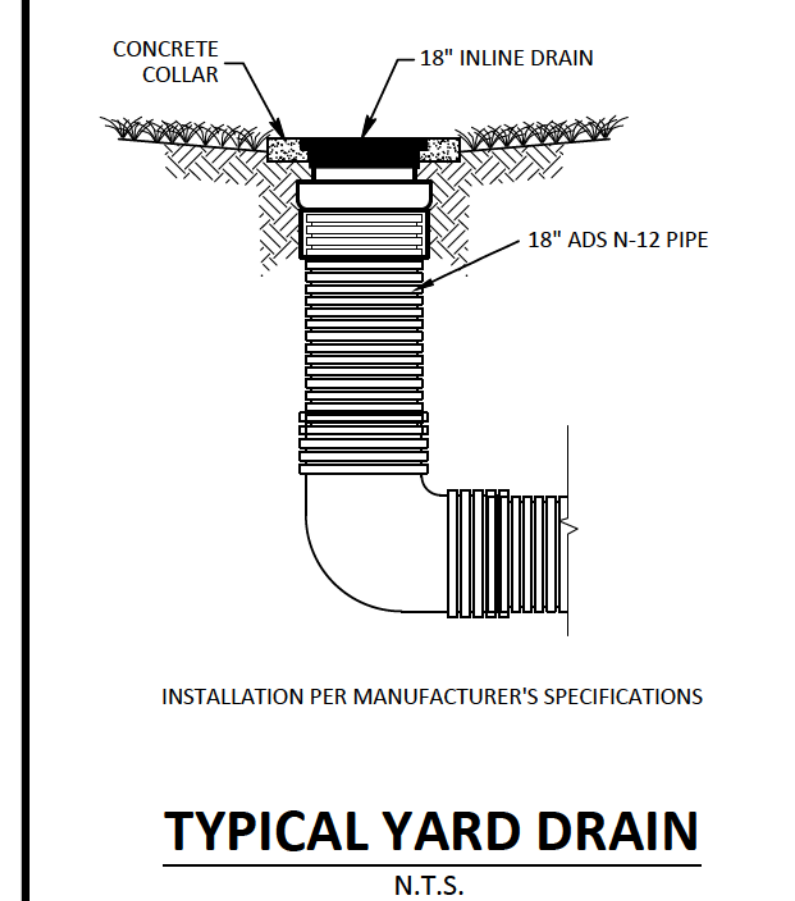
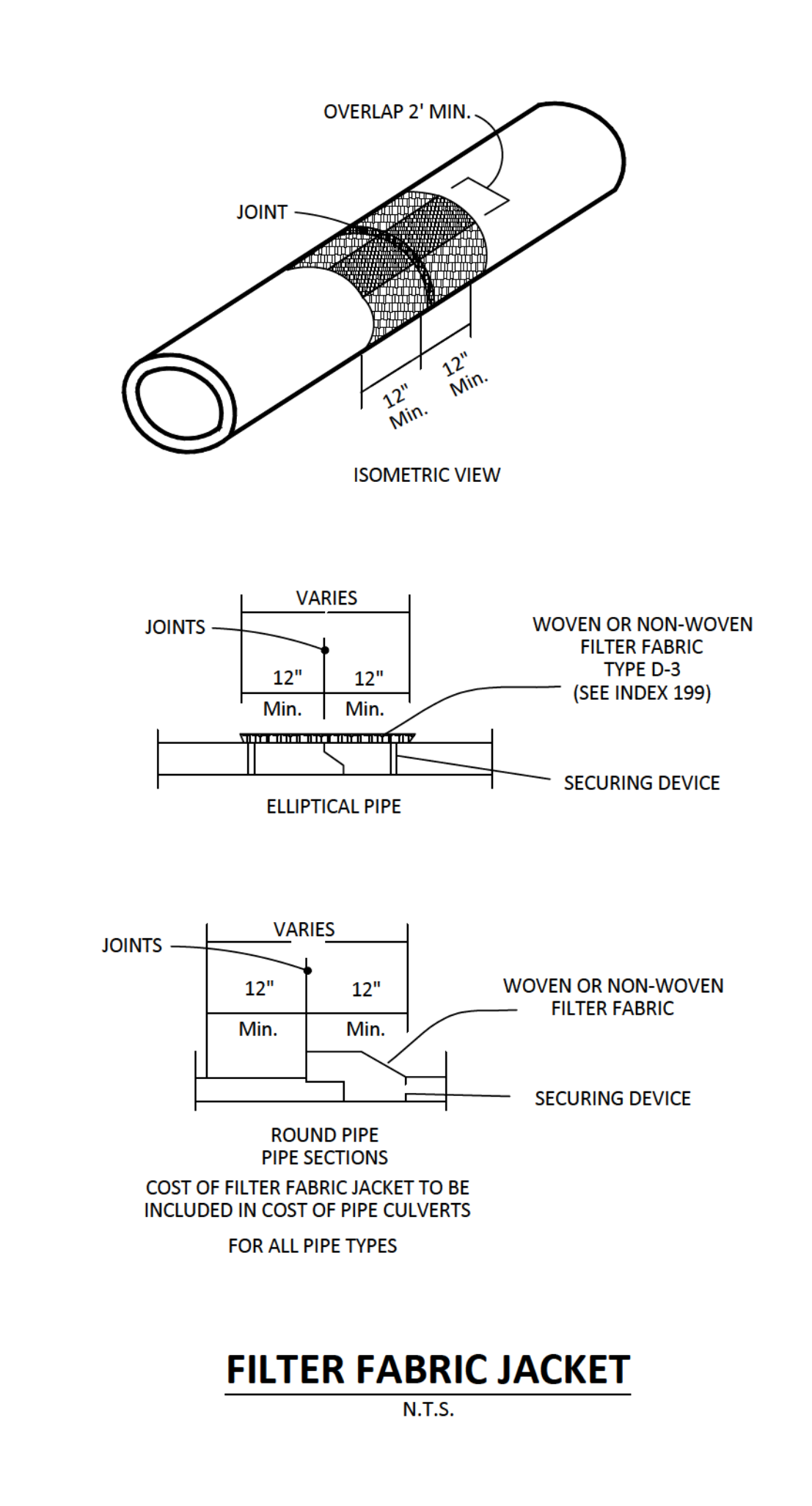
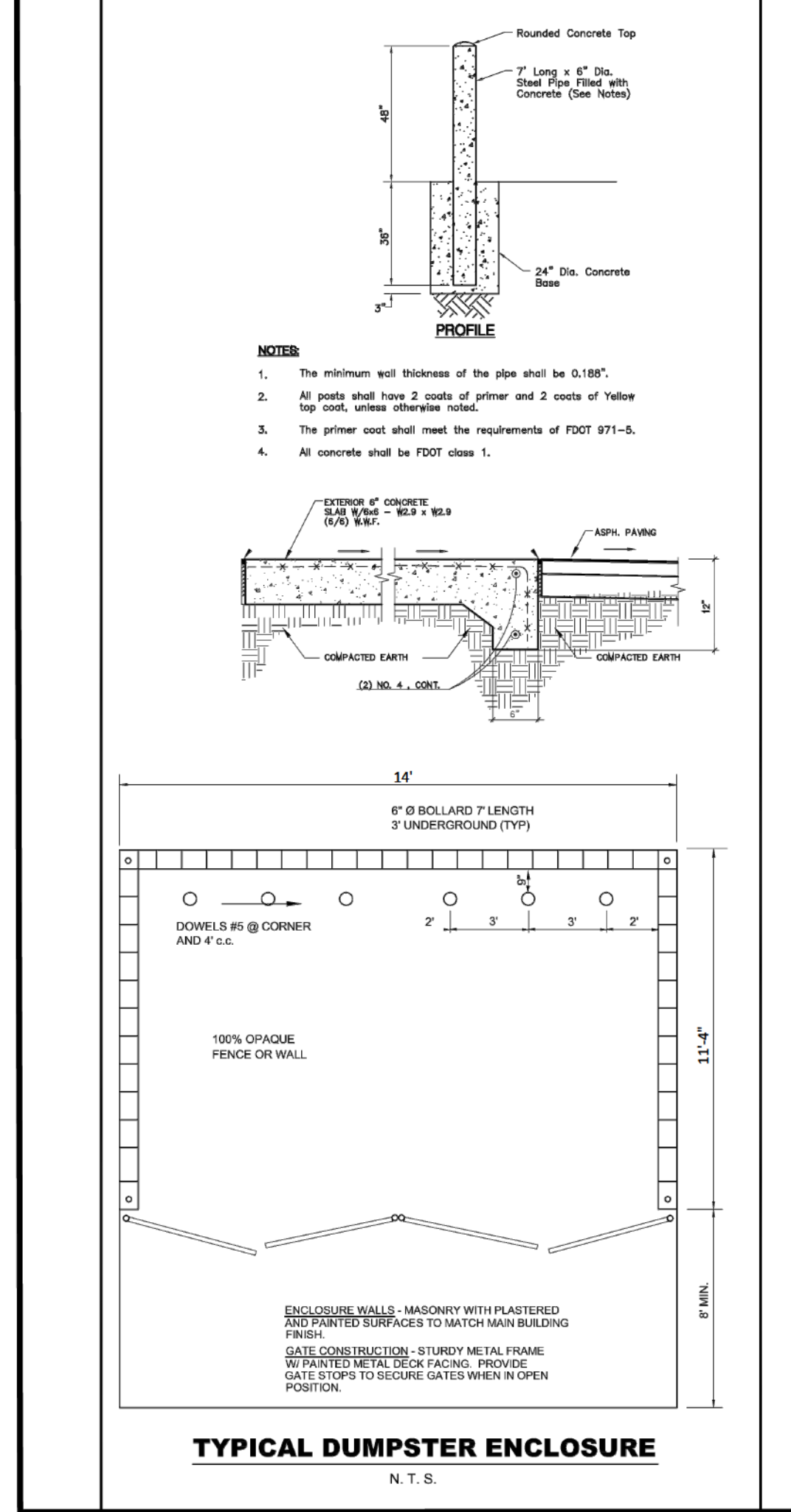
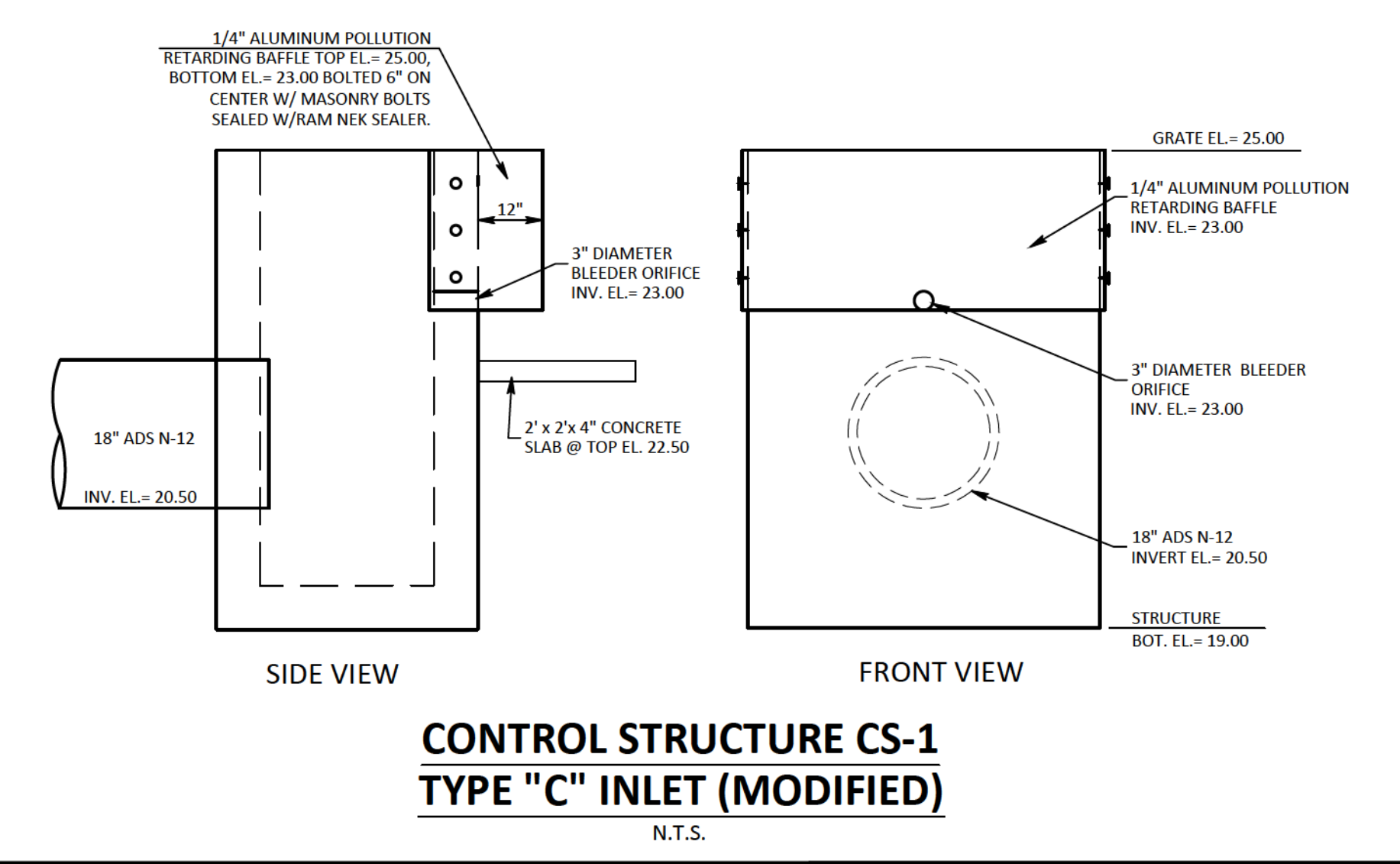
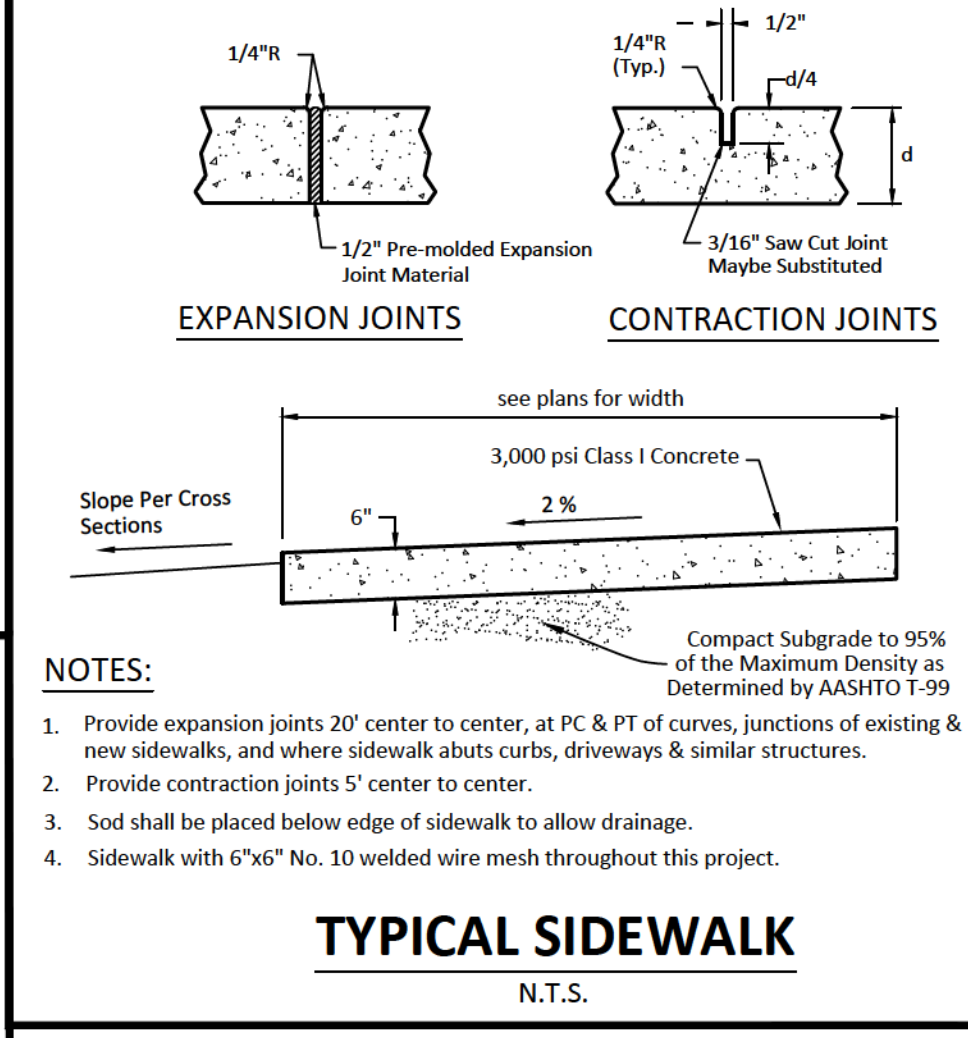
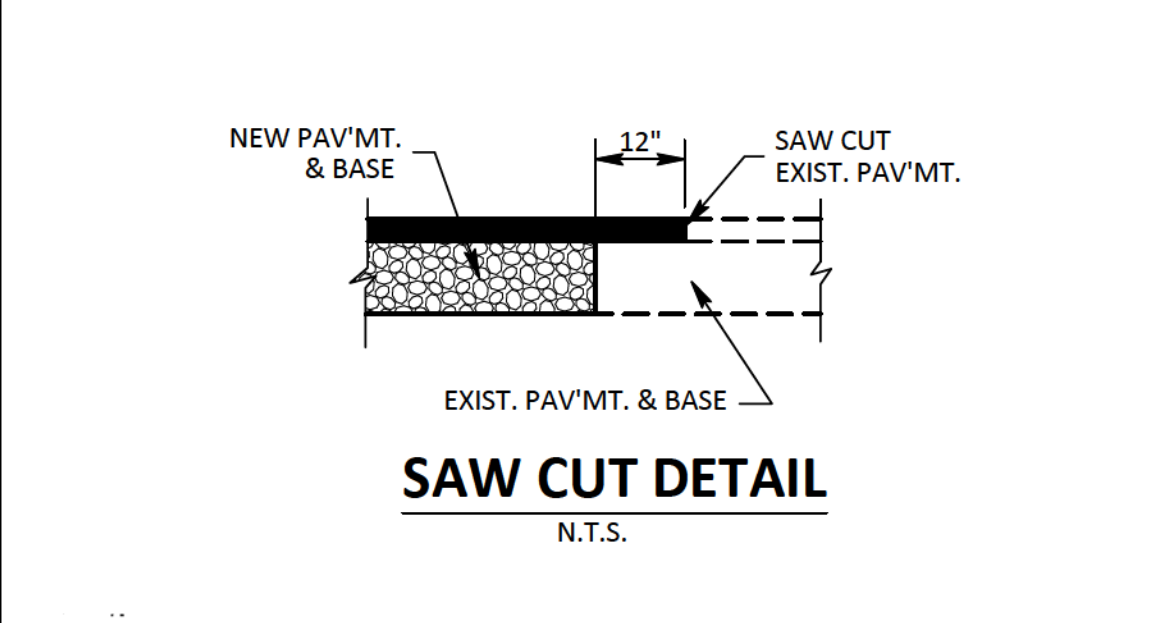
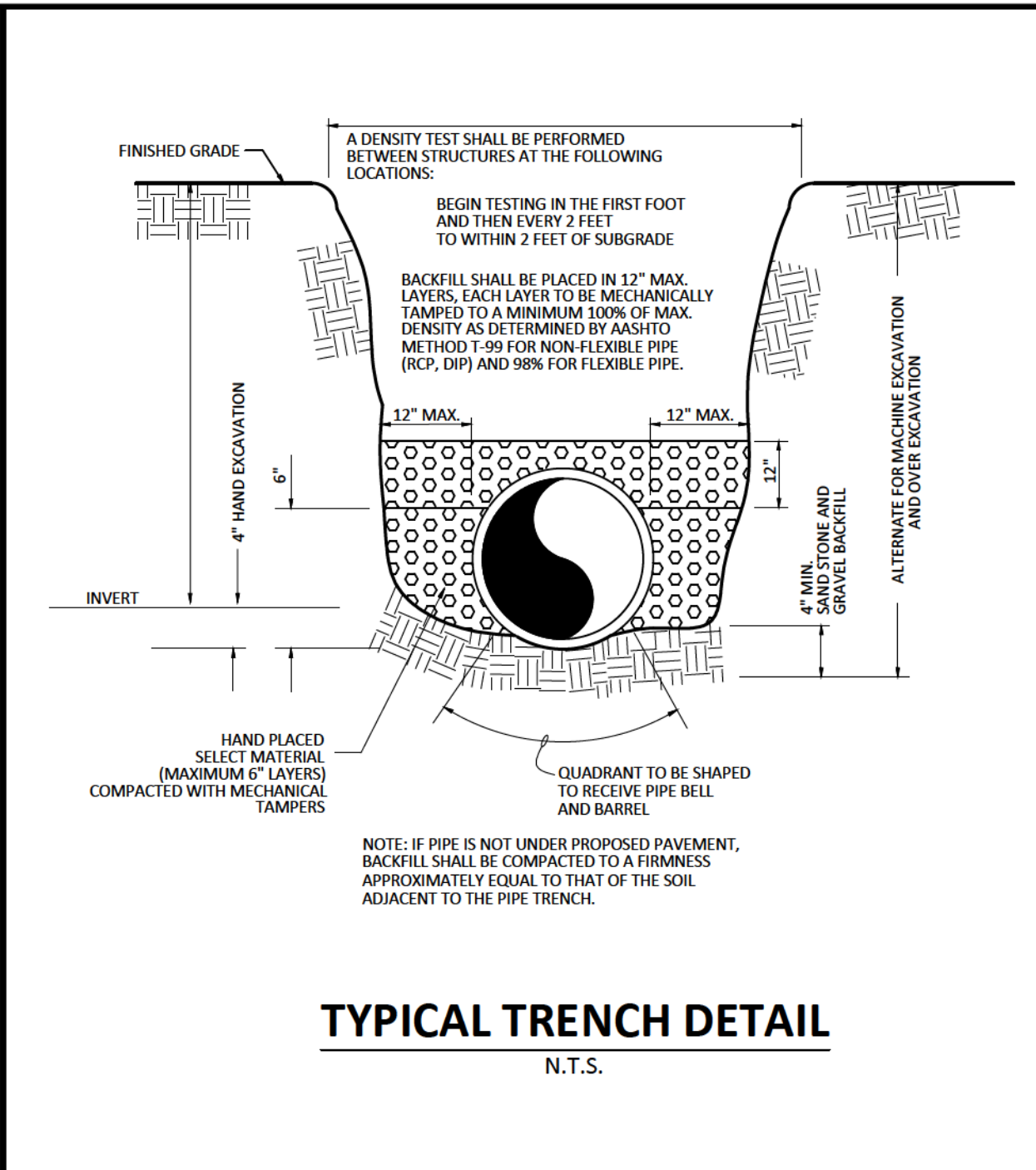
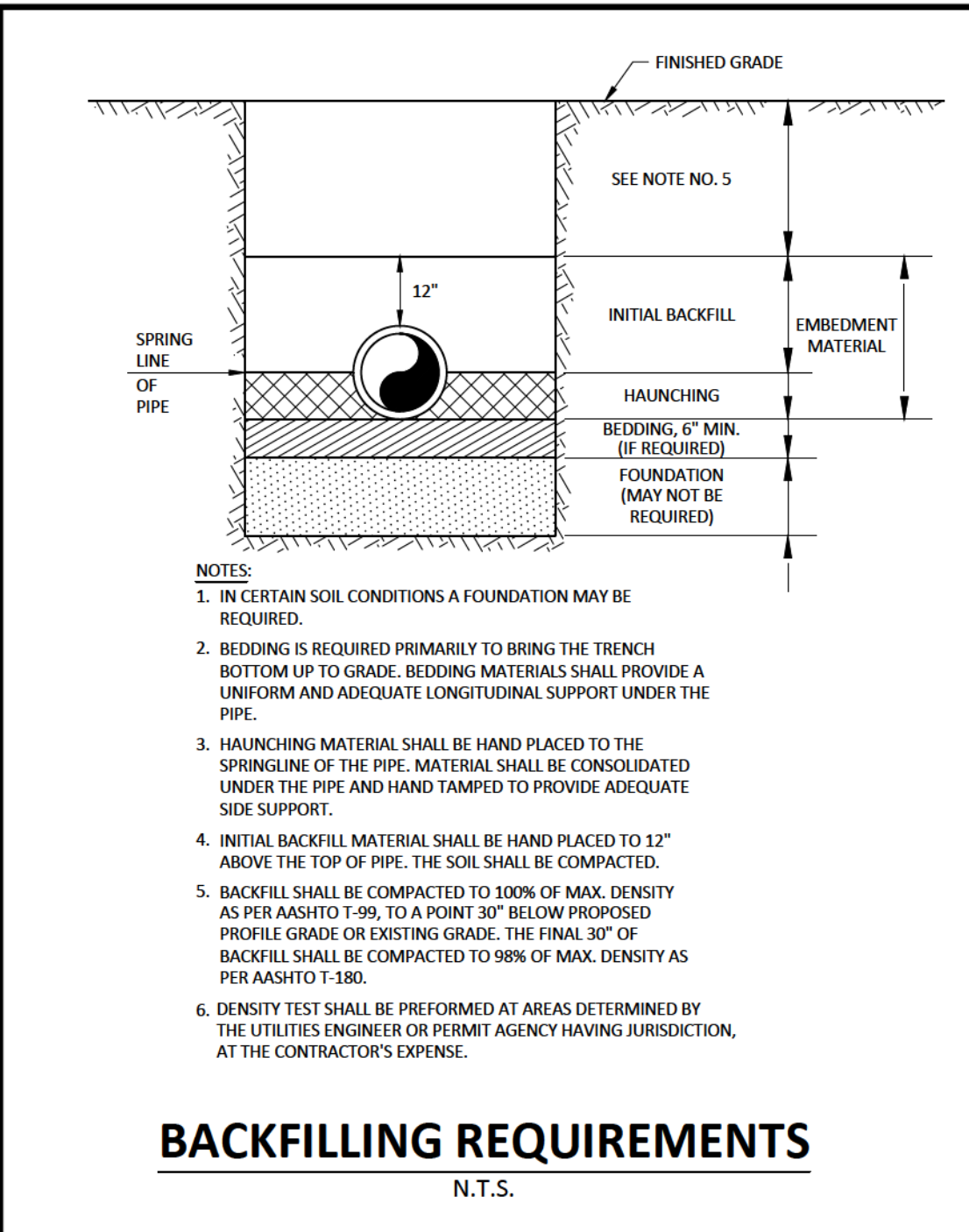
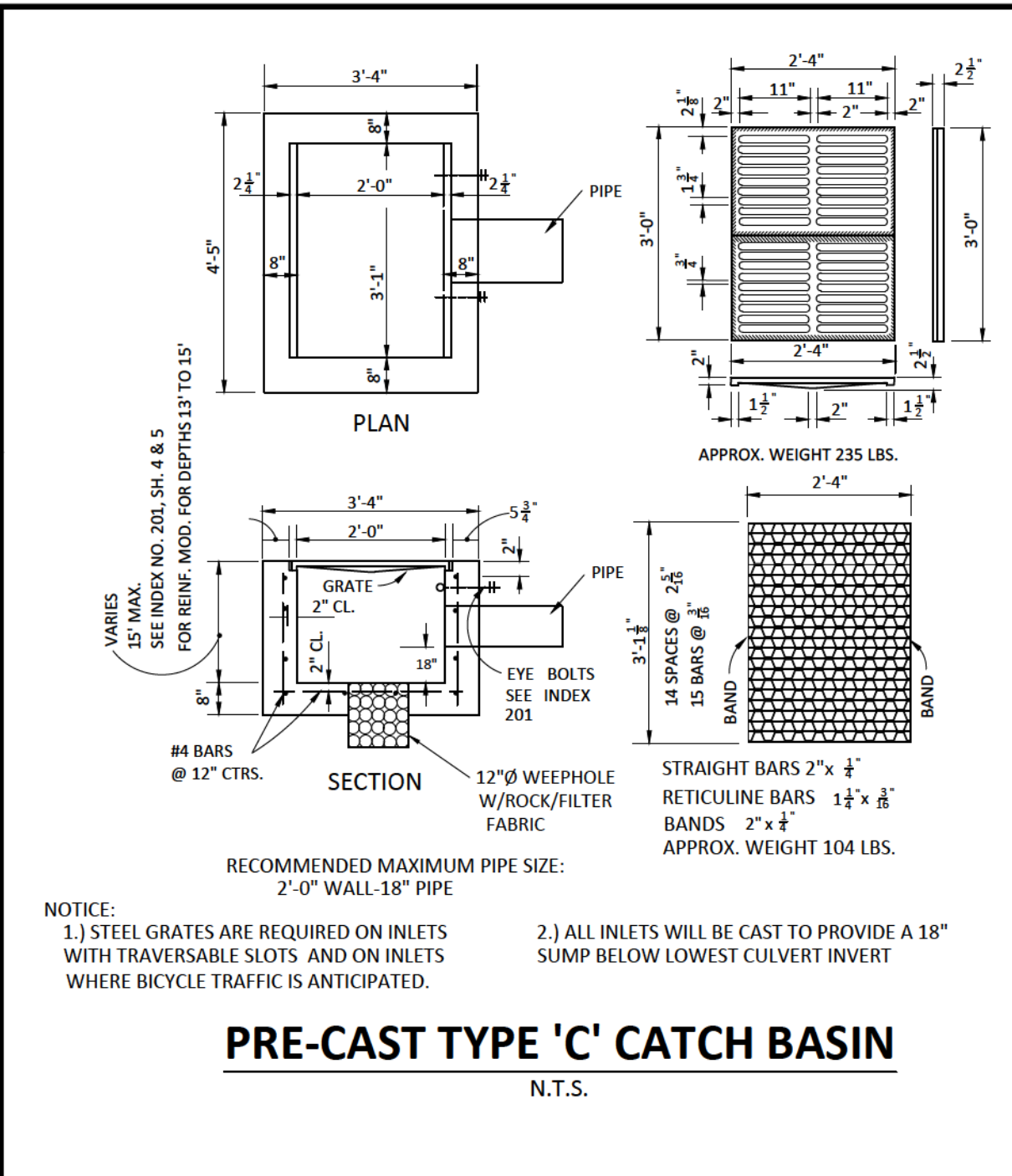
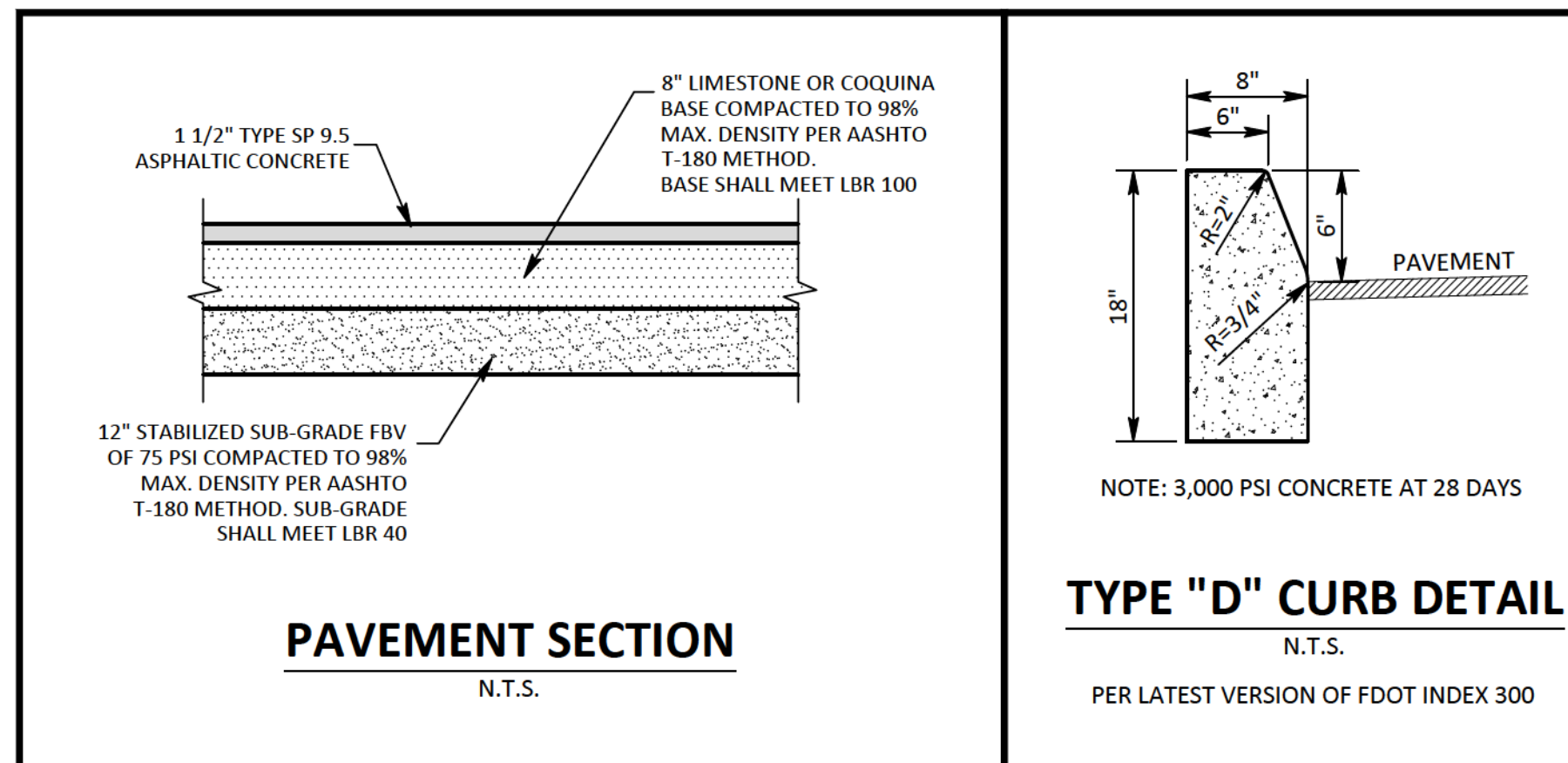
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WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

LANDSCAPING PLAN

No.	DATE	BY	REVISIONS

JOB No.: 2020-046
SHEET 7 OF 10



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

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029306

NO.	DATE	BY	REVISIONS

WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

DETAILS

JOB No.: 2020-046
SHEET 9 OF 10

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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 Okeechobee County, 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.

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 unleslope 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.

Table with columns: F.V., DENSITY, L.B.R., THICKNESS, MAX SPACING, LINEAR SQUARE FEET, SQUARE FEET. Rows include: COMPACTED OR STABILIZED GRADE, ROCK BASE, SHELL ROCK, ASPHALT.

- 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.
8. After any significant rainfall, sediment control structures will be inspected for integrity.
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.
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.
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.
17. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria.
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.
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.
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.
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.
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.
B. Base: Limerock base material shall be compacted to 98% of maximum density per AASHTO T-180.
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.
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.
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.
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.
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.
H. Traffic Control: The installation of Traffic Control Devices shall be in conformance to the requirements of the Manual of Uniform Traffic Control Devices.

EARTHWORK AND DRAINAGE SPECIFICATIONS - (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.
A. Reinforced Concrete Pipe (RCP): RCP shall conform to the requirements of ASTM Specifications C-76, Class III, Wall Thickness "B", latest revision.
B. Corrugated Metal Pipe (CMP): All CMP shall be Steel, round, helical-wound corrugated pipe conforming to AASHTO-M 38 and FDOT Section 943.
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.
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.
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.
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.
G. Inlets, Manholes, and Junction Boxes: All drainage inlets, manholes, and junction boxes shall be precast concrete conforming to ASTM C-478 and 64T.
H. Trench Backfill shall be as shown in the Drainage Details.
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 CS-1 the downstream bubble-up structures.

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



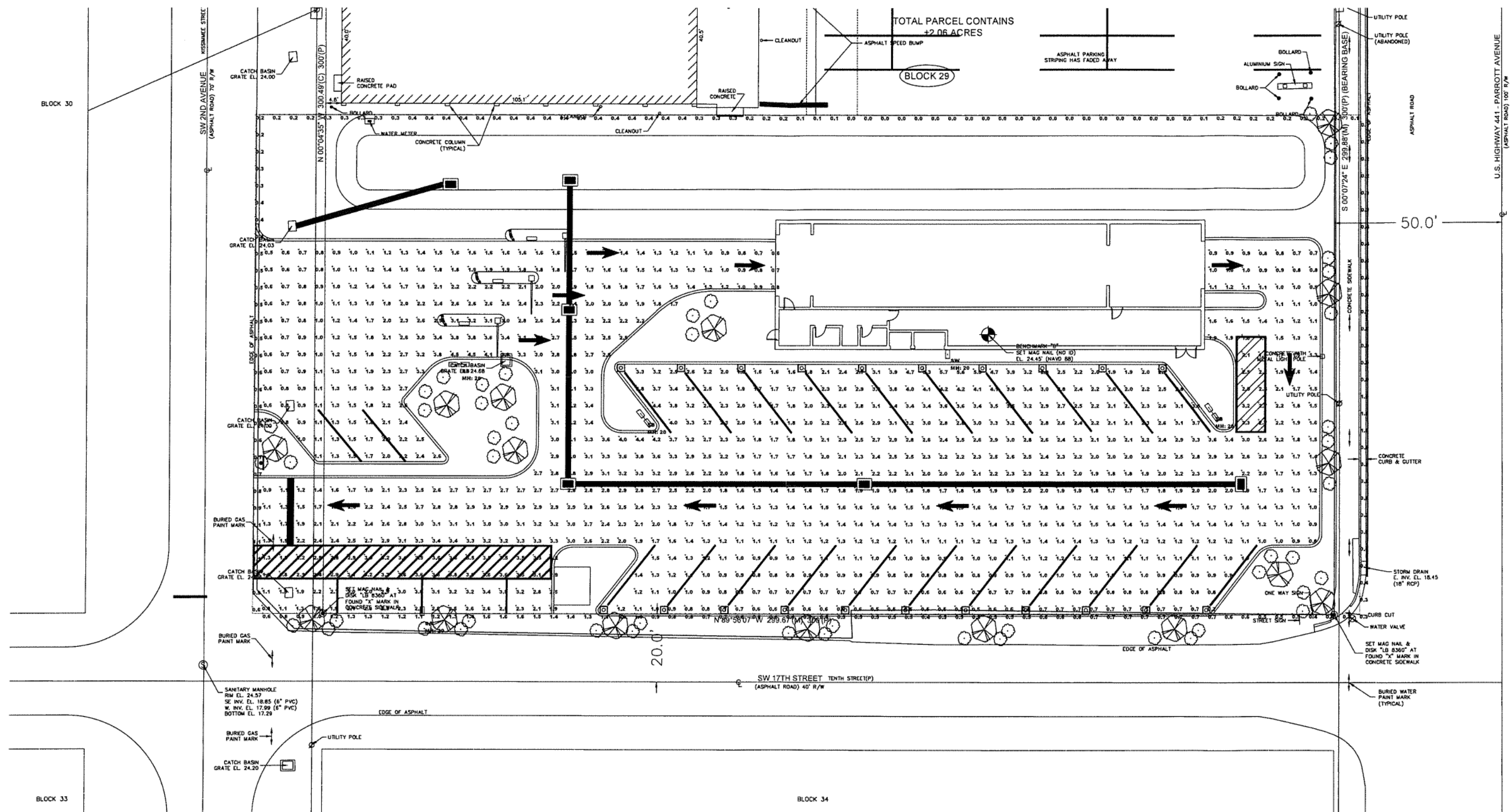
Table with 4 columns: No., DATE, BY, REVISIONS. Contains a grid for tracking changes.

WILLIAMSON CATTLE COMPANY
BRAHMAN CAR WASH
LOCATED IN CITY OF OKEECHOBEE, FLORIDA



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT 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.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206



Luminaire Schedule									
Project: CAR WASH - SITE CITY OF OKEECHOBEE 04/30/2021									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
	1	SA	SINGLE	U.S. ARCHITECTURAL LIGHTING	VLL-LED/PLED-III-M/40LED-700mA/NW1/HS-FLD MH: POLE MOUNT A.F.G.	8970	0.855	86.8	86.8
	3	SB	BACK-BACK	U.S. ARCHITECTURAL LIGHTING	VLL-LED/PLED-VSQ-W/40LED-700mA/NW2-180 MH: POLE MOUNT A.F.G.	12248	0.855	86.8	173.6
	1	SW	SINGLE	U.S. ARCHITECTURAL LIGHTING	VLL-LED/PLED-IV-FT/80LED-525mA/NWWM MH: WALL MOUNT A.F.F. (bottom of fixture)	16975	0.855	129.4	129.4

Calculation Summary							
Project: CAR WASH - SITE CITY OF OKEECHOBEE 04/30/2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.53	1.6	6.0	N.A.	N.A.
SITE	Illuminance	Fc	1.95	5.7	6.5	3.90	11.40

BLOCK 30

BLOCK 33

BLOCK 34

TOTAL PARCEL CONTAINS
±2.06 ACRES

BLOCK 29

50.0'

20.0'

SW 2ND AVENUE
(ASPHALT ROAD) 70' R/W

EDGE OF ASPHALT

BURIED GAS PAINT MARK

CATCH BASIN
GRATE EL. 24.20

SANITARY MANHOLE
RM EL. 24.57
SE INV. EL. 18.85 (6" PVC)
W. INV. EL. 17.99 (6" PVC)
BOTTOM EL. 17.29

BURIED GAS PAINT MARK

UTILITY POLE

SW 17TH STREET TENTH STREET (P)
(ASPHALT ROAD) 40' R/W

EDGE OF ASPHALT

CLEANOUT
ASPHALT SPEED BUMP
ASPHALT PARKING STRIPING HAS FADED AWAY

UTILITY POLE
UTILITY POLE (ABANDONED)

BOLLARD
ALUMINUM SIGN
BOLLARD

S 00°07'24" E 299.88'(M) 300'(P) (BEARING BASE)

CONCRETE SIDEWALK

ASPHALT ROAD

CONCRETE CURB & CUTTER

CONCRETE CURB & CUTTER

STORM DRAIN
C. INV. EL. 18.45
(18" RCP)

WATER VALVE

SET MAG NAIL & DISK "LB 8360" AT FOUND "X" MARK IN CONCRETE SIDEWALK

BURIED WATER PAINT MARK (TYPICAL)

UTILITY POLE

UTILITY POLE (ABANDONED)

CONCRETE SIDEWALK

ASPHALT ROAD

CONCRETE CURB & CUTTER

STORM DRAIN
C. INV. EL. 18.45
(18" RCP)

WATER VALVE

SET MAG NAIL & DISK "LB 8360" AT FOUND "X" MARK IN CONCRETE SIDEWALK

BURIED WATER PAINT MARK (TYPICAL)

U.S. HIGHWAY 441 - PARROTT AVENUE
(ASPHALT ROAD) 100' R/W

EDGE OF ASPHALT

CONCRETE CURB & CUTTER

STORM DRAIN
C. INV. EL. 18.45
(18" RCP)

WATER VALVE

SET MAG NAIL & DISK "LB 8360" AT FOUND "X" MARK IN CONCRETE SIDEWALK

BURIED WATER PAINT MARK (TYPICAL)

UTILITY POLE

UTILITY POLE (ABANDONED)

CONCRETE SIDEWALK

ASPHALT ROAD

CONCRETE CURB & CUTTER

STORM DRAIN
C. INV. EL. 18.45
(18" RCP)

WATER VALVE

SET MAG NAIL & DISK "LB 8360" AT FOUND "X" MARK IN CONCRETE SIDEWALK

BURIED WATER PAINT MARK (TYPICAL)



June 21, 2021

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

Subject: Brahman Car Wash, LLC Parking Reduction

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, on behalf of Williamson Cattle Company is requesting a parking reduction as indicated in Section 90-483 of the City's Ordinances, from the required 32 parking space for the 4,867-sf building at 1 space per 150 sf to the 21 spaces shown on the plans.

With this being an automated car wash, the manufacturer has stated only 60% of the cars use the vacuum stations, which means 40% of the peak hour's cars of 39 or 15.6 cars simply pass through and leave. As indicated in the Parking Analysis of the Traffic Statement, only 22% of the vacuum spaces will be used during the peak hour, which still leaves the three parking spaces for the employees. This analysis indicates there is more than ample parking onsite to support the intended use.

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

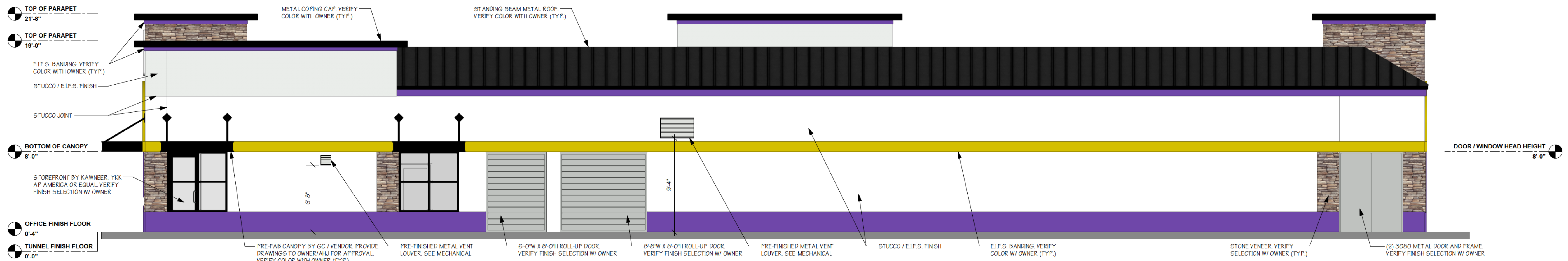
Sincerely,

Steven L. Dobbs Engineering

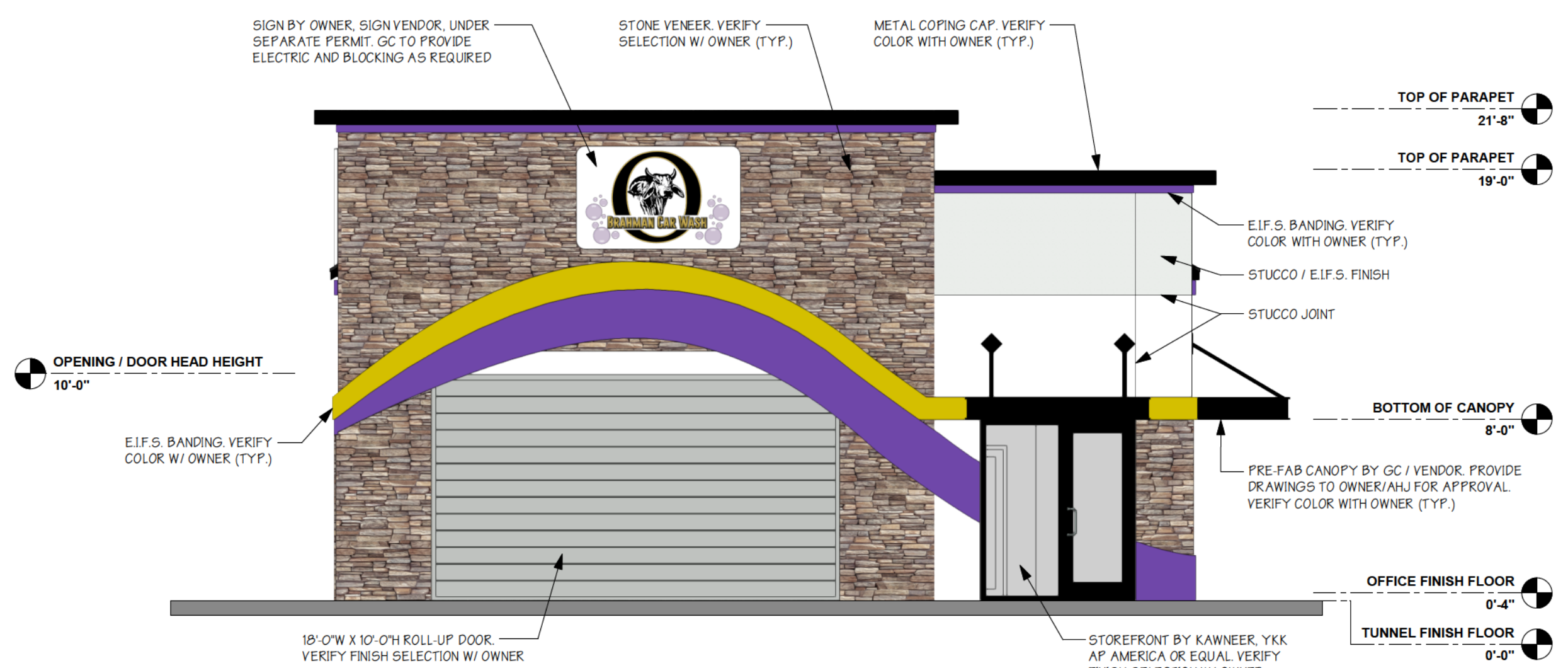
A handwritten signature in blue ink that reads "Steven L. Dobbs".

Steven L. Dobbs, P. E.
President

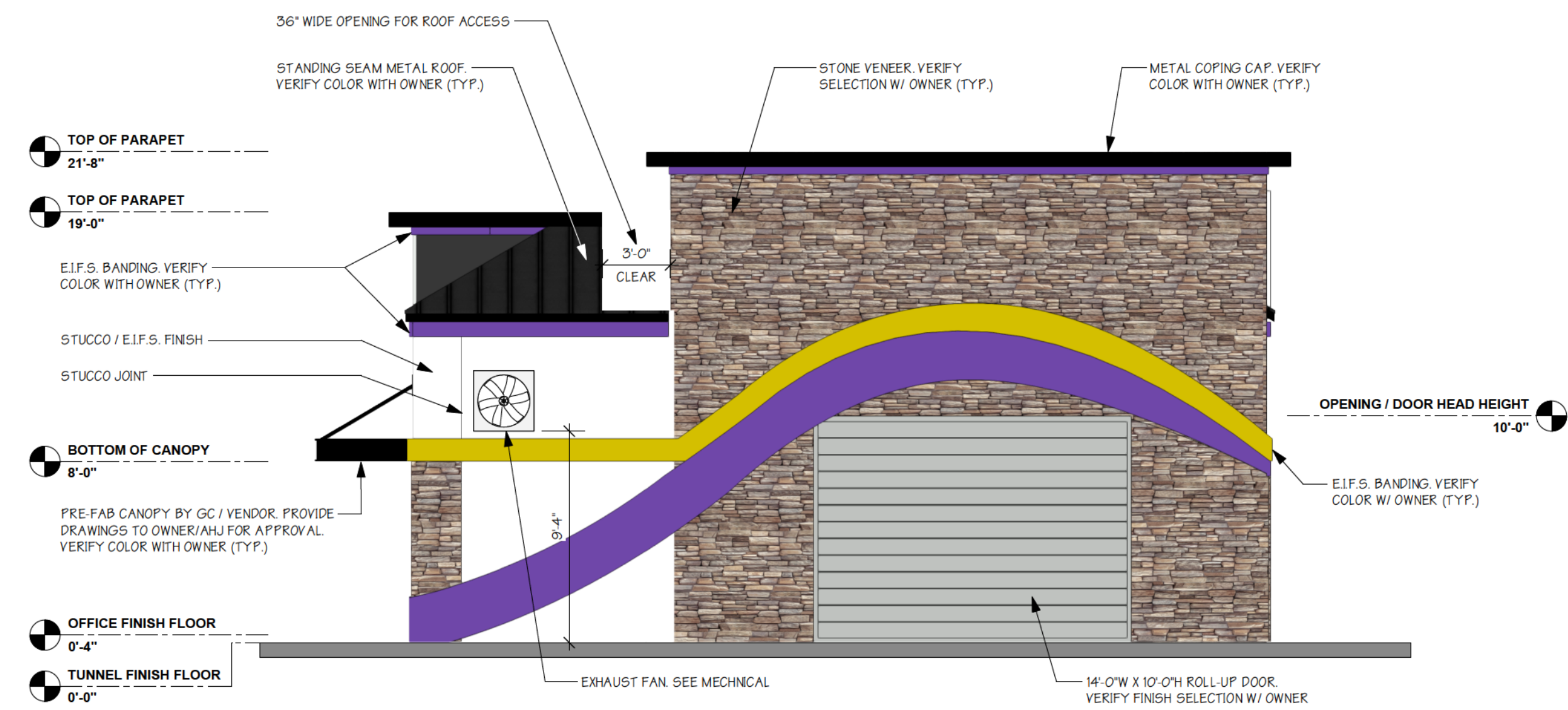
CC: Wes Williamson, John Williamson, and Heather Rucks
 File



1 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



3 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"



4 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION

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DONAHUE ARCHITECTURE, INC
1202 SW 17th Street, Ste 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: # AR0017456

Elevations

A Project For
Brahman Car Wash
1600 S. Parrott Ave
Okeechobee, Florida 34974

DATE	05/18/21	7
JOB	D_21007	
DRAWN BY	JAD	OF
CHECKED BY	JAD	
A200		28



June 14, 2021

To Whom It May Concern:

The proposed hours of operation will be 7AM to 8PM Monday thru Sunday. The deliveries will be made after hours.

Sincerely,

Heather Williamson Rucks
Corp Secretary

MORE WASH POWER

The ability to maximize throughput and extra service revenue in a smaller foot print, without sacrificing wash quality, while minimizing utility costs and continuing to produce a consistently clean and dry car.

Proposed Brahman Car Wash

WS-110 RWP-DNS - 110ft. Wash Street

22 Component System

125 Vehicle Per Hour Rating

8 Revenue Potential
On a scale of 1-10 with 10 being the best



XD Conveyor	Roller Correlator	Photo Eye	LIT Arch	WTA	Ful Wraps	Mini Waps	Wheel Brush	Top Brush	Triple Foam	Sudz Arch	HP Wheel Blasters	High Boyz	Low Ridez	Mitter	HP Axis Arch	Rinse-Wax Arches	Air One Dryer HP	Profiler Dryer HP	SS Tire Stiner	Dry N Shine Top	Dry N Shine Sides
110'	1	1	1	3	1	-		2	1	1	1	1	1	-	1	3	40	50	1	1	1

WS-130 RWP-DNS - 130ft. Wash Street

26 Component System

145 Vehicle Per Hour Rating

9 Revenue Potential
On a scale of 1-10 with 10 being the best



XD Conveyor	Roller Correlator	Photo Eye	LIT Arch	WTA	Ful Wraps	Mini Waps	Wheel Brush	Top Brush	Triple Foam	Sudz Arch	HP Wheel Blasters	High Boyz	Low Ridez	Mitter	HP Axis Arch	Rinse-Wax Arches	Air One Dryer HP	Profiler Dryer HP	SS Tire Stiner	Dry N Shine Top	Dry N Shine Sides
130'	1	1	2	3	2	-	1	2	1	1	1	1	1	-	1	3	50	50	1	1	1

WS-150 RWP-DNS - 150ft. Wash Street RWP

28 Component System

165 Vehicle Per Hour Rating

10 Revenue Potential
On a scale of 1-10 with 10 being the best



XD Conveyor	Roller Correlator	Photo Eye	LIT Arch	WTA	Ful Wraps	Mini Waps	Wheel Brush	Top Brush	Triple Foam	Sudz Arch	HP Wheel Blasters	High Boyz	Low Ridez	Mitter	HP Axis Arch	Rinse-Wax Arches	Air One Dryer HP	Profiler Dryer HP	SS Tire Stiner	Dry N Shine Top	Dry N Shine Sides
150'	1	1	2	3	2	-	1	2	1	1	1	1	1	-	1	2	50	50	1	1	2



Staff Report Site Plan Review:

Prepared for: *The City of Okeechobee*

Applicant: *Williamson Cattle Company*

Address: *1600 SW Parrot Ave*

Parcel ID: *3-28-37-35-0050-00290-0010*

Petition No.: *21-003-TRC*

Description: *Car Wash*



General Information

Owner/ Applicant	Williamson Cattle Company 9050 NE 12th Drive Okeechobee, FL 34972
Site Address	1600 SW Parrott Avenue
Parcel Identification	3-28-37-35-0050-00290-0010
Contact Person	Steven L Dobbs
Contact Phone Number	863.634.0194
Contact Email Address	sdobbs@stevedobbsengineering.com

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

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	Heavy Commercial (CHV)	Heavy Commercial (CHV)
Use of Property	Parking for Theatre	Car Wash
Acreeage	1.03	1.03

General Description

The subject parcel is 2.06 acres and contains a vacant theater building and surface parking. The applicant is requesting approval of a site plan to convert the southern half (1.03 acres) of the parcel to a car wash facility. A special exception to allow the car wash use in the heavy commercial (CHV) zoning district was recently approved by the City's Board of Adjustment under application 21-002-SE. The proposed site plan includes:

- 3 vehicle entry lanes, each provided with a menu board for customers to select car wash options and make payment.
- A 4,867 square foot building which contains the automated car wash tunnel, office area, and storage area.
- 19 parking spaces intended to provide customers an area in which to vacuum their cars.
- 3 parking spaces intended for employees.
- Stormwater retention area

The applicant is not proposing any modifications to the northern half of the parcel at this time. The applicant has not committed to any specific use of that building, staff has confirmed that sufficient parking area remains on that portion of the site to accommodate a retail use within the existing vacant theater building.

Future Land Use, Zoning and Existing Use on Surrounding Properties

North	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Restaurant
East	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Eye Care, Automotive
South	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Strip Commercial
West	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Medical and Health Services

Adequacy of Public Facilities

POTABLE WATER AND SANITARY SEWER:

This site will continue to be provided with potable water and sanitary sewer service by the Okeechobee Utility Authority.

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 is reasonable that the volume of solid waste generated by the proposed establishment can also be accommodated within the capacity of the County’s Solid Waste Facility.

DRAINAGE:

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

ACCESS, INTERIOR CIRCULATIONS AND EGRESS:

An ingress-only driveway is proposed on SW 2nd Ave which divides into three lanes, each of which is provided with a menu board that will allow customers to select services and make payment. From there, one vehicle at a time can enter the car wash tunnel. After exiting the tunnel, customers can either pull into a vacuum station parking space or exit the site via an egress-only driveway on SW 2nd Ave.

TRAFFIC GENERATION:

The Applicant has provided a traffic statement which estimates the automated carwash use will generate 891 total daily trips, with 78 of those trips occurring during the peak PM hour. Staff initially had concerns regarding the ability of the ingress driveway to accommodate the queuing

of vehicles without exceeding the on-site stacking capacity during peak periods; as the site plan depicts space for about 3 vehicles to stack in the member's lane and 5 cars total to stack in the other two lanes. However, the analysis provided by the applicant as well as the manufacturer's product sheet demonstrates that the facility should be able to accommodate up to 120 cars per hour without causing queuing that extends into the public right-of-way.

SERVICE VEHICLE ACCESS AND EGRESS:

The trash enclosure and loading area are not ideally located, as access will require those trucks to drive opposite of the one-way, clockwise direction that the facility is designed. Trash pickup and deliveries must be made outside of operating hours. The applicant has provided a statement that deliveries will be scheduled outside of operating hours, which are proposed from 7am to 8pm Monday through Sunday. The City's Public Works Director should review the ability for the City to guarantee solid waste pickup service outside of the proposed operating hours

The appropriateness of this plan as it applies to fire truck access must be addressed by the Fire Department in their review.

Compatibility with Adjacent Uses

The proposed car wash use is compatible with the adjacent commercial uses. The main compatibility concern is the noise generated by the car wash vacuum stations impacting the restaurant to the north that has outdoor seating. However, the car wash is proposed on the south side of the south half of the lot, away from the existing restaurant to the north with outdoor seating, and the distance should be great enough to diminish those potential impacts.

Compliance with Land Development Codes

Regulation	Required	Provided
Min lot area §90-285(1)	6,250 sq ft	44,100 sf
Min lot width §90-285(1)	50'	150'
Min front yard setback (US-441) §90-285(2)	20' to buildings; 10' to parking and driveway	43' to building; 10' to driveway
Min front yard setback (SW 17 th St) §90-447	15' to buildings; 7.5' to parking and driveway	80.5' to building; 10' to parking

Regulation	Required	Provided
Min front yard setback (SW 2 nd Ave) §90-447	15' to buildings; 7.5' to parking and driveway	25' to building; 10' to parking
Min side yard setback §90-285(2) §90-450	8'	36.6'
Max lot coverage §90-285(3)	50%	9%
Max impervious surface §90-285(3)	85%	74%
Max height §90-285(4)	45'	21' 8"
Min parking space dimensions §90-511(b)	9' by 20'	Most spaces exceed these dimensions
Min ADA parking space dimensions FI Accessibility Code §502	12' by 20' with a 5' wide access aisle	In compliance
Min loading space dimensions §90-511(c)	At least 10' wide by 30' long w/14' vertical clearance.	No loading space required for facilities under 5,000 sf floor area
Minimum aisle width §90-511(d)(2)	24' wide drive for spaces between 75° and 90° 20' wide drive for spaces between 60° and 75° 16' wide for any other angle spaces <u>Parking spaces proposed at 50-52°</u>	In compliance
Parking paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance

Regulation	Required	Provided
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.	In compliance
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
Min number of off-street parking spaces §90-512(2)	One per 150 sf of floor area $4,867 \div 150 = 32$	Only 22 spaces provided. Applicant is requesting parking reduction according to Section 90-483.
Min number of ADA parking spaces FI Accessibility Code §208.2	For facilities with 1 - 25 parking spaces, at least 1 must be ADA space	2 ADA spaces provided
Min number of off-street loading spaces §90-513(2)	No loading space required for facilities under 5,000 sf floor area	N/A
Min Landscaping §90-532	1 tree and 3 shrubs/3,000 sf of lot area. $44,100 \text{ sf} \div 3,000 = 15 \text{ trees}$ <u>and 44 shrubs required</u>	26 trees 101 shrubs

Regulation	Required	Provided
Landscaping for parking and vehicular use areas §90-533(1)	18 sq ft of landscaping required per required parking space. <u>$18 \times 32 = 576 \text{ sq ft}$</u>	In compliance
Landscaping for parking and vehicular use areas §90-533(2)	One tree per 72 sf of required landscape area <u>$576 \div 72 = 8 \text{ trees}$</u>	In compliance
Landscaping for parking and vehicular use areas §90-533(4)	Two feet of landscaping required between buildings and vehicular use areas.	In compliance
Landscaping for parking and vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	In compliance
Landscaping for parking and vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	In compliance
Landscaping for parking and vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Not indicated
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	In compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance

Regulation	Required	Provided
Landscape buffer areas §90-534(2)	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer	In compliance
	<u>150 linear ft of frontage on US-441 requires 1,500 sf of landscaped area with 5 trees and 15 shrubs</u>	
	<u>300 linear ft of frontage on SW 17th St requires 3,000 sf of landscaped area with 10 trees and 30 shrubs</u>	
	<u>84 linear ft of non-driveway frontage on SW 2nd Ave requires 840 sf of landscaped area with 3 trees and 8 shrubs</u>	
	<u>300 linear ft of north property line requires 600 sf of landscaped area with 2 trees and 6 shrubs</u>	In compliance
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material	Not indicated
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	Notation indicates species selection will be 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).	Notation indicates species and specimen selection will be in compliance.
Shade §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(b)	Plants required to be installed shall be elected from the South Florida Water Management District's Xeriscape Plant Guide.	Notation indicates species selection will be 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.	Notation indicates species selection will be 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.	Notation indicates specimen selection will be in compliance
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	Notation indicates species selection will be in compliance
Min street yard sign setback §90-580(c)(1)	No part of any sign shall be located closer than one foot to the property line	In compliance
Sidewalks § 78-36(a)(1)	Sidewalks required adjacent to right-of-way	Sidewalks are not proposed on subject property. New concrete is proposed in right-of-way to meet existing concrete and provide sidewalk. The appropriateness of this should be addressed by the City Public Works Director.
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.	Photometric plan provided which demonstrates compliance.

Recommendation

The proposed plan does not meet the strict requirements of the City's parking code section 50-512. Therefore, in conjunction with the requested site plan approval, the applicant is also requesting approval of a parking reduction request according to City code section 90-483. Staff recommends that parking reduction request be approved, though the Technical Review Committee members must ultimately determine the adequacy of the parking facilities.

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. The applicant's parking reduction request should be approved by the TRC or the site plan shall be redesigned so that the parking space requirements of 90-512 are met.
2. The remainder of the parking landscape areas and buffer landscape areas which are not occupied by trees and shrubs shall be landscaped with grass, ground cover, or other landscape material (such as mulch).
3. The City's Public Works Director should review the proposed location of the trash enclosure and potentially determine the ability for the city to guarantee solid waste pickup service outside of the proposed operating hours
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 appropriateness of the proposed sidewalk facilities should be addressed by the City's Public Works Director.
6. The City's engineering service should review the proposed stormwater facilities and the submitted drainage report to ensure on site stormwater will be captured and released according to all applicable standards.

Submitted by:



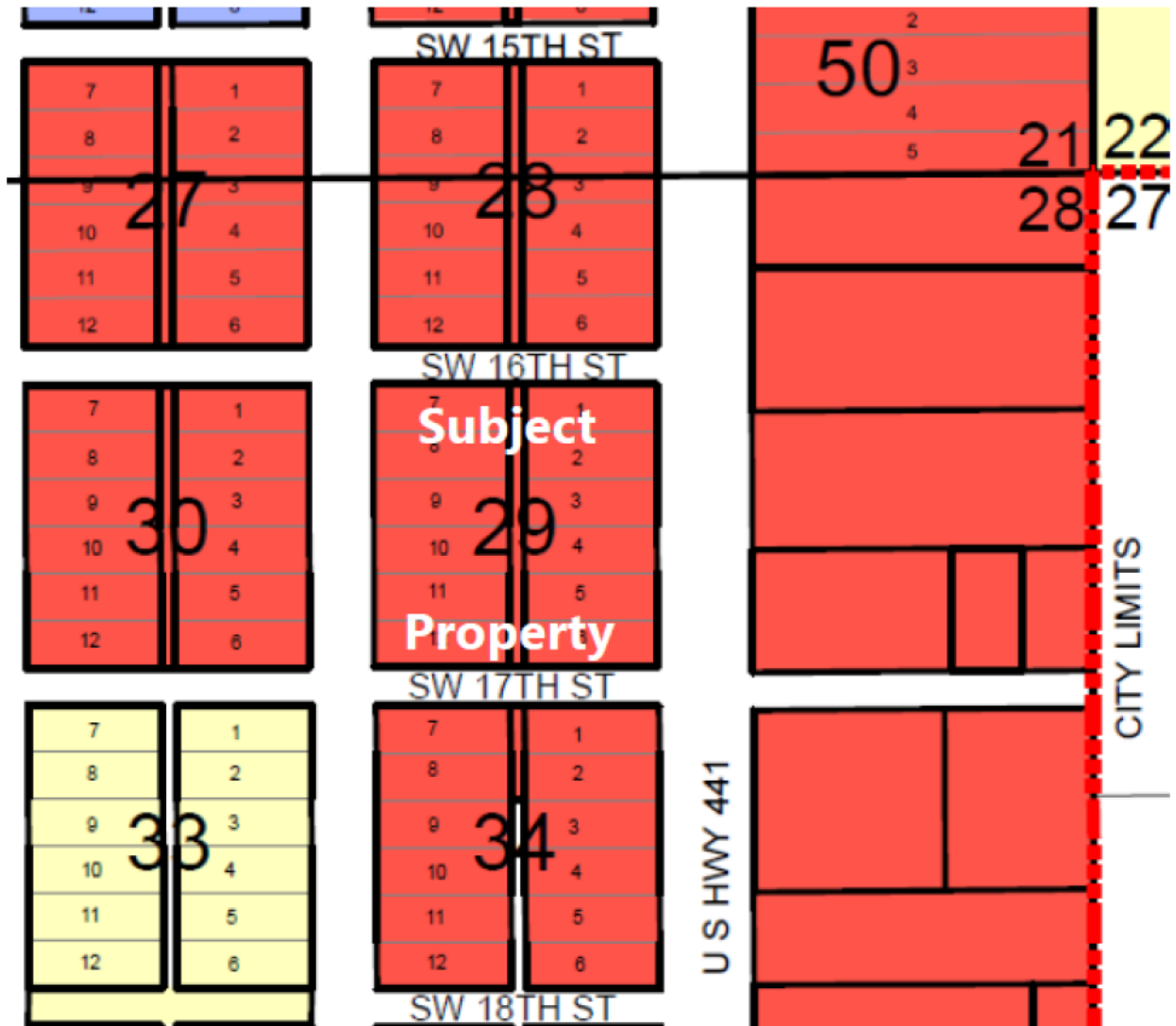
Ben Smith, AICP
Sr. Planner, LaRue Planning

Submitted: July 7, 2021

TRC Hearing date: July 15, 2021

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

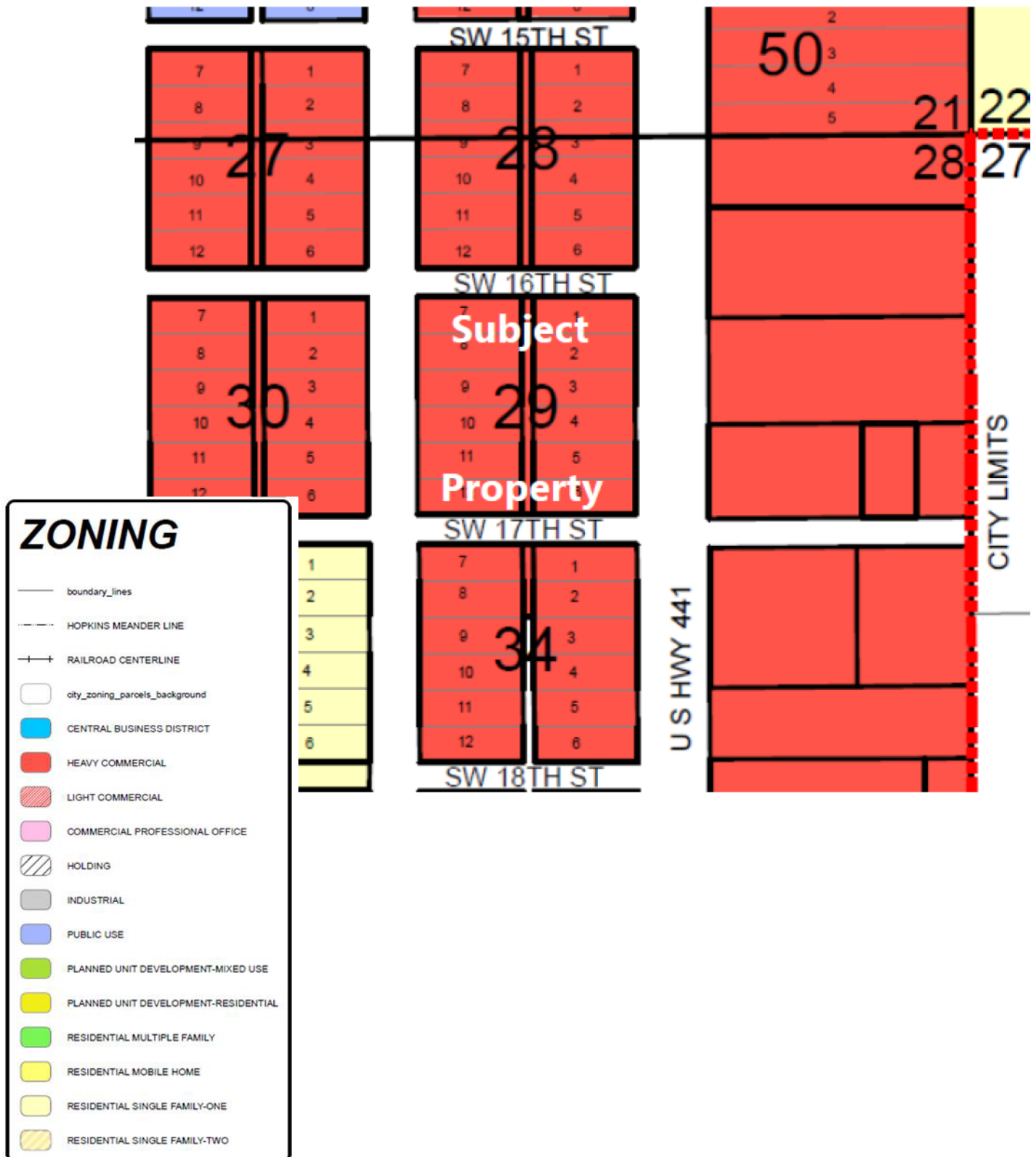
FUTURE LAND USE
Subject Site and Environs



LAND USE CLASSIFICATIONS

- +—+—+ RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +—+—+ RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcel
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

ZONING
Subject Site and Environs



EXISTING LAND USE
Subject Site and Environs

