CITY OF OKEECHOBEE

Application for Site Plan Review

	City of Okeechobee **General Services Department** **55 S.E. 3rd Avenue, Room 101** **Okeechobee, Florida 34974** **Phone: (863) 763-3372, ext. 9820** **Fax: (863)763-1686** **E-mail: pburnette@cityofokeechobee.com**	Date Received 6-7-22 Application No. 22.002-TRC Fee Paid: $ 1127.20 Receipt No. 58836 Hearing Date: 7-21-22

	APPLICANT INFORMATION
1	Name of property owner(s): Glenwood Park, LLC
2	Owner mailing address: 17705 Middlebrook Way, Boca Raton, FL 33496
3	Name of applicant(s) if other than owner:
4	Applicant mailing address: Steven Dobbs
5	Name of contact person (state relationship): Engineer
6	Contact person daytime phone(s) and email address: 863-824-7644 - sdobbs@stevedobbsengineering.com
7	Engineer: Name, address and phone number: Steven L. Dobbs, LLC - 1062 Jakes Way, Okeechobee, FL 34974 863-824-7644
8	Surveyor: Name, address and phone number: BSM and Associates - 80 31st Lane, Okeechobee, FL 34974 - 863-484-8324
	PROPERTY and PROJECT INFORMATION
9	Property address/directions to property: 309 NE 4th Street, Okeechobee, FL 34974 - from 441/70 intersection proceed north on 441 turn right at NE 4th Street, just past NE 2nd Avenue the parcels on the north and south are part of the project
10	Parcel Identification Number 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120
11	Current Future Land Use designation: Multi - Family Residential
12	Current Zoning district: Residential Multiple Family
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. The owner proposes construction of 44 Multi family rental units with associated storage, clubhouse, pool and parking. The project will be served by a dry detention stormwater collection system. The water and sewer will be served by the Okeechobee utility Authority.
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. Both parcels are vacant
15	Total land area in square feet (if less than two acres): or acres: 4.24
16	Is proposed use different from existing or prior use (X Yes) (__No)

17	Number and description of phases: This project will be broken up into 2 phases, the first phase will be block 110 and the second phase will be block 121.
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
22	Notarized letter of consent from property owner (if applicant is different from property owner)
23	**Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC** surveys, (one to be no larger than 11 x 17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
24	Two (2) sets of aerials of the site.
25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included)
26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
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 Trip Generation. The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
31	USB flash drive of application
32	Nonrefundable application fee: $1,000.00 plus $30.00 per acre. **NOTE: Resolution** No. **98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.**

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

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

Signature	Printed Name	Date
Frank Mitchell Stephens	Frank Mitchell Stephens	June 6, 2022

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

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 08, 2022
Secretary of State
2067578482CC

DOCUMENT# L21000242266

Entity Name: GLENWOOD PARK, LLC

Current Principal Place of Business:

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Current Mailing Address:

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496 US

FEI Number: 87-1066768

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

STEPHENS, FRANK M
17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	STEPHENS, FRANK M	Name	2021 QUALIFIED FUND, LLC
Address	17705 MIDDLEBROOK WAY	Address	17705 MIDDLEBROOK WAY
City-State-Zip:	BOCA RATON FL 33496	City-State-Zip:	BOCA RATON FL 33496

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FRANK M STEPHENS MANAGER 03/08/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company

GLENWOOD PARK, LLC

Filing Information

Document Number	L21000242266
FEI/EIN Number	87-1066768
Date Filed	05/24/2021
State	FL
Status	ACTIVE

Principal Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Mailing Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Registered Agent Name & Address

STEPHENS, FRANK M
17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Authorized Person(s) Detail

Name & Address

Title MGR

STEPHENS, FRANK M
17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Title MGR

2021 QUALIFIED FUND, LLC
17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Annual Reports

Report Year	Filed Date
2022	03/08/2022

Official Records File#2021009291 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 7/23/2021 8:42 AM
Fees: RECORDING $18.50 D DOCTAX PD $0.70

Prepared by and return to:
Patricia A. Ragon

Clear Title & Legal Services
202 NW 5th Street
Okeechobee, FL 34972
863-824-6776
File Number: **3926-21**

[Space Above This Line For Recording Data]

Corrected Warranty Deed

This Warranty Deed made this **20th** day of July, **2021** between **JKST Holdings, LLC, a Florida limited liability company** whose post office address is **P.O. Box 873, Port Salerno, FL 34992**, grantor, and **Glenwood Park, LLC, a Florida limiited liability company** whose post office address is **17705 Middlebrook Way, Boca Raton, FL 33496**, grantee:

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

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

LOTS 1 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel Identification Number: 3-15-37-35-0010-01100-0010

Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This deed is being re-recorded to correct the legal description to add Block 110, to the deed recorded on 6/4/2021 Official Records File #2021006946, Public Records of Okeechobee County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

Witness Name: SHAWN KOGUT

Witness Name: JOHN CRESWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

By: Tobi Kogut

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21 day of July 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

MORGAN H BRANDEL
Notary Public-State of Florida
Commission # GG 973359
My Commission Expires
March 25, 2024

Morgan Brandel
Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24

Official Records File#2021006747 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 5/28/2021 4:17 PM
Fees: RECORDING $27.00 D DOCTAX PD $1,190.00

Parcel ID Number: 3-15-37-35-0010-01210-0060

Prepared by and return to:
COLTEN ENDICOTT
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 38827

Warranty Deed

This Indenture, Executed this May 27, 2021 A.D. Between

SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE,

whose address is 210 NE 3RD AVE, Okeechobee, Florida 34972, hereinafter called the grantor, to

GLENWOOD PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY,

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: **3-15-37-35-0010-01210-0060**

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Colten Endicott

Witness Printed Name Maira Crespim

(Seal)
SHAUN C. PENROD
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

(Seal)
DESIREE A. PENROD
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this May 27, 2021, by SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE, who produced a drivers license as identification.

Notary Public
Print Name: COLTEN ENDICOTT
My Commission Expires APRIL 5, 2024

COLTEN ENDICOTT
Notary Public - State of Florida
Commission # GG 976160
My Comm. Expires Apr 5, 2024
Bonded through National Notary Assn.

Exhibit "A"

LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA(da/ '04/21)

Official Records File#2022005394 Page(s):2
Jerald D Bryant
Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 4/20/2022 12:46 PM
Fees: RECORDING $18.50 D DOCTAX PD $245.00

Prepared by and return to:
Kurt S. Hilberth, Esq.
KURT S. HILBERTH, P.A.
1930 Tyler Street
Hollywood, FL 33020

Quit Claim Deed

This Quit Claim Deed made this 20th day April, 2022, between H. G. Culbreth, Jr., Co-Trustee, and Michael Hamrick, Co-Trustee, as Trustees of the Richard Ellis Hamrick a/k/a R. E. Hamrick Trust U/W, whose post office address is Box 848, Okeechobee, Florida 34973, grantors, and Glenwood Park, LLC, whose office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee, County, Florida, to-wit:

That portion of the East to West alleyway, 20 feet in width, lying between Lots 1 through 6 and Lots 7 through 12 of Block 110, City of Okeechobee, according To the Plat thereof, recorded in Plat Book 5, Page 5, as recorded in the Public Records of Okeechobee County, Florida, and

That portion of the East to West alleyway, 15 feet in width, lying between Lots 1 through 6 and Lots 7 through 12 of Block 121, City of Okeechobee, according To the Plat thereof, recorded in Plat Book 5, Page 5,as recorded in the Public Records of Okeechobee County, Florida

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

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

Signed, sealed and delivered in our presence:

Becky Barnhart
Print Name: Becky Barnhart

Faveola H. Carrillo
Print Name: Faveola H. Carrillo

Jacquelyn D. Trump
Print Name: JACQUELYN D. TRUMP

Kelly Jo Mrozka
Print Name: KELLY JO MROZKA

H. G. Culbreth. Jr.
Co-Trustee

Michael Hamrick
Co-Trustee

State of Florida
County of OKEECHOBEE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization this 20th day of April 2022, by H. G. Culbreth, Jr., Co-Trustee, who is personally known or has produced a driver's license as identification.

Notary Seal

Dawn T Hoover
Notary Public
Printed Name: _____
My Commission Expires:

Notary Public State of Florida
Dawn T Hoover
My Commission HH 021965
Expires 10/24/2024

State of Florida
County of ~~Okeechobee~~ Manatee

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 5th day of April, 2022 by Michael Hamrick, Co-Trustee, who is personally known or has produced a driver's license as identification.

Notary Seal

JACQUELYN DIANA TRUMP
Commission # HH 099793
Expires March 30, 2025
Bonded Thru Budget Notary Services

Jacquelyn D. Trump
Notary Public
Printed Name: JACQUELYN D. TRUMP
My Commission expires: 3/30/25

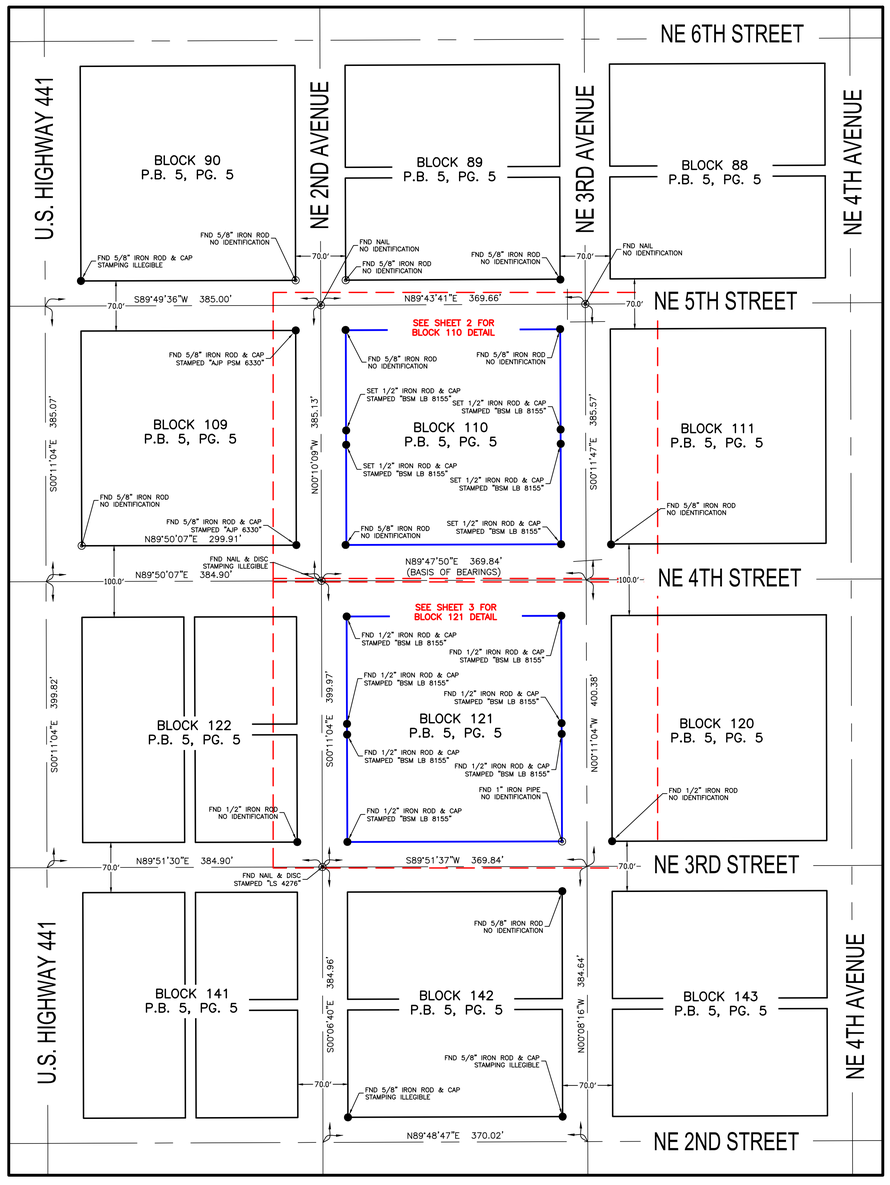
BOUNDARY SURVEY

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

SEE SHEETS 2 AND 3 FOR TREE LOCATIONS

BOUNDARY RESOLUTION

(1 INCH = 100 FEET)



TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
217	26"	OAK
218	14"	PINE
219	16"	CABBAGE PALM
220	16"	CABBAGE PALM
221	10"	PINE
222	10"	PINE
223	14"	PINE
224	18"	OAK
225	14"	OAK
226	18"	OAK
227	12"	OAK
228	18"	OAK
229	14"	OAK
230	14"	OAK
231	14"	OAK
232	14"	UNK
233	10"	OAK
234	12"	OAK
235	16"	PINE
236	12"	OAK
237	10"	OAK
238	36"	OAK
239	16"	OAK
240	18"	OAK
241	24"	OAK
242	18"	OAK
243	22"	OAK
244	16"	PINE
245	18"	OAK
246	24"	PINE
247	24"	OAK
248	32"	OAK
249	20"	OAK
250	22"	PINE
251	18"	OAK
252	16"	OAK
253	22"	PINE
254	12"	CABBAGE PALM
255	18"	OAK
256	12"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
257	16"	CABBAGE PALM
258	18"	PINE
259	48"	OAK
260	30"	UNK
261	16"	CABBAGE PALM
262	16"	MAPLE
263	24"	OAK
264	16"	MAPLE
265	12"	MAPLE
266	14"	CABBAGE PALM
267	14"	OAK
268	10"	OAK
269	14"	OAK
270	14"	OAK
271	20"	OAK
272	16"	OAK
273	24"	OAK
274	12"	OAK
275	32"	OAK
276	20"	OAK
277	14"	OAK
278	12"	OAK
279	16"	OAK
280	12"	OAK
281	16"	PINE
282	14"	OAK
283	18"	OAK
284	12"	CABBAGE PALM
285	12"	OAK
286	14"	OAK
287	10"	UNK
288	18"	OAK
289	20"	OAK
290	10"	OAK
291	14"	OAK
292	12"	OAK
293	16"	OAK
294	16"	OAK
295	16"	OAK
296	10"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
297	10"	OAK
298	32"	OAK
299	24"	OAK
300	36"	OAK
301	12"	OAK
302	14"	OAK
303	12"	OAK
304	12"	OAK
305	20"	OAK
306	16"	OAK
307	18"	OAK
308	16"	OAK
309	16"	OAK
310	12"	PINE
311	12"	CABBAGE PALM
312	14"	CABBAGE PALM
313	14"	OAK
314	14"	CABBAGE PALM
315	10"	OAK
316	16"	PINE
317	12"	OAK
318	16"	OAK
319	12"	OAK
320	20"	OAK
321	12"	OAK
322	14"	OAK
323	12"	OAK
324	18"	OAK
325	14"	OAK
326	12"	CABBAGE PALM
327	14"	OAK
328	12"	OAK
329	14"	OAK
330	24"	OAK
331	36"	OAK
332	14"	CABBAGE PALM
333	22"	OAK
334	22"	OAK
335	12"	CABBAGE PALM
336	24"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
337	16"	OAK
338	12"	CABBAGE PALM
339	18"	OAK
340	14"	UNK
341	22"	OAK
342	16"	OAK
343	16"	OAK
344	22"	OAK
345	10"	OAK
346	10"	OAK
347	16"	OAK
348	24"	OAK
349	14"	CABBAGE PALM
350	14"	CABBAGE PALM
351	10"	CABBAGE PALM
352	14"	CABBAGE PALM
353	12"	CABBAGE PALM
354	12"	CABBAGE PALM
355	12"	CABBAGE PALM
356	12"	CABBAGE PALM
357	14"	PINE
358	14"	CABBAGE PALM
359	34"	OAK
360	42"	OAK
361	12"	CABBAGE PALM
362	14"	CABBAGE PALM
363	18"	OAK
364	36"	OAK
365	36"	OAK
366	14"	PINE
367	24"	OAK
368	16"	OAK
369	20"	OAK
370	10"	OAK
371	30"	PINE
372	14"	OAK
373	12"	OAK
374	20"	PINE
375	12"	CABBAGE PALM
376	16"	PINE

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
377	20"	PINE
378	26"	OAK
379	22"	PINE
380	24"	OAK
381	32"	OAK
382	18"	CABBAGE PALM
383	28"	OAK
384	24"	OAK
385	14"	CABBAGE PALM
386	16"	OAK
387	14"	UNK
388	12"	UNK
389	16"	OAK
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14"	CABBAGE PALM
394	36"	OAK
395	14"	OAK
396	60"	OAK
397	24"	OAK
398	12"	CABBAGE PALM
399	36"	OAK
400	18"	OAK
401	36"	OAK
402	14"	CABBAGE PALM
403	32"	UNK
404	36"	UNK

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
FND	FOUND
OHU	OVERHEAD UTILITY LINE
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK
O.R.F.	OFFICIAL RECORD FILE
	UTILITY POLE
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	SEWER SANITARY MANHOLE
	SINGLE SUPPORT SIGN
	CATCH BASIN

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12 TOGETHER WITH THE ALLEY, 20 FEET IN WIDTH, BLOCK 110, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 TOGETHER WITH THE ALLEY, 20 FEET IN WIDTH, BLOCK 121, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

BOUNDARY RESOLUTION SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.
(INTENDED DISPLAY SCALE)

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) MITCH STEPHENS
2) STEVE DOBBS ENGINEERING, LLC.

FOR THE FIRM:
BSM & ASSOCIATES, INC.

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

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

			REB III	BY:
		UPDATED SURVEY TO INCLUDE ALLEYS	06/09/22	DATE:
			DATE 03/18/21	REVISIONS:
CAD	G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\			
REF	G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\M201			
FLD	HW, DF	FB./PG. RJ #1/20-22		
OFF	BHM			
CKD	REB	SHEET 1 OF 3	DWG 21-109 SURVEY	

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

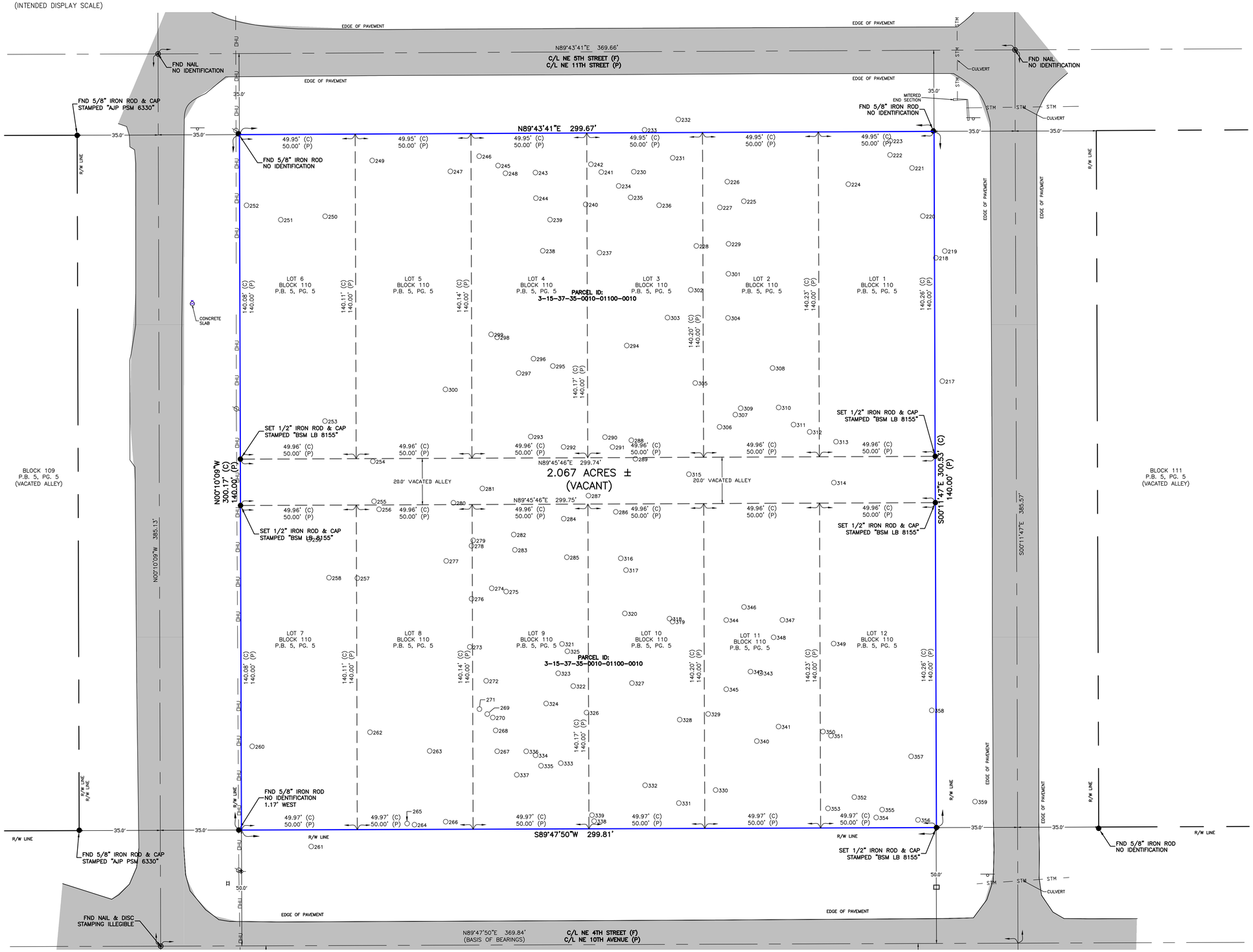
BOUNDARY SURVEY

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

GRAPHIC SCALE

20 0 10 20 40 80

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



MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3

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

		REB III	BY:
	06/09/22	UPDATED SURVEY TO INCLUDE ALLEYS	REVISIONS:
	DATE:		

CAD C:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg
REF C:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\MOD1

FLD	HW, DF	FB./PG. BSM #8/20	DATE 03/18/21
OFF	BHM		
CKD	REB	SHEET 2 OF 3	DWG 21-109 SURVEY

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

BOUNDARY SURVEY

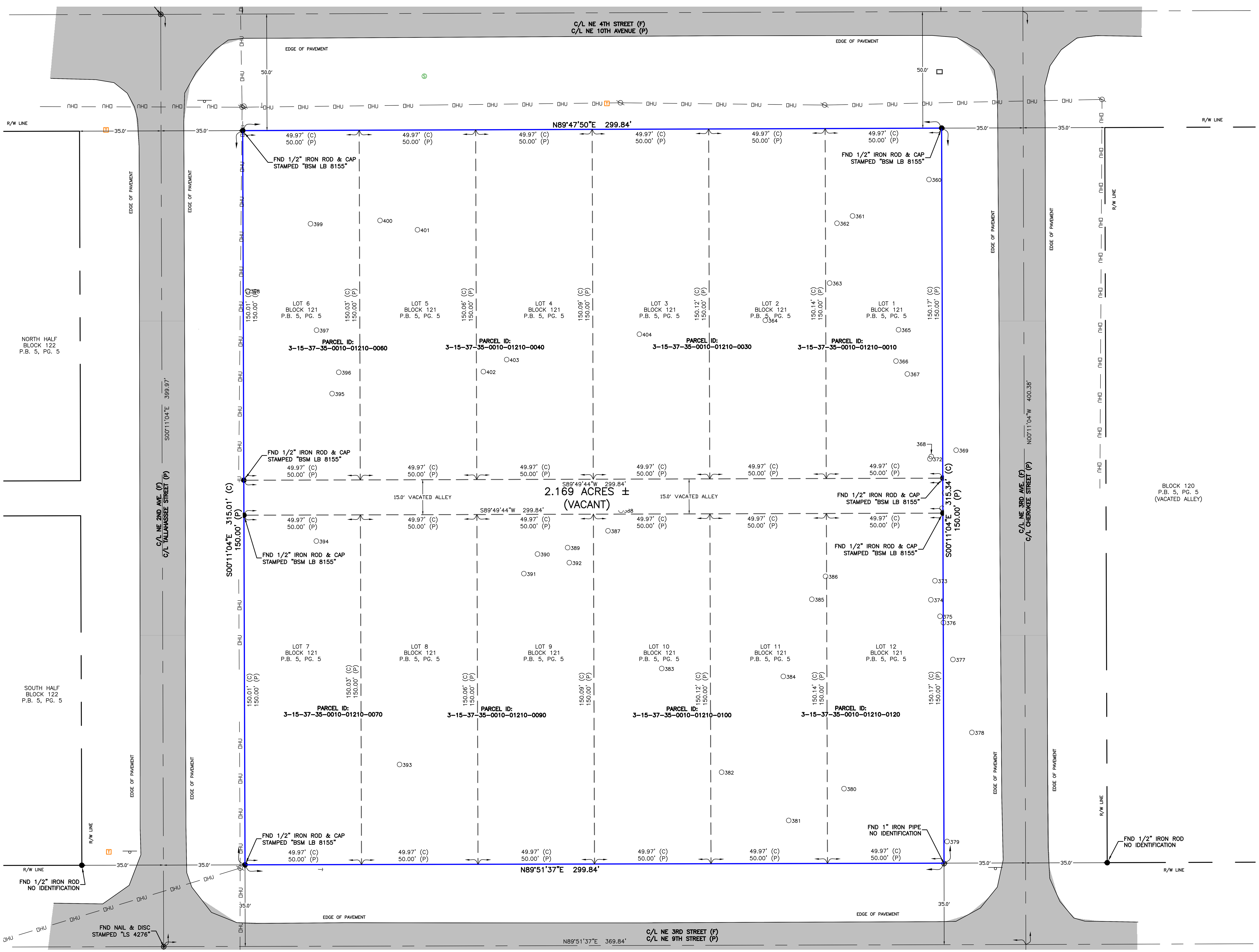
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

GRAPHIC SCALE

20 0 10 20 40 80

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

MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2



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

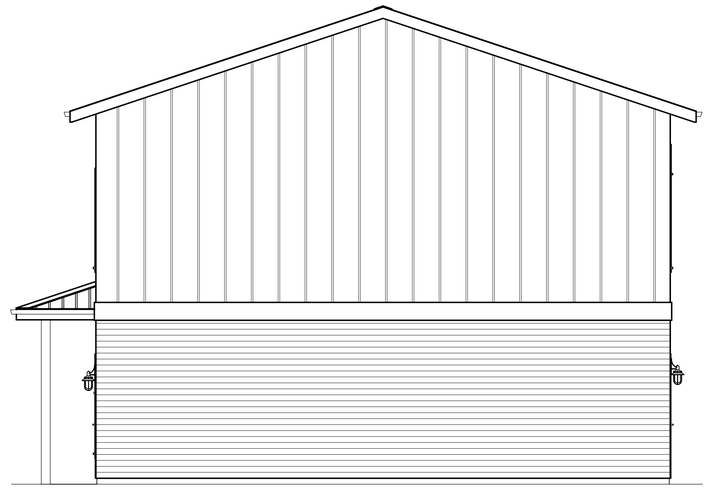
REVISIONS:	DATE:	BY:
UPDATED SURVEY TO INCLUDE ALLEYS	06/09/22	REB III

CAD G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\
REF G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\MG01
FLD HW, DF | FB./PG. BSM #8/20
OFF BHM | DATE 03/18/21
CKD REB | SHEET 3 OF 3 | DWG 21-109 SURVEY

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

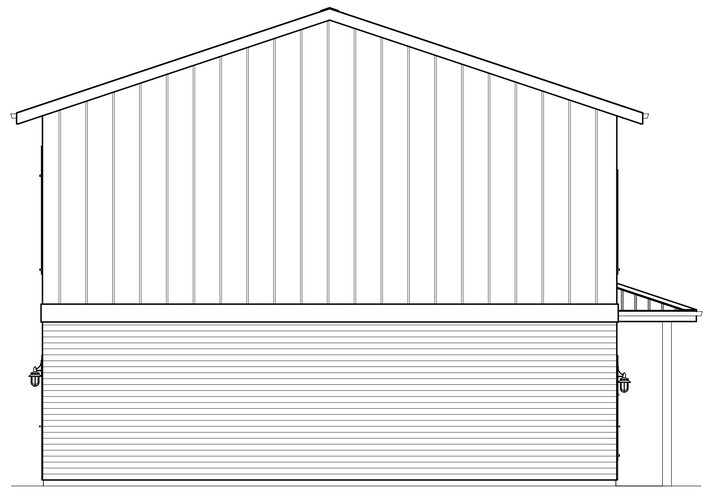
G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg SHEET 3 Jun 09, 2022;

FRONT ELEVATION
SCALE:1/4"=1'



RIGHT SIDE ELEVATION
SCALE:1/4"=1'

REAR ELEVATION
SCALE:1/4"=1'



LEFT SIDE ELEVATION
SCALE:1/4"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

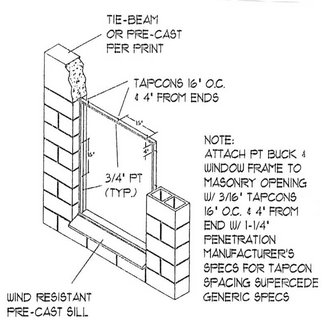
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-1



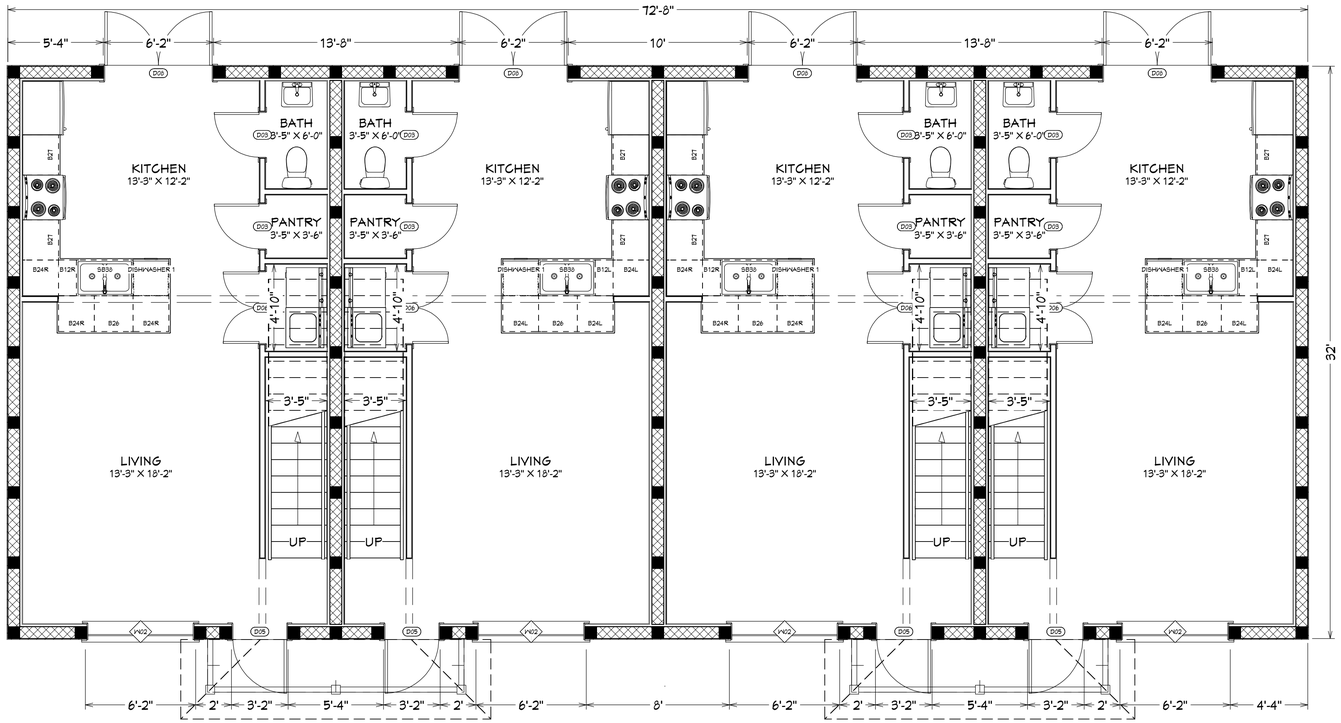
NOTE:
ATTACH PT BUCK & WINDOW FRAME TO MASONRY OPENING W/ 3/16" TAPCONS 16" O.C. & 4" FROM END W/ 1-1/4" PENETRATION MANUFACTURER'S SPECS FOR TAPCON SPACING SUPERCEDE GENERIC SPECS

WINDOW BUCK DETAILS

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	1868	4	2	80 "	20 "
D02	2468	4	2	80 "	28 "
D03	2668	8	1	80 "	30 "
D04	2668	16	2	80 "	30 "
D05	3068	4	1	80 "	36 "
D06	4068	4	1	80 "	48 "
D07	5068	4	2	80 "	60 "
D08	6068	4	1	80 "	72 "

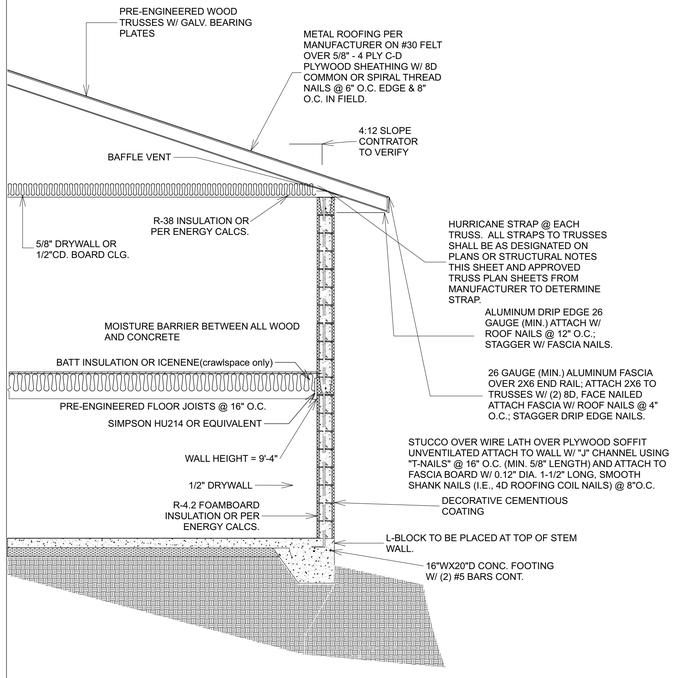
WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	4014FX	4	2	16 "	48 "
W02	6053MU	4	1	63 "	72 "
W03	6053MU	8	2	63 "	72 "

■ 1- #5 REBAR VERTICAL IN FILLED CELL
SEE TYPICAL DETAIL AND NOTES FOR DETAILED INFORMATION

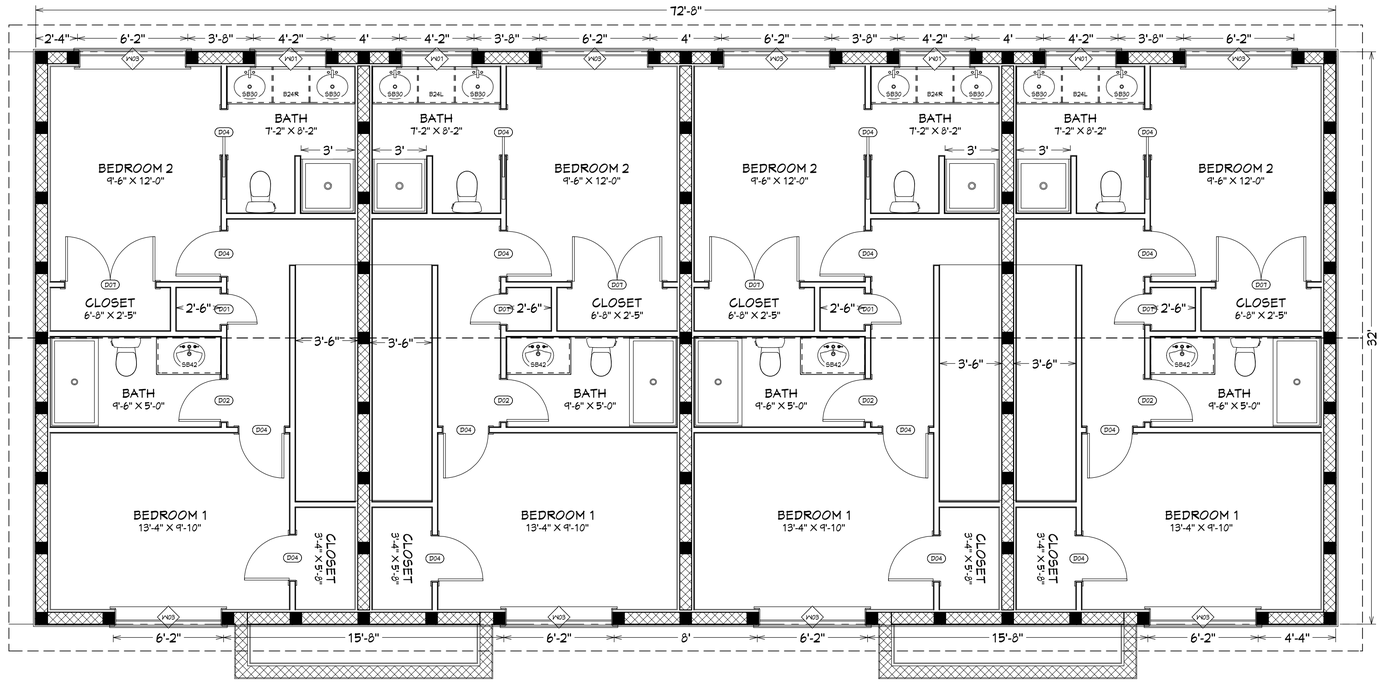


FIRST FLOOR PLAN
SCALE:1/4"=1'

LIVING	2,325 SF
PORCH	86 SF
TOTAL	2,411 SF



TYPICAL WALL SECTION
SCALE:3/8"=1'



SECOND FLOOR PLAN
SCALE:1/4"=1'

TOTAL 2,325 SF

NO.	DESCRIPTION	BY	DATE

RONALD M. HAY JR. P.E.
FL#69163

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:
-

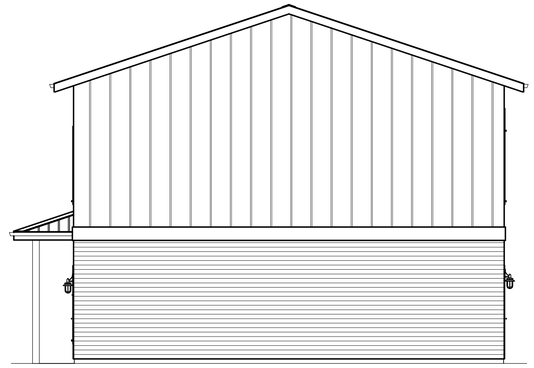
DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

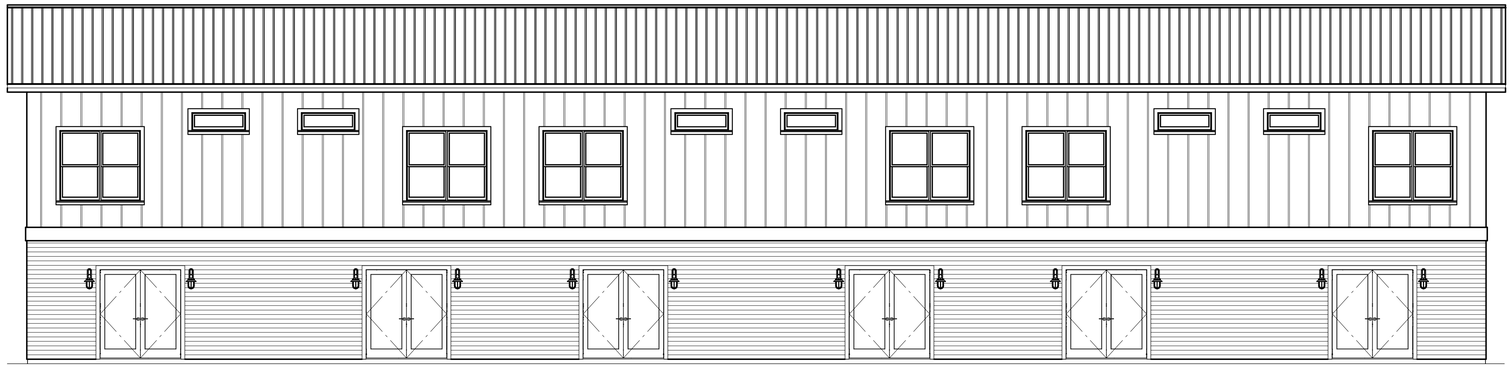
SCALE:

SHEET:
A-3

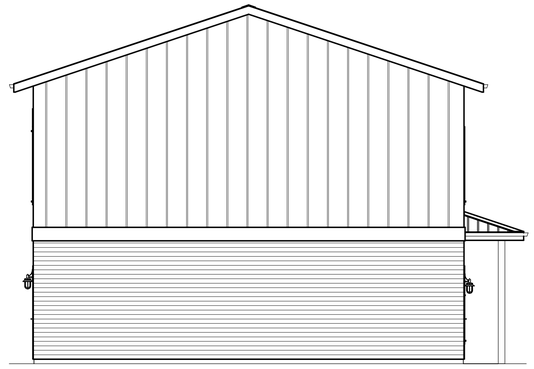
FRONT ELEVATION
SCALE:3/16"=1'



RIGHT SIDE ELEVATION
SCALE:3/16"=1'



REAR ELEVATION
SCALE:3/16"=1'



LEFT SIDE ELEVATION
SCALE:3/16"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

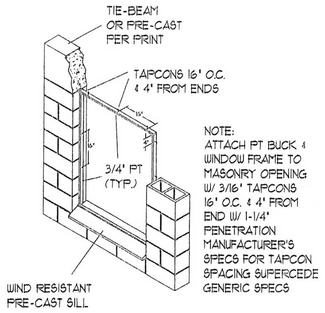
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-1

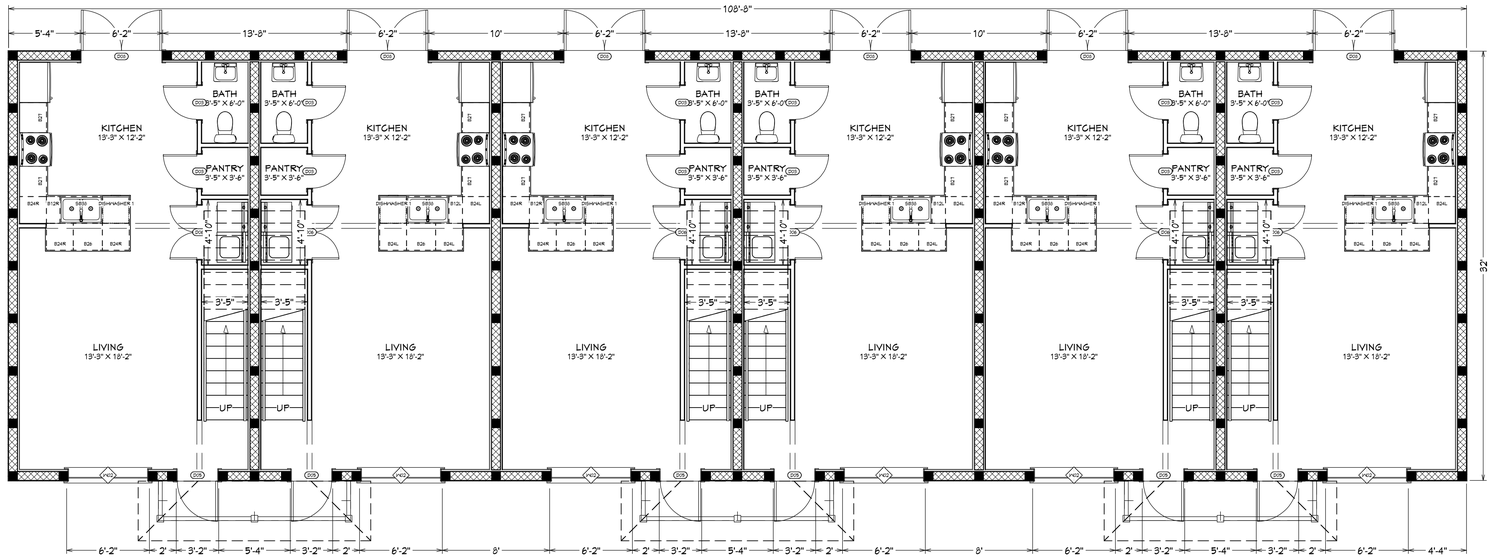


WINDOW BUCK DETAILS

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	1868	6	2	80 "	20 "
D02	2468	12	2	80 "	28 "
D03	2668	12	1	80 "	30 "
D04	2668	24	2	80 "	30 "
D05	3068	6	1	80 "	36 "
D06	4068	6	1	80 "	48 "
D07	5068	12	2	80 "	60 "
D08	6068	6	1	80 "	72 "

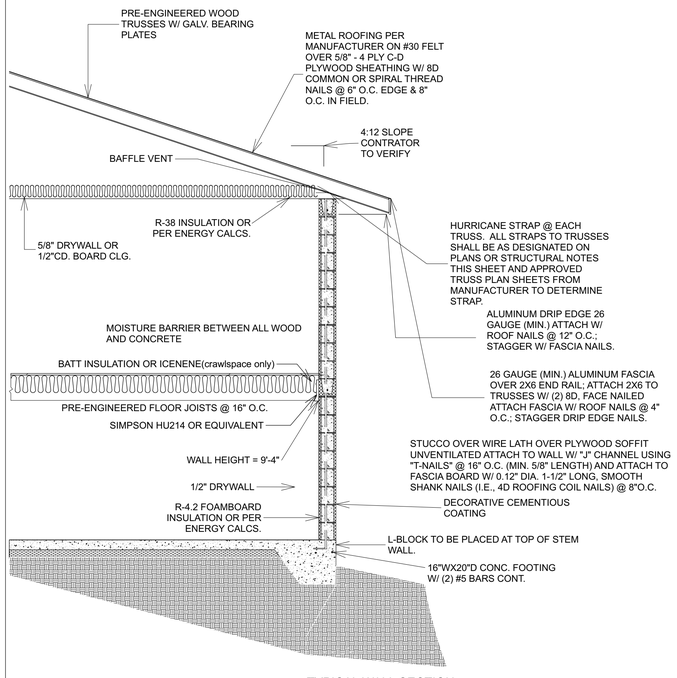
WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	4014FX	6	2	16 "	48 "
W02	6053MU	6	1	63 "	72 "
W03	6053MU	12	2	63 "	72 "

■ 1- #5 REBAR VERTICAL IN FILLED CELL SEE TYPICAL DETAIL AND NOTES FOR DETAILED INFORMATION

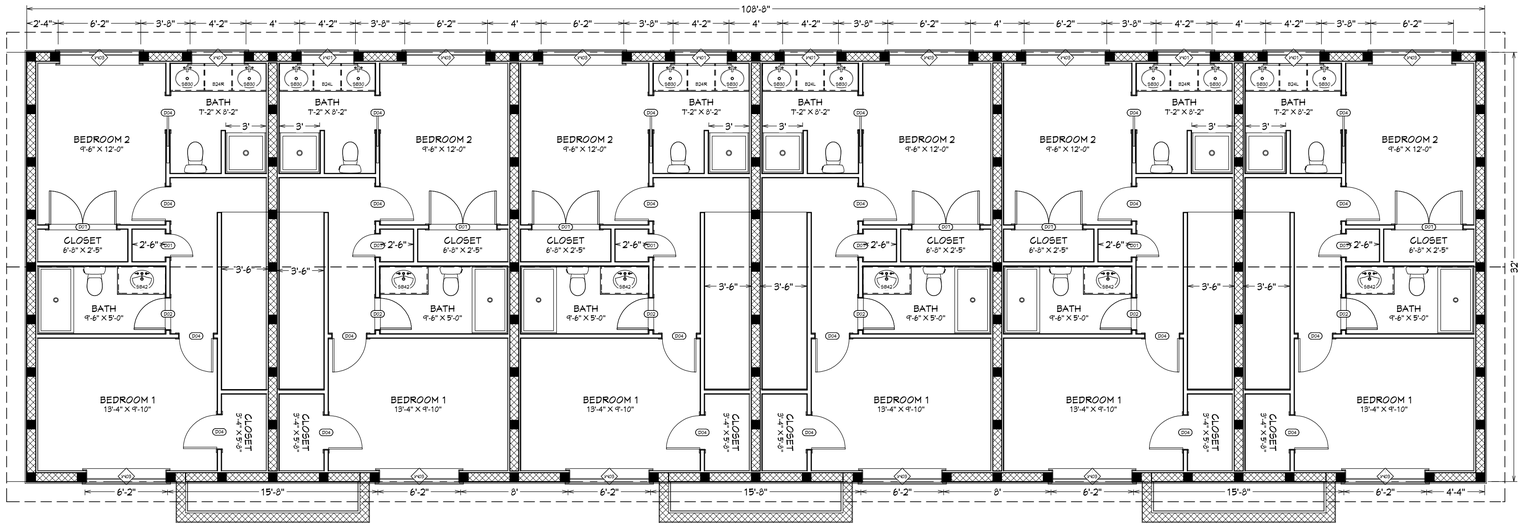


FIRST FLOOR PLAN
SCALE:3/16"=1'

LIVING	3,477 SF
PORCH	129 SF
TOTAL	3,606 SF



TYPICAL WALL SECTION
SCALE:3/8"=1'



SECOND FLOOR PLAN
SCALE:3/16"=1'

TOTAL 3,477 SF

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:
-

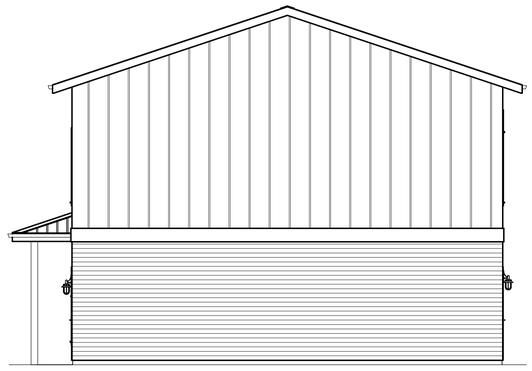
DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

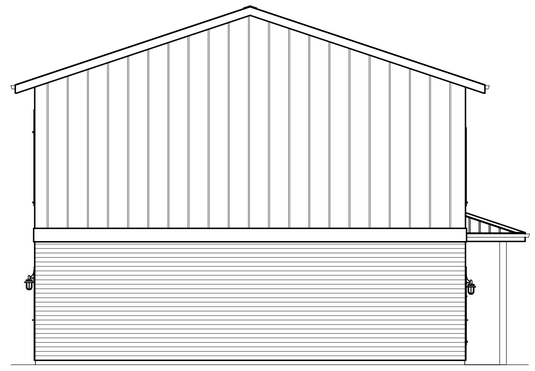
SCALE:

SHEET:
A-3

FRONT ELEVATION
SCALE:3/16"=1'



RIGHT SIDE ELEVATION
SCALE:3/16"=1'



LEFT SIDE ELEVATION
SCALE:3/16"=1'

REAR ELEVATION
SCALE:3/16"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

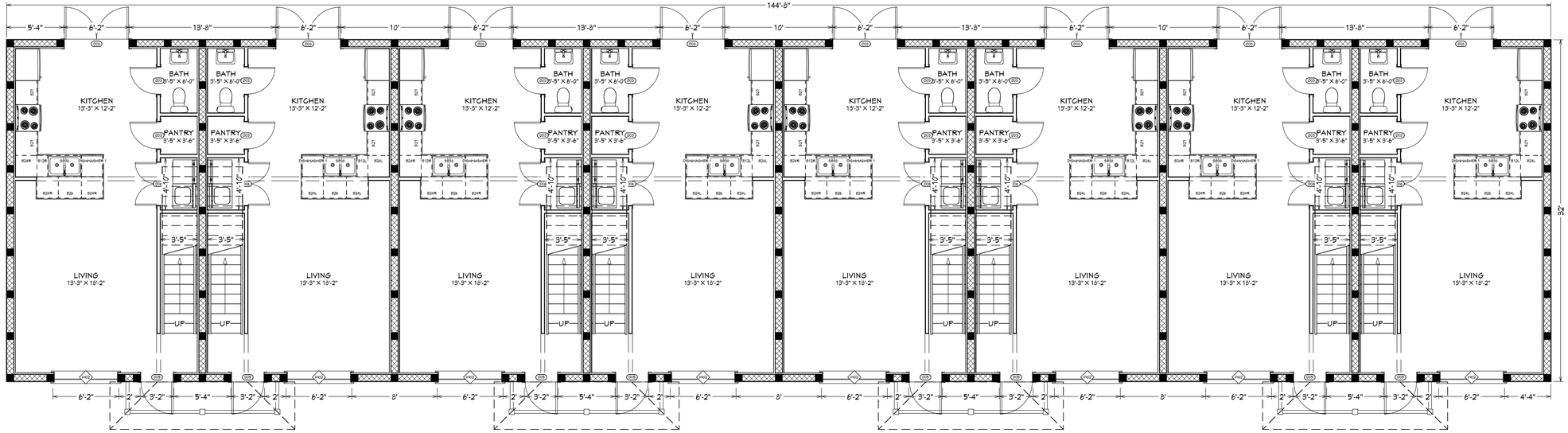
SCALE:

SHEET:
A-1

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	1868	8	2	80 "	22 "
D02	2468	8	2	80 "	28 "
D03	2668	16	1	80 "	30 "
D04	2668	32	2	80 "	30 "
D05	3068	8	1	80 "	36 "
D06	4068	8	1	80 "	48 "
D07	5068	8	2	80 "	60 "
D08	6068	8	1	80 "	72 "

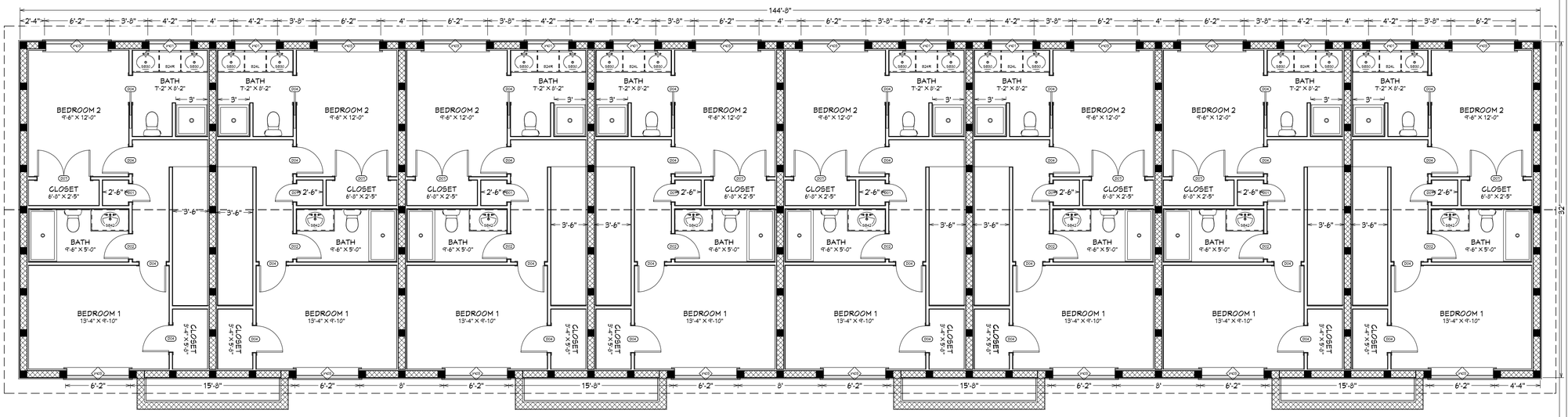
WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	4014FX	8	2	16 "	48 "
W02	6053MU	8	1	63 "	12 "
W03	6053MU	16	2	63 "	12 "

■ 1- #5 REBAR VERTICAL IN FILLED CELL SEE TYPICAL DETAIL AND NOTES FOR DETAILED INFORMATION



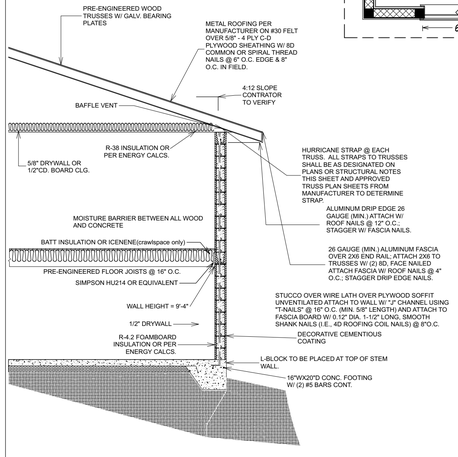
FIRST FLOOR PLAN
SCALE:3/16"=1'

LIVING	4,629 SF
PORCH	172 SF
TOTAL	4,801 SF

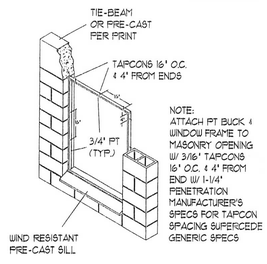


SECOND FLOOR PLAN
SCALE:3/16"=1'

TOTAL 4,629 SF



TYPICAL WALL SECTION
SCALE:1/4"=1'



WINDOW BUCK DETAILS

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

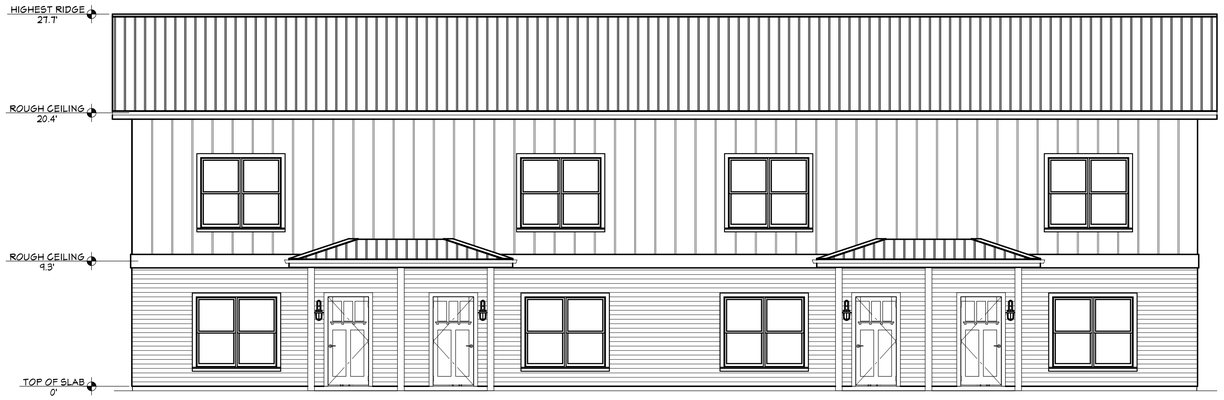
PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

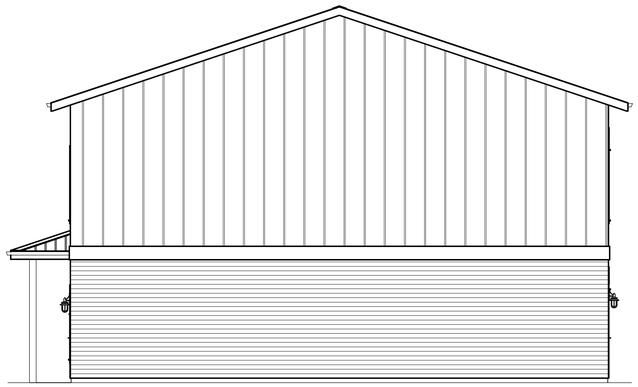
DATE: 6/2/2022

SCALE:

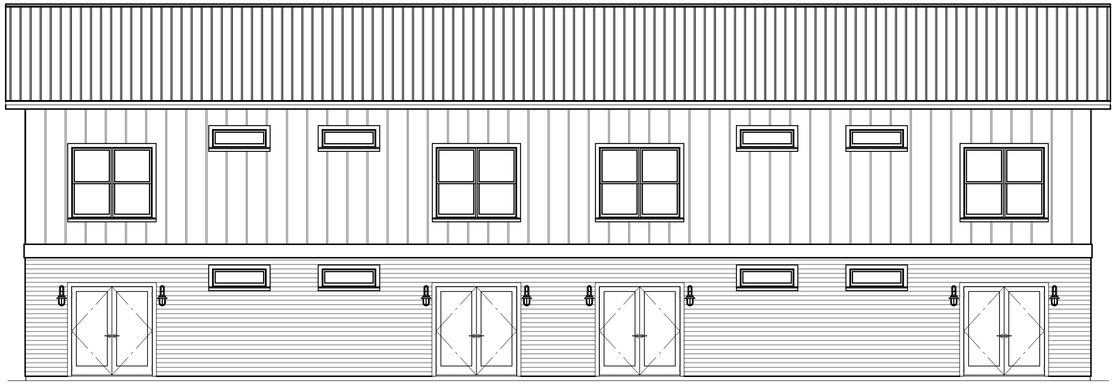
SHEET: A-3



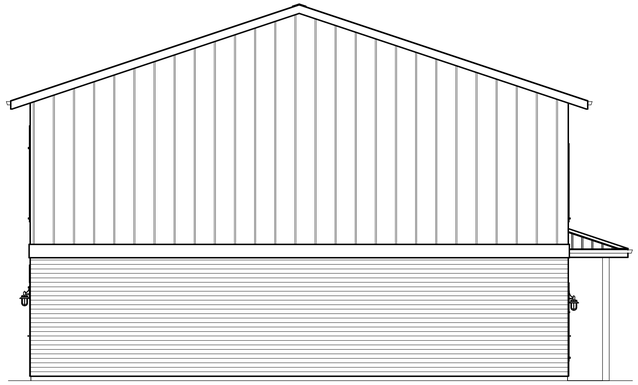
FRONT ELEVATION
SCALE:3/16"=1'



RIGHT SIDE ELEVATION
SCALE:3/16"=1'



REAR ELEVATION
SCALE:3/16"=1'



LEFT SIDE ELEVATION
SCALE:3/16"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

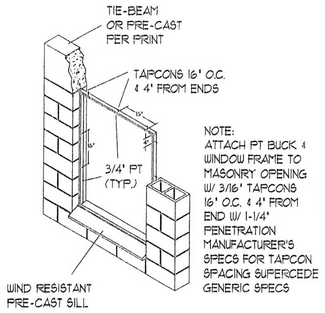
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-1

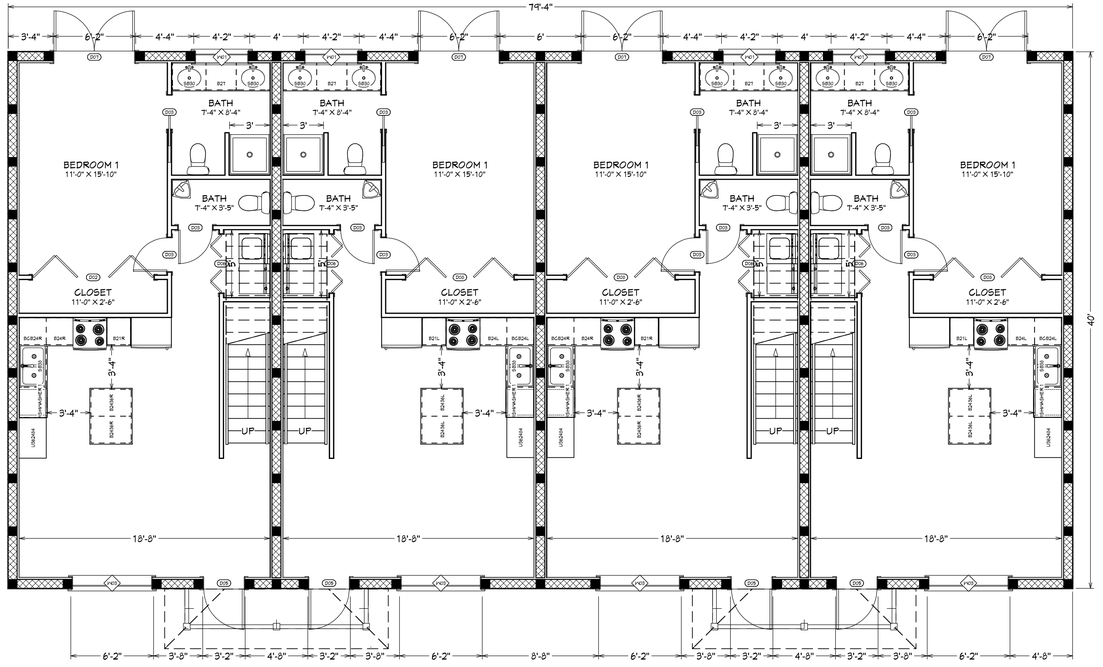


WINDOW BUCK DETAILS

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	12068	4	2	80 "	144 "
D02	9068	1	1	80 "	108 "
D03	2668	12	1	80 "	30 "
D04	2668	16	2	80 "	30 "
D05	3068	4	1	80 "	36 "
D06	4468	4	1	80 "	52 "
D07	6068	4	1	80 "	72 "
D08	8068	3	1	80 "	96 "
D09	8068	4	2	80 "	96 "

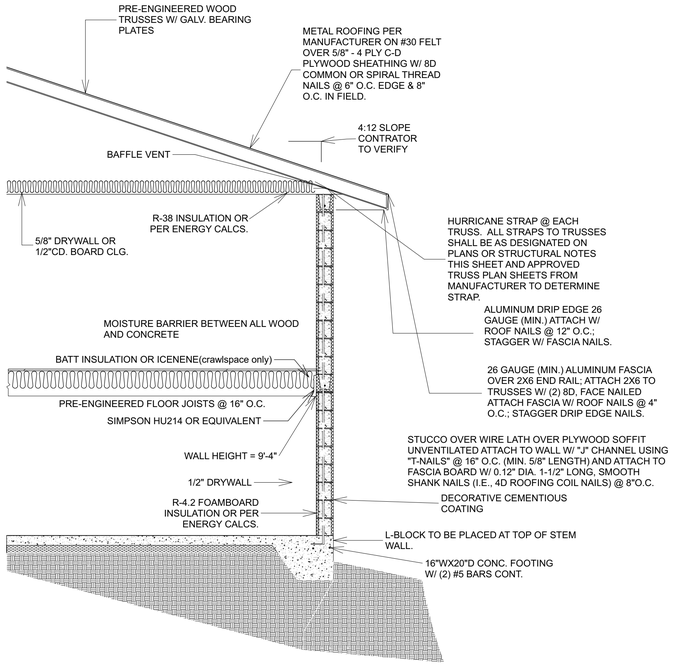
WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	4014FX	4	1	16 "	48 "
W02	4014FX	4	2	16 "	48 "
W03	6053MU	4	1	63 "	72 "
W04	6053MU	8	2	63 "	72 "

■ 1- #5 REBAR VERTICAL IN FILLED CELL SEE TYPICAL DETAIL AND NOTES FOR DETAILED INFORMATION

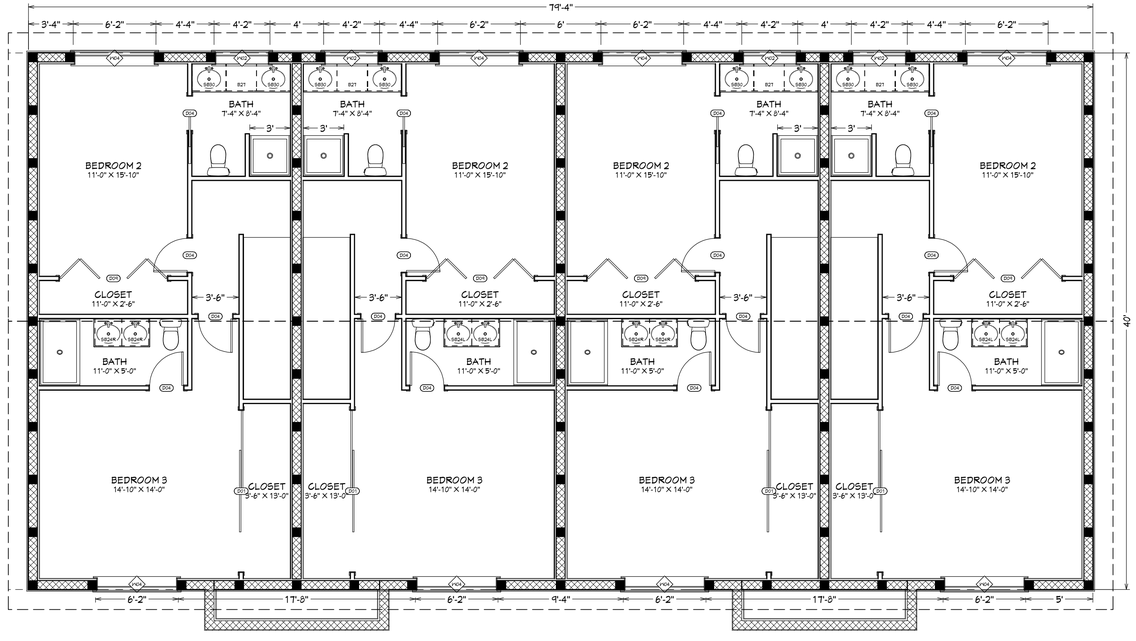


FIRST FLOOR PLAN
SCALE:3/16"=1'

LIVING	3,173 SF
PORCH	82 SF
TOTAL	3,255 SF



TYPICAL WALL SECTION
SCALE:3/8"=1'



SECOND FLOOR PLAN
SCALE:3/16"=1'

TOTAL	3,173 SF

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-3

FRONT ELEVATION
SCALE:3/8"=1'

REAR ELEVATION
SCALE:3/8"=1'

RIGHT SIDE ELEVATION
SCALE:3/8"=1'

LEFT SIDE ELEVATION
SCALE:3/8"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

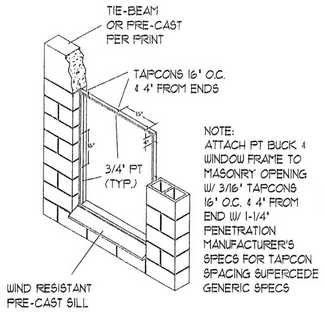
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-1

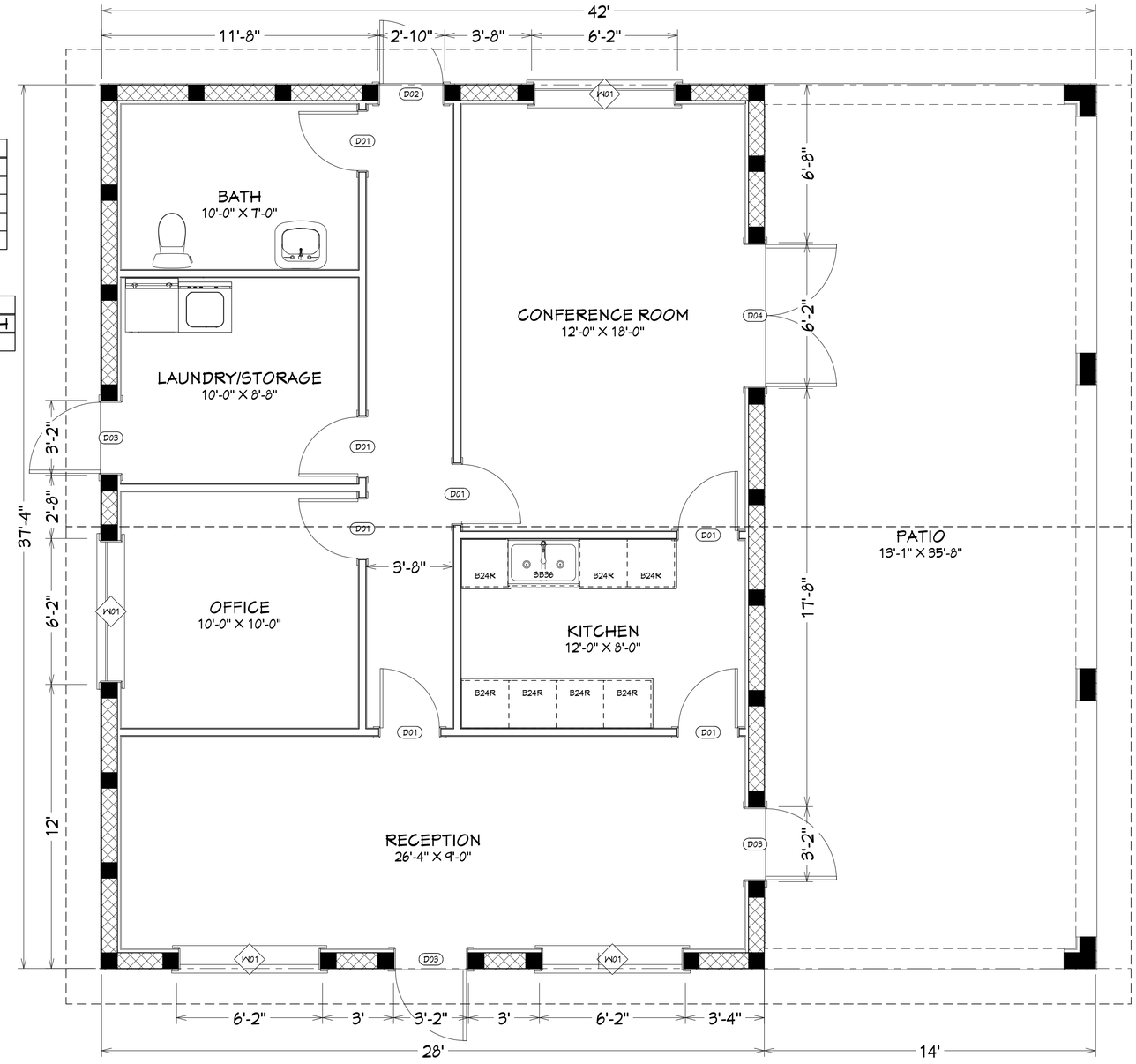


WINDOW BUCK DETAILS

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	2668	7	1	80 "	30 "
D02	2868	1	1	80 "	32 "
D03	3068	3	1	80 "	36 "
D04	6068	1	1	80 "	72 "

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	6053MU	4	1	63 "	72 "

TYPICAL WALL SECTION
SCALE:3/8"=1'



■ 1- #5 REBAR VERTICAL IN FILLED CELL SEE TYPICAL DETAIL AND NOTES FOR DETAILED INFORMATION

FLOOR PLAN
SCALE:3/8"=1'

LIVING	1,045 SF
PORCH	523 SF
TOTAL	1,568 SF

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/2/2022

SCALE:

SHEET:
A-3

Okeechobee County Water Management Report

Proposed Site Improvements

for

Glenwood Park, LLC

City of Okeechobee, FL

Prepared June 2022

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

Purpose: The purpose of this report is to provide South Florida Water Management District (SFWMD) and City of 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 an open space lawn with trees and there were no previous improvements on site. There are two portions of the existing site: Block 110 which is the north portion that is enclosed between NE 5th Street, NE 3rd Ave., 4th Street, and NE 2nd Ave. with PARCEL ID: (3-15-37-35-0010-01100-0010). And Block 121 which the south portion enclosed between NE 4th Street, NE 3rd Ave., NE 3rd Street, and NE 2nd Ave. with PARCEL IDs: (3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; and 3-15-37-35-0010-01210-0120). Both are in portion of Section 15, Township 37 South, Range 35 East, City of Okeechobee.

The historic discharge for site block 110 is through a sheet flow going to the north and south swale of the and then discharging to an existing drainage structure on the northeast and southeast of the site while some flows are also contained in the site. The historic discharge for site block 121 is through a sheet flow going to the north and east swale of the and then discharging to an existing drainage structure on the northeast of the site while some flows are also contained in the site.

The Soils Report for Okeechobee County identifies the site soil as Immokalee fine sand with 0 to 2% slopes. This soil has a Hydrologic Soil Group rating of B/D which is poorly drained in the natural state and moderately drained in developed. The soils report also indicates the wet season water table is approximately 1′ below natural ground. The average elevation where the pond is located is 25 which sets the wet season water table elevation to 24.

Proposed Use: The owner proposes construction of 44 Multi family rental units with associated storage, clubhouse, pool and parking. The project will be served by a dry detention stormwater collection system. The water and sewer will be served by the Okeechobee utility Authority.

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 discharge to the west through north of Fire Station department by drainage pipe to swale. 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 at elevation 24. This will put the bottom of the pond at elevation 25.

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

Q = 15.6 cfs per square mile * A / 640

Q = 15.6 cfs per square mile * 2.00/ 640 = 0.05 cfs

A. Water Quality

Water quality treatment is provided in the form of wet detention.

Since the proposed water quality system is dry detention, the volume required is 100% of the calculated volume. However, since this project discharge into an impaired water basin and with a presumption of compliance with nutrient control by adding an additional 50% to the water quality volume the total water quality volume is see table below.

Based on the attached stage storage spreadsheet, the water quality volume see table below is met at elevation see table below. Total water quality required for 150% of the water quality volume and elevation for the two sites is see table below.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite Blk 110	**0.19**	**24.95**	**2.21**
Onsite Blk 121	**0.21**	**25.68**	**1.53**

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 Blk 110	**0.05 CFS**	**0.25**	**No, but minimum bleeder**
Onsite Blk 121	**0.05 CFS**	**0.29**	**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:

	10 Year, 24 Hr. Storm (5.0")		25 Year, 72 hr. Storm (9.0")		100 Year, 72 Hr. Storm (10.0")
	Peak Stage (ft-NGVD'29)	Peak Rate (cfs)	Peak Stage (ft-NGVD'29)	Peak Rate (cfs)	Peak Stage (ft- NGVD'29)
Onsite Blk 110	**25.88**	**0.21**	**26.24**	**0.25**	**26.94**
Onsite Blk 121	**26.35**	**0.26**	**26.68**	**0.29**	**27.48**

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

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,property are in Zone X (Area of Minimal Flood Hazard) which is at 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: Glenwood Park Blk 110

Total Basin Area	=	**2.00**	ac
Native Area	=	**0.00**	ac
Wetland Buffer / Preserve	=	**0.00**	ac
Total Basin Area (water quality)	=	**2.00**	ac
Impervious Area			
Roofline/Bldg.	=	**0.41**	ac
Wetland	=	**0.00**	ac
Lakes	=	**0.00**	ac
Pavement/Sidewalk	=	**0.57**	ac
Total Impervious Area	=	0.98	ac
Pervious Area			
Dry Detention	=	**0.21**	ac
Green	=	**0.81**	ac
Total Pervious Area	=	1.02	ac
Percent Impervious	=	49.0%	
Adjusted Soil Storage	=	0.20	in
Calculated SCS Curve Number	=	**95**	
Time of Concentration	=	10.00	min

Water Quality Calculation

1/2" Pretreatment x Parking Area	=	0.08	ac-ft
1" treatment x Project Area	=	0.17	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.15	ac-ft
Required Water Quality Volume	=	0.17	ac-ft
Impaired Water body multiplier	=	**1.13**	.75*1.5
Adjusted Required Water Quality Volume	=	0.19	ac-ft
0.5 Water quality stage (0.09375 ac-ft)	=	24.64	ft-NGVD
Water Quality Stage	=	24.95	ft-NGVD

Stage Storage Calculations for Basin Glenwood Park Blk 110

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00
Buildings	Vertical	**0.41**	**29.00**		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dry Detention Bottom	Vertical	0.11	**25.00**		0.00	0.00	0.00	0.05	0.11	0.16	0.22	0.27	0.33	0.38	0.44
Dry Detention Slopes	Linear	0.10	**25.00**	**27.00**	0.00	0.00	0.00	0.01	0.03	0.06	0.10	0.15	0.20	0.25	0.30
Pavement	Linear	**0.57**	**27.00**	**28.50**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.19	0.43	0.71
Green	Linear	**0.81**	**24.00**	**26.00**	0.00	0.05	0.20	0.46	0.81	1.22	1.62	2.03	2.43	2.84	3.24
	Total:	2.00		**Totals:**	**0.00**	**0.05**	**0.20**	**0.52**	**0.94**	**1.44**	**1.94**	**2.50**	**3.15**	**3.90**	**4.69**

Basin Information For: Glenwood Park Blk 121

Total Basin Area	=	**2.20**	ac
Native Area	=	**0.00**	ac
Wetland Buffer / Preserve	=	**0.00**	ac
Total Basin Area (water quality)	=	**2.20**	ac
Impervious Area			
Roofline/Bldg.	=	**0.47**	ac
Wetland	=	**0.00**	ac
Lakes	=	**0.00**	ac
Pavement/Sidewalk	=	**0.60**	ac
Total Impervious Area	=	1.07	ac
Pervious Area			
Dry Detention	=	**0.21**	ac
Green	=	**0.92**	ac
Total Pervious Area	=	1.13	ac
Percent Impervious	=	48.6%	
Adjusted Soil Storage	=	0.20	in
Calculated SCS Curve Number	=	**95**	
Time of Concentration	=	10.00	min

Water Quality Calculation

1/2" Pretreatment x Parking Area	=	0.09	ac-ft
1" treatment x Project Area	=	0.18	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.16	ac-ft
Required Water Quality Volume	=	0.18	ac-ft
Impaired Water body multiplier	=	**1.13**	.75*1.5
Adjusted Required Water Quality Volume	=	0.21	ac-ft
0.5 Water quality stage (0.103125 ac-ft)	=	25.43	ft-NGVD
Water Quality Stage	=	25.68	ft-NGVD

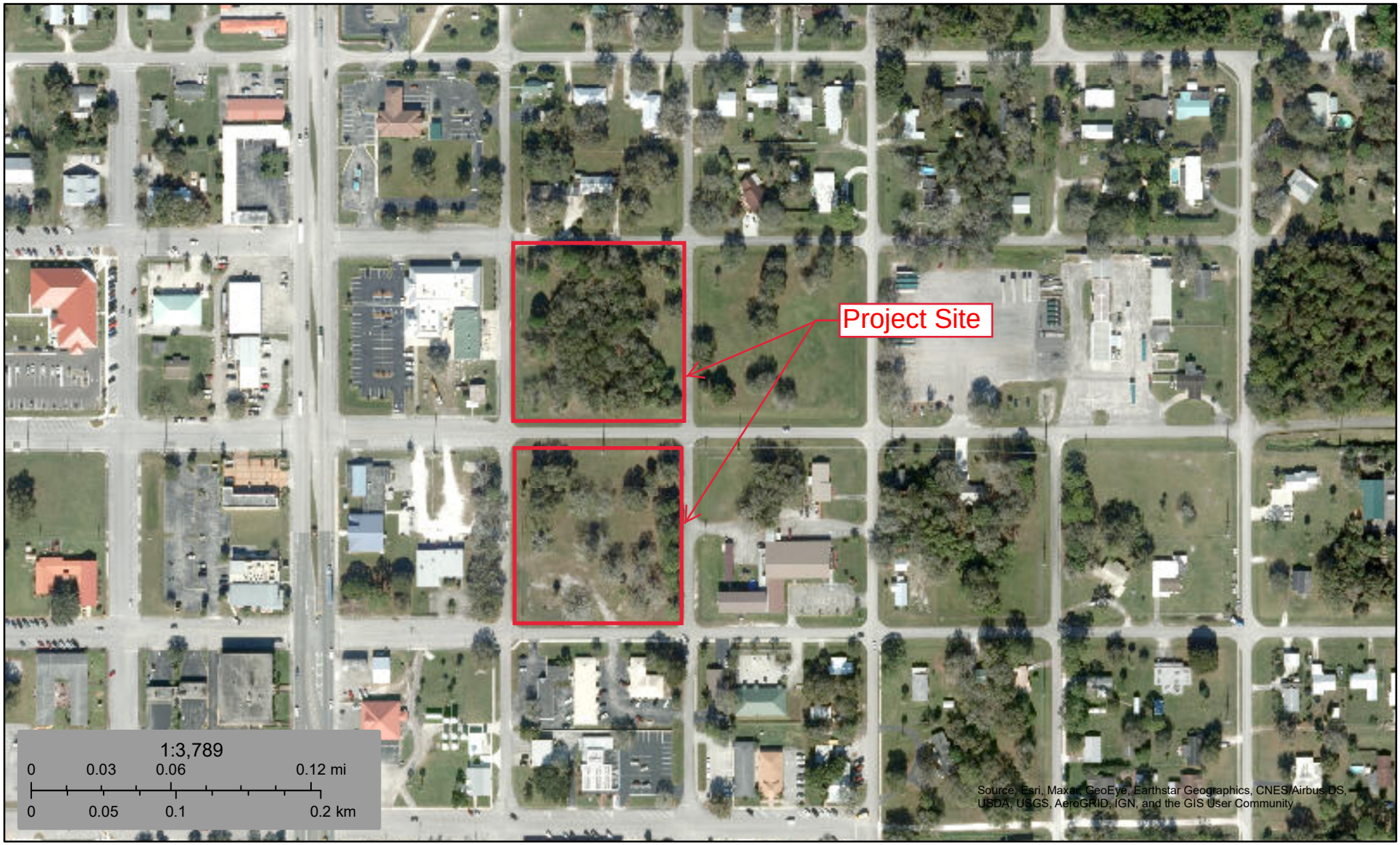
Stage Storage Calculations for Basin Glenwood Park Blk 121

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00
Buildings	Vertical	**0.47**	**29.00**		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dry Detention Bottom	Vertical	0.11	**25.00**		0.00	0.00	0.00	0.05	0.11	0.16	0.22	0.27	0.33	0.38	0.44
Dry Detention Slopes	Linear	0.10	**25.00**	**27.00**	0.00	0.00	0.00	0.01	0.03	0.06	0.10	0.15	0.20	0.25	0.30
Pavement	Linear	**0.60**	**27.00**	**28.50**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.20	0.45	0.75
Green	Linear	**0.92**	**25.00**	**27.00**	0.00	0.00	0.00	0.06	0.23	0.52	0.92	1.38	1.84	2.30	2.76
	Total:	2.20		**Totals:**	**0.00**	**0.00**	**0.00**	**0.12**	**0.36**	**0.74**	**1.24**	**1.85**	**2.57**	**3.38**	**4.25**

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland Mapper



May 4, 2022

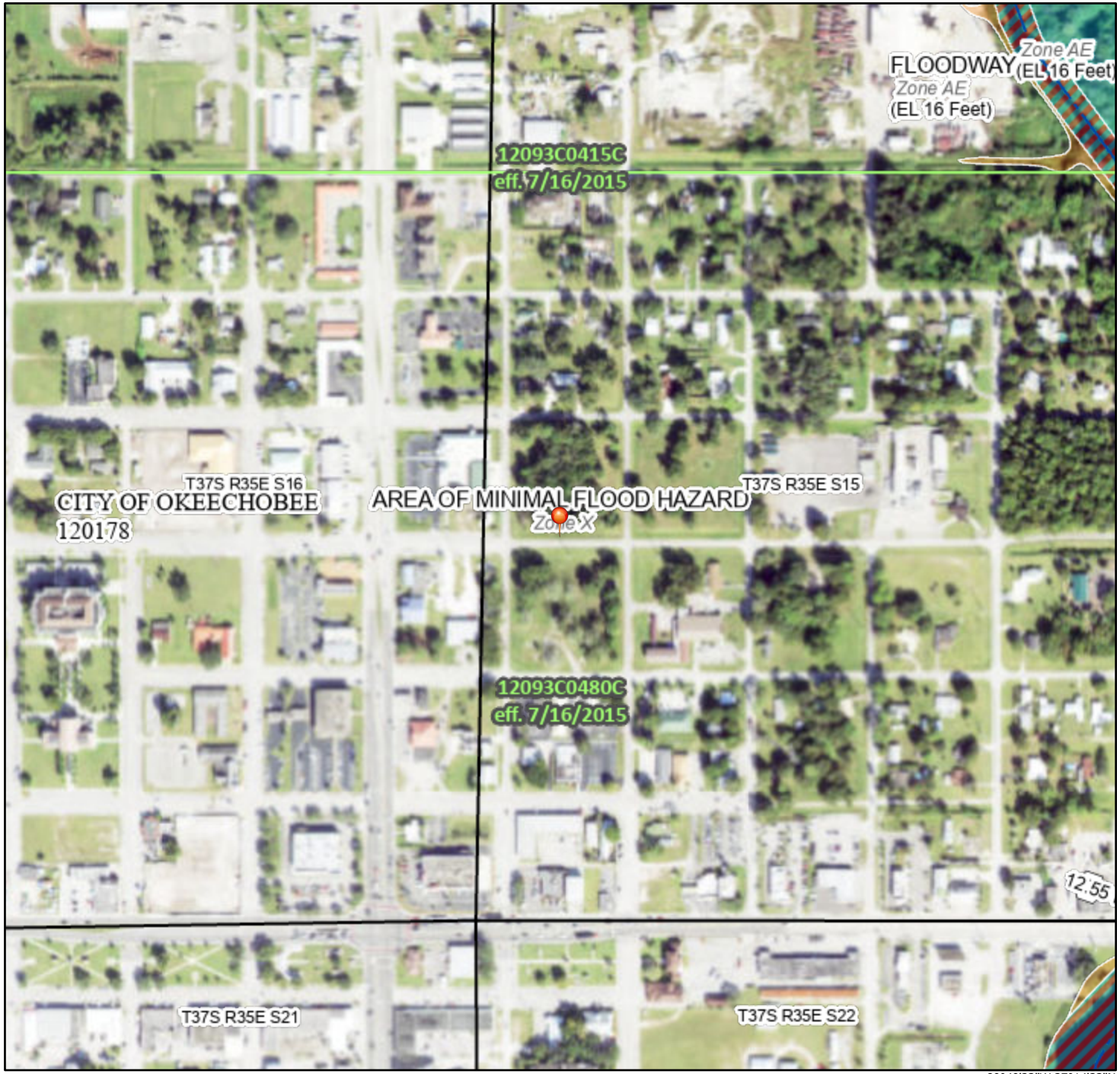
Wetlands

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

National Flood Hazard Layer FIRMette

FEMA

80°50'W 27°15'5"N



80°49'23"W 27°14'33"N

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

1:6,000

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

Legend

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

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

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

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

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

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

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

N

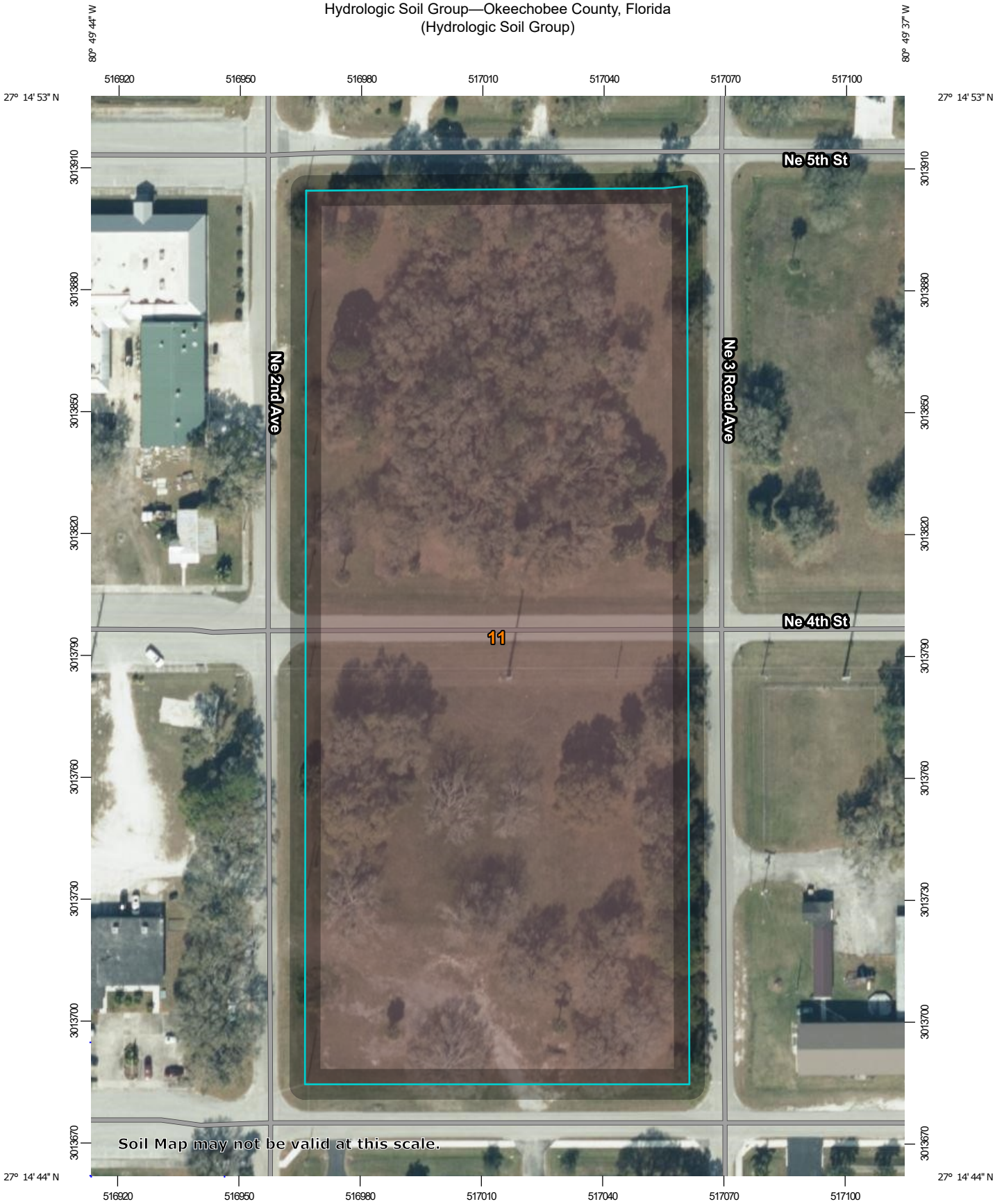
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/4/2022 at 10:28 AM 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
(Hydrologic Soil Group)



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil 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 19, Aug 26, 2021

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	5.2	100.0%
Totals for Area of Interest			**5.2**	**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
(Depth of Water Table)

Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil Rating Polygons
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

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
- 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.

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

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Survey Area Data: Version 19, Aug 26, 2021

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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.

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	5.2	100.0%
Totals for Area of Interest			**5.2**	**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

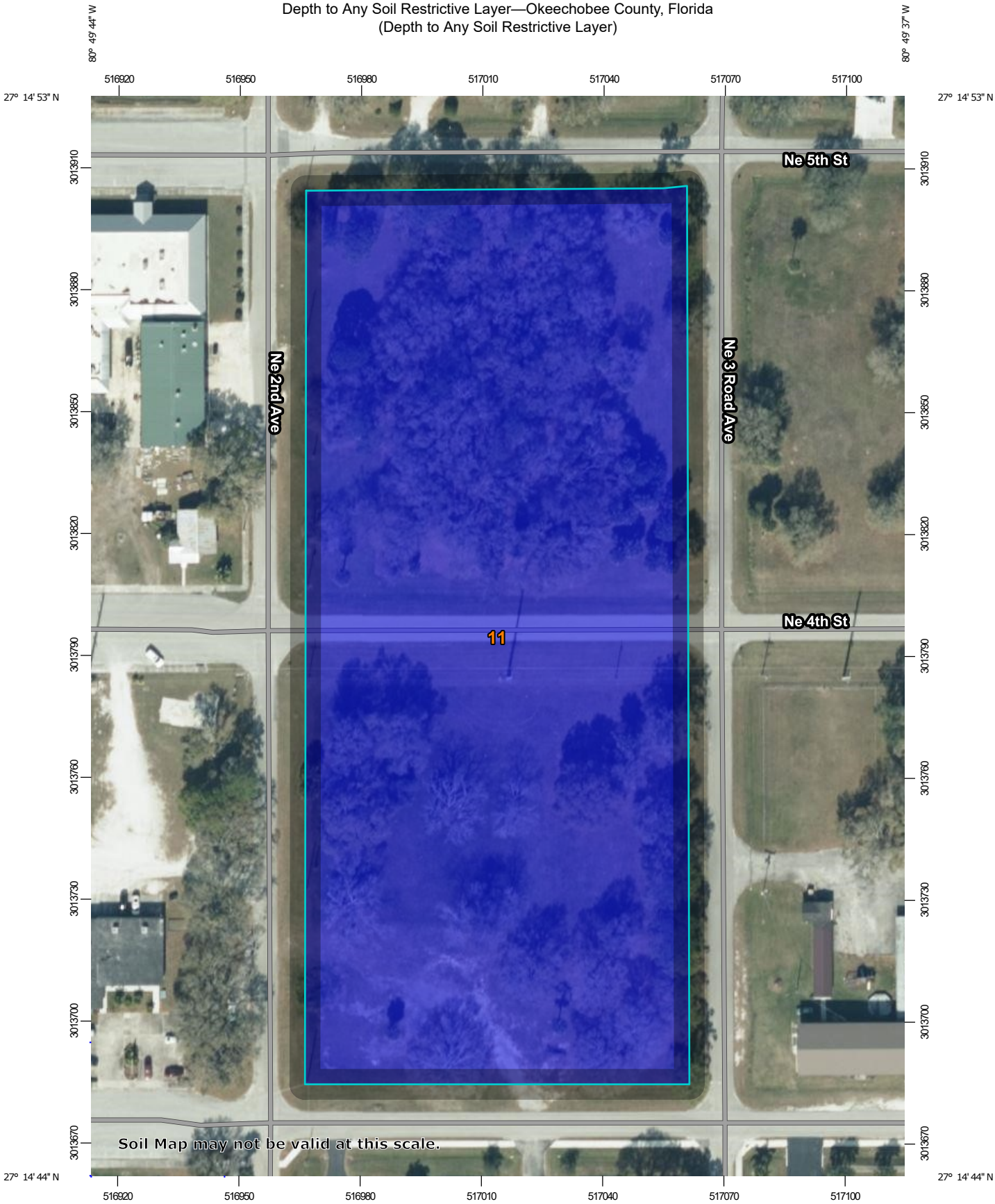
Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

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



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

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
- 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 19, Aug 26, 2021

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.

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	5.2	100.0%
Totals for Area of Interest			**5.2**	**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 Blk110 Node: Onsite Blk 110 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): 2.000 Time Shift(hrs): 0.00
Curve Number: 95.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 100.00

Name: Onsite Blk121 Node: Onsite Blk 121 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): 2.200 Time Shift(hrs): 0.00
Curve Number: 95.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 100.00

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

Name: Offsite Base Flow(cfs): 0.000 Init Stage(ft): 19.000
Group: BASE Warn Stage(ft): 25.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	19.000
72.00	19.000
125.00	19.000
500.00	19.000

Name: Onsite Blk 110 Base Flow(cfs): 0.000 Init Stage(ft): 25.000
Group: BASE Warn Stage(ft): 28.000
Type: Stage/Volume

0.00

Stage(ft)	Volume(af)
24.000	0.0000
24.500	0.0500
25.000	0.2000
25.500	0.5200
26.000	0.9400
26.500	1.4400
27.000	1.9400
27.500	2.5000
28.000	3.1500
28.500	3.9000
29.000	4.6900

Name: Onsite Blk 121 Base Flow(cfs): 0.000 Init Stage(ft): 25.000
Group: BASE Warn Stage(ft): 28.000
Type: Stage/Volume

0.00

Stage(ft)	Volume(af)
25.000	0.0000
25.500	0.1200
26.000	0.3600
26.500	0.7400
27.000	1.2400
27.500	1.8500
28.000	2.5700
28.500	3.3800
29.000	4.2500

==========

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

```
         Name: CS-1               From Node: Onsite Blk 110     Length(ft): 42.00
        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: Both
     Rise(in): 18.00          18.00                    Entrance Loss Coef: 0.500
   Invert(ft): 23.000         19.000                       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): 26.240
               Rise(in): 36.00                   Control Elev(ft): 26.240

*** Weir 2 of 2 for Drop Structure CS-1 ***
                                                                                    TABLE
                  Count: 1                       Bottom Clip(in): 0.000
                   Type: Vertical: Mavis            Top Clip(in): 0.000
                   Flow: Both                     Weir Disc Coef: 3.200
               Geometry: Circular               Orifice Disc Coef: 0.600

               Span(in): 3.00                         Invert(ft): 25.000
               Rise(in): 3.00                    Control Elev(ft): 25.000


-------------------------------------------------------------------------------------------------------
         Name: CS-2               From Node: Onsite Blk 121     Length(ft): 44.00
        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: Both
     Rise(in): 18.00          18.00                    Entrance Loss Coef: 0.500
   Invert(ft): 23.000         19.000                       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-2 ***
                                                                                    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): 26.680
               Rise(in): 36.00                   Control Elev(ft): 26.680

*** Weir 2 of 2 for Drop Structure CS-2 ***
                                                                                    TABLE
                  Count: 1                       Bottom Clip(in): 0.000
                   Type: Vertical: Mavis            Top Clip(in): 0.000
                   Flow: Both                     Weir Disc Coef: 3.200
               Geometry: Circular               Orifice Disc Coef: 0.600

               Span(in): 3.00                         Invert(ft): 25.000
               Rise(in): 3.00                    Control Elev(ft): 25.000
```

==== Hydrology Simulations ==========

```
================================================================================

         Name: 100YR3D
     Filename: F:\2021-014 Mitch Stephens Apartments (COO)\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:\2021-014 Mitch Stephens Apartments (COO)\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:\2021-014 Mitch Stephens Apartments (COO)\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:\2021-014 Mitch Stephens Apartments (COO)\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:\2021-014 Mitch Stephens Apartments (COO)\04-Calcs\ICPR\sims\10YR1D.I32

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

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

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

Group	Run
BASE	Yes

Name: 25YR3D Hydrology Sim: 25YR3D
Filename: F:\2021-014 Mitch Stephens Apartments (COO)\04-Calcs\ICPR\sims\25YR3D.I32

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

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

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

Group	Run
BASE	Yes

```
            Basin Name: Onsite Blk110
            Group Name: BASE
            Simulation: 100YR3D
             Node Name: Onsite Blk 110
            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): 2.000
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 8.882
    Runoff Volume (in): 9.897
   Runoff Volume (ft3): 71849.085


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

            Basin Name: Onsite Blk121
            Group Name: BASE
            Simulation: 100YR3D
             Node Name: Onsite Blk 121
            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): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 9.770
    Runoff Volume (in): 9.897
   Runoff Volume (ft3): 79033.993


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

            Basin Name: Onsite Blk110
            Group Name: BASE
            Simulation: 10YR1D
             Node Name: Onsite Blk 110
            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): 2.000
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 12.04
        Flow Max (cfs): 6.009
    Runoff Volume (in): 4.898
   Runoff Volume (ft3): 35562.022


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

            Basin Name: Onsite Blk121
```

```
            Group Name: BASE
            Simulation: 10YR1D
             Node Name: Onsite Blk 121
            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): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 12.04
        Flow Max (cfs): 6.610
    Runoff Volume (in): 4.898
   Runoff Volume (ft3): 39118.224


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

            Basin Name: Onsite Blk110
            Group Name: BASE
            Simulation: 25YR3D
             Node Name: Onsite Blk 110
            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): 2.000
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 7.994
    Runoff Volume (in): 8.897
   Runoff Volume (ft3): 64591.600


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

            Basin Name: Onsite Blk121
            Group Name: BASE
            Simulation: 25YR3D
             Node Name: Onsite Blk 121
            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): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 95.000
              DCIA (%): 100.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 8.793
    Runoff Volume (in): 8.897
   Runoff Volume (ft3): 71050.760
```

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Offsite	BASE	100YR3D	0.00	19.000	25.000	0.0000	0	62.15	1.307	0.00	0.000
Onsite Blk 110	BASE	100YR3D	62.18	26.290	28.000	0.0037	42094	60.00	8.854	62.18	0.609
Onsite Blk 121	BASE	100YR3D	62.13	26.734	28.000	0.0050	43016	60.00	9.740	62.13	0.698
Offsite	BASE	10YR1D	0.00	19.000	25.000	0.0000	0	17.50	0.467	0.00	0.000
Onsite Blk 110	BASE	10YR1D	17.67	25.880	28.000	0.0034	38195	12.00	5.866	17.67	0.205
Onsite Blk 121	BASE	10YR1D	16.62	26.351	28.000	0.0049	34950	12.00	6.452	16.62	0.262
Offsite	BASE	25YR3D	0.00	19.000	25.000	0.0000	0	64.54	0.543	0.00	0.000
Onsite Blk 110	BASE	25YR3D	64.66	26.235	28.000	0.0037	41711	60.00	7.975	64.66	0.249
Onsite Blk 121	BASE	25YR3D	64.46	26.678	28.000	0.0050	41891	60.00	8.773	64.46	0.294

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	62.18	0.609	0.008	62.18	26.290	0.00	19.000
CS-2	BASE	100YR3D	62.13	0.698	0.010	62.13	26.734	0.00	19.000
CS-1	BASE	10YR1D	17.67	0.205	0.001	17.67	25.880	0.00	19.000
CS-2	BASE	10YR1D	16.62	0.262	0.001	16.62	26.351	0.00	19.000
CS-1	BASE	25YR3D	64.66	0.249	0.001	64.66	26.235	0.00	19.000
CS-2	BASE	25YR3D	64.46	0.294	0.001	64.46	26.678	0.00	19.000

Future Land Use Amendment

Traffic Analysis

Glenwood Villages
City of Okeechobee, FL

Prepared for:
Steven L. Dobbs Engineering, LLC
Okeechobee, Florida 34972

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

193003
April 2021

CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and 0.241 acres alley of property to Multi Family land use.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.

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INTRODUCTION

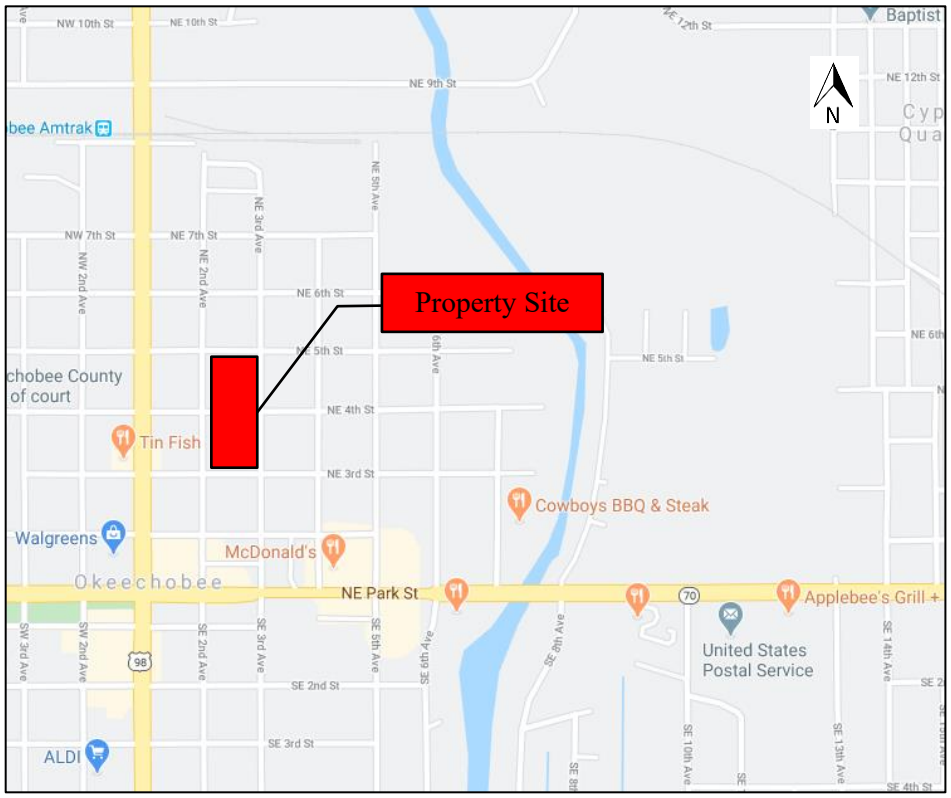
A future land use amendment is proposed on 3.992 acres located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120).

The future land use (FLU) amendment traffic analysis will examine the impacts of changing 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and changing 0.241 acres of alley right-of-way (ROW) to Multi Family land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1. Future Land Use Change

	Parcel ID	Size (Acres)	Existing FLU Land Use	Proposed FLU Land Use
South Property	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120	0.258 * 8 = 2.064	Commercial	Multi-Family (10 DU/Acre)
	-	15 x 300 / 43560 = 0.103	Alley	
North Property	3-15-37-35-0010-01100-0010	1.928	Commercial	
	-	20 x 300 / 43560 = 0.138	Alley	
Total		4.233 Acres		

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10th Edition* (ITE report)
- Comprehensive Plan

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

The study uses trip generation rates for Multifamily (ITE Land Use 220 – Multifamily Housing (Low-Rise)) and Commercial (ITE Land Use 820 - Shopping Center) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (10th Edition)*. The proposed development plan consists of the following:

Existing Future Land Use

The existing FLU uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 3.00 and maximum coverage ratio 50%. Therefore, the maximum expected intensity with respect to traffic is 260,837 square feet based on the 3.992 acres.

- 260,837 SF Commercial (ITE Land Use 820) (3.992 x 43,560 x 3.00 Floor Area Ratio x 50%)

The existing FLU is expected to generate the following net external trips:

- 7,616 daily, 186 AM peak hour (115 in/71 out), and 729 PM peak hour (350 in/379 out) trips.

The existing FLU is expected to generate the following driveway trips:

- 11,539 daily, 282 AM peak hour (175 in/107 out), and 1,105 PM peak hour (530 in/575 out) trips.

Proposed Future Land Use

The proposed FLU uses the most intense reasonable maximum development scenario. This scenario uses Multi-Family (Low-Rise) use and results in a maximum density of 10 units per acre. Therefore, based on the 4.233 acres property, the maximum expected intensity with respect to traffic is 42 DU.

- 42 DU Multi-Family (Low-Rise) (ITE Land Use 210) (4.233 x 10 DU/Acre)

The proposed FLU is expected to generate the following net external and driveway trips:

- 279 daily, 21 AM peak hour (5 in/16 out), and 27 PM peak hour (17 in/10 out) trips.

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 2 displays the resulting trip generation.

The resulting net external trips change is:

- -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The resulting net change in driveway volumes is:

- -11,262 daily, -261 AM peak hour (-170 in/-91 out), and -1,078 PM peak hour (-513 in/-565 out) trips.

The net impact of the change is less than 0 peak hour trips as a result of the proposed land use amendment from Industrial to Multi-family. Adequate transportation capacity is available to serve the project.

Table 2. Future Land Use Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing FLU Traffic								
Shopping Center	260.837 1000 SF	11,539	282	175	107	1,105	530	575
Pass-By Traffic								
Shopping Center	34.0%	3,923	96	60	36	376	180	196
NET EXISTING TRIPS		***7,616***	***186***	***115***	***71***	***729***	***350***	***379***
Total Existing Driveway Volumes		***11,539***	***282***	***175***	***107***	***1,105***	***530***	***575***
Proposed FLU Traffic								
Multifamily Housing(Low-Rise)	42 DU	277	21	5	16	27	17	10
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**(7,339)**	**(165)**	**(110)**	**(55)**	**(702)**	**(333)**	**(369)**
NET CHANGE IN DRIVEWAY VOLUMES		**(11,262)**	**(261)**	**(170)**	**(91)**	**(1,078)**	**(513)**	**(565)**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Shopping Center	820	1000 SF	Ln(T) = 0.68 Ln(X) + 5.57	34%	62/38	T = 0.5 (X) + 151.78	48/52	Ln(T) = 0.74 Ln(X) + 2.89
Multifamily Housing(Low-Rise)	220	DU	T = 7.56 (X) + -40.86	0%	23/77	Ln(T) = 0.95 Ln(X) + -0.51	63/37	Ln(T) = 0.89 Ln(X) + -0.02

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

Pass-by rate is based on ITE's report, *Trip Generation Handbook (3rd Edition)*.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) from Commercial to Multi Family land use and convert 0.241 acres of alley ROW to Multi Family land use.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.

APPENDICES

6. Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:

   a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.

   b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.

   c. Requiring all development to be connected to central water and sewer.

d) **Commercial.** Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.

1. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
2. Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).

e) **Industrial.** Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.

1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

Sec. 90-225. - Lot and structure requirements.

Except where further restricted by these regulations for a particular use, the minimum lot and structure requirements in the CPO district shall be as follows:

(1)	*Minimum lot area.*			
	All uses:		Area	6,250 square feet
			Width	50 feet
(2)	*Minimum yard requirements.*			
	Except where a greater distance is required by these regulations for a particular use, minimum yard setbacks shall be as follows:			
	a.	All uses:	Front	20 feet to buildings; ten feet to parking and driveway
			Side	Eight feet; 20 feet abutting residential zoning district
			Rear	Ten feet; 20 feet abutting a residential zoning district
	b.	The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district.		
(3)	*Maximum lot coverage by all buildings.*			

			Maximum Coverage	*Maximum Impervious Surface*
	All uses:		50 percent	60 percent
(4)	*Maximum height of structures.*			
	Except where further restricted by these regulations for a particular use, the maximum height shall be as follows: All uses shall be 45 feet, unless a special exception is granted.			

(LDR 1998, § 364)

———

Sec. 90-76. - Maximum affordable housing dwelling unit densities.

Residential developments which qualify as affordable housing are allowed a density bonus. Where at least ten percent of total housing units in a development qualify as affordable housing, the density of the site devoted to such housing may be increased by one dwelling unit per acre as follows:

		Affordable Housing		
	Residential Zoning District	Code	Density du/ac	Comprehensive Plan Category
(1)	Residential single-family one	RSF 1	5	Single-family residential
(2)	Residential single-family two	RSF 2	7	Multifamily residential
(3)	Residential multiple-family	RMF	10	Multifamily residential

(LDR 1998, § 306)

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise)
(220)

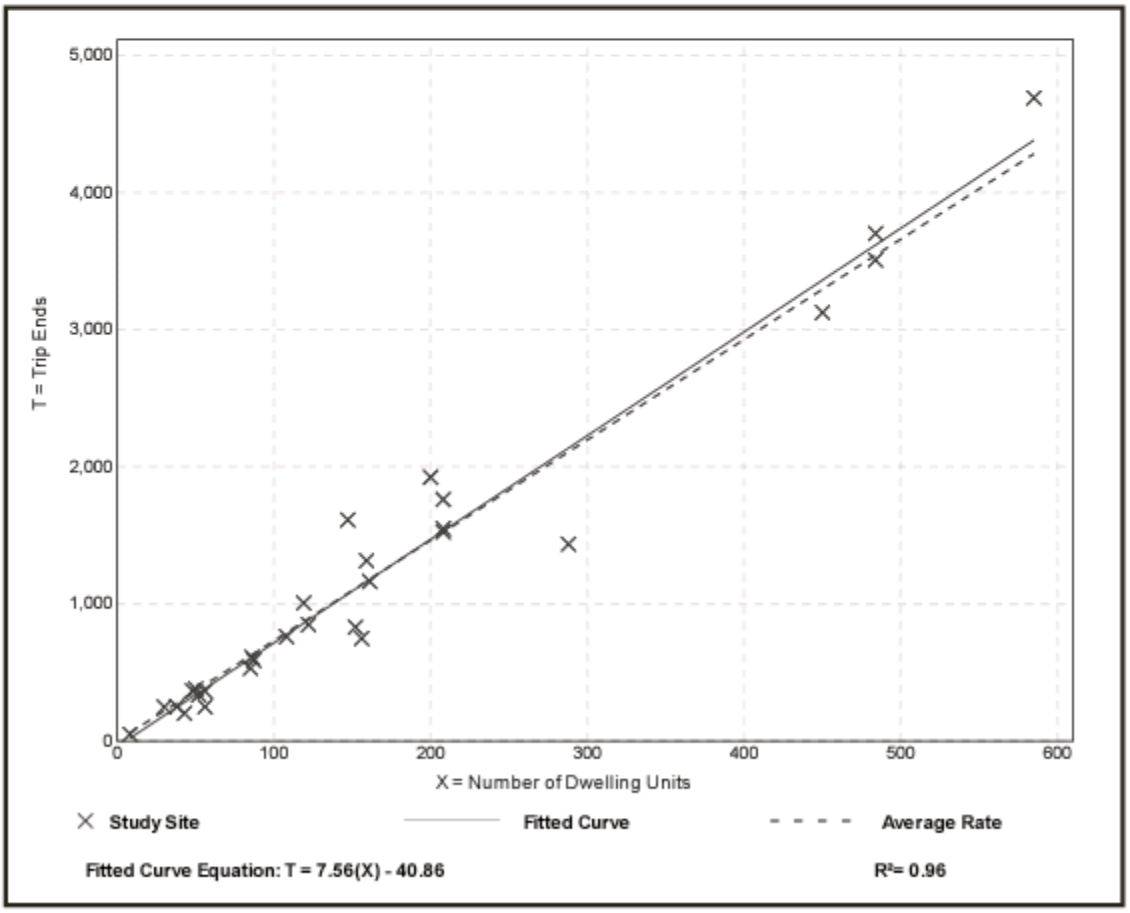
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



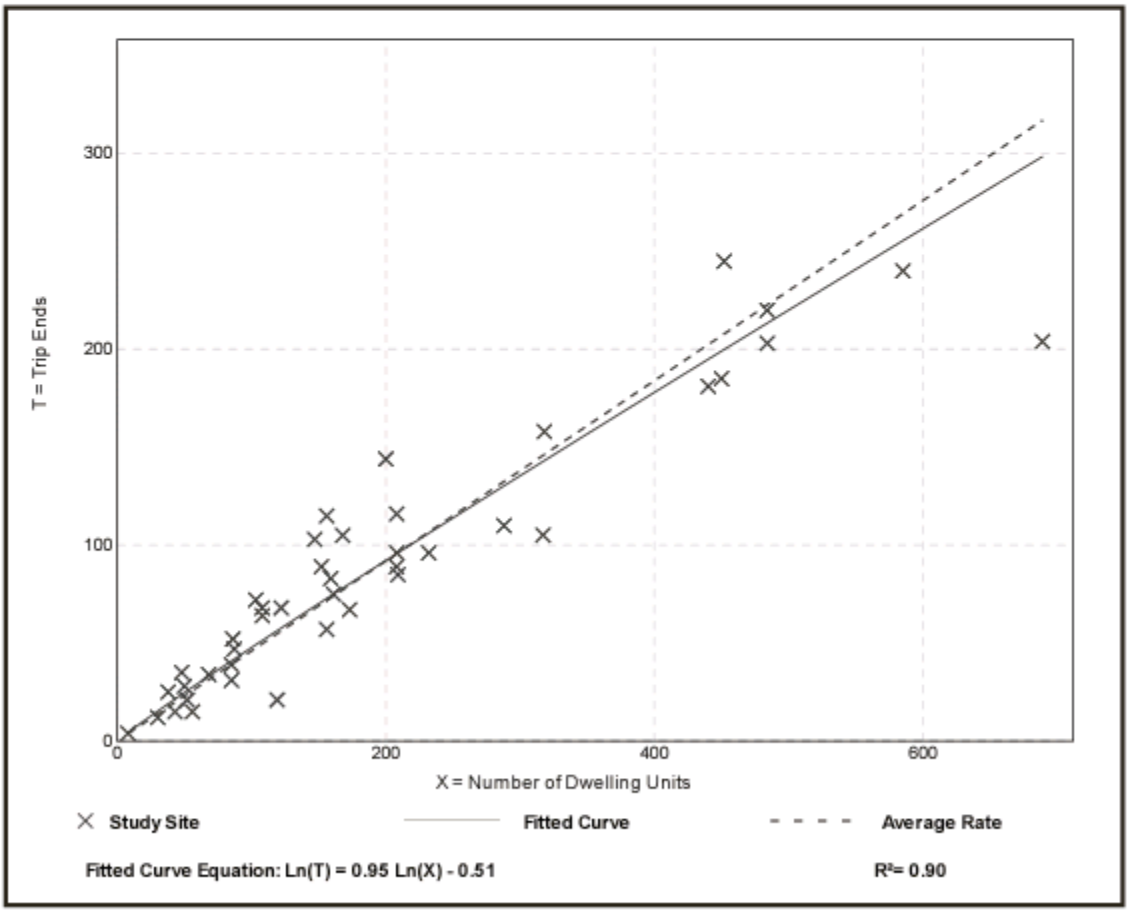
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



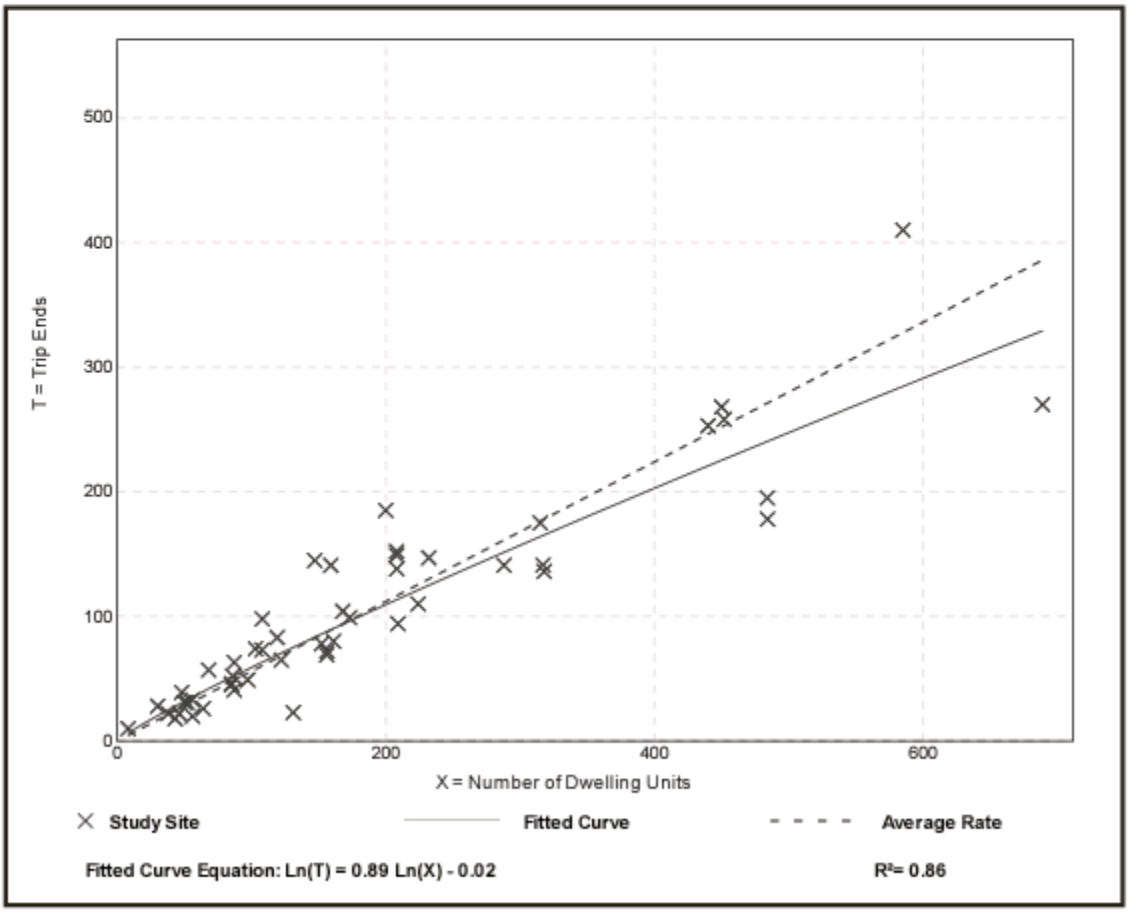
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 820
Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center
(820)

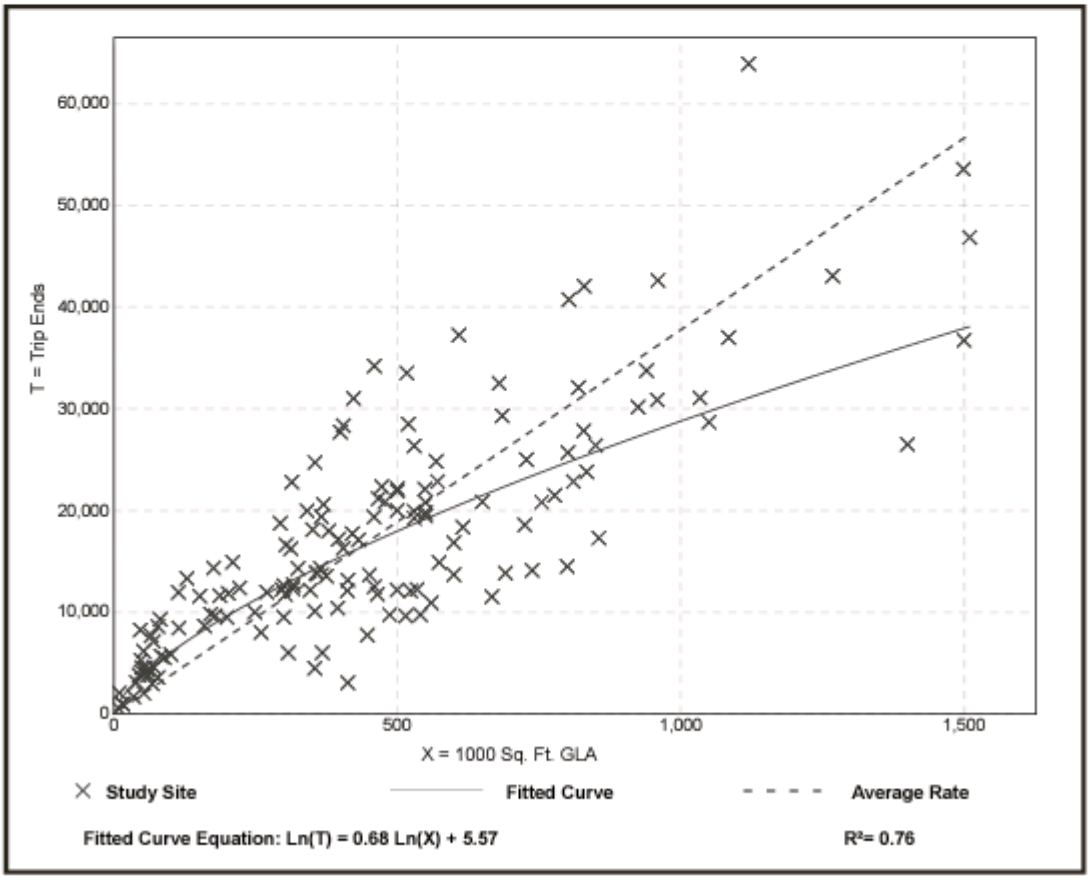
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 5.57

R^2= 0.76

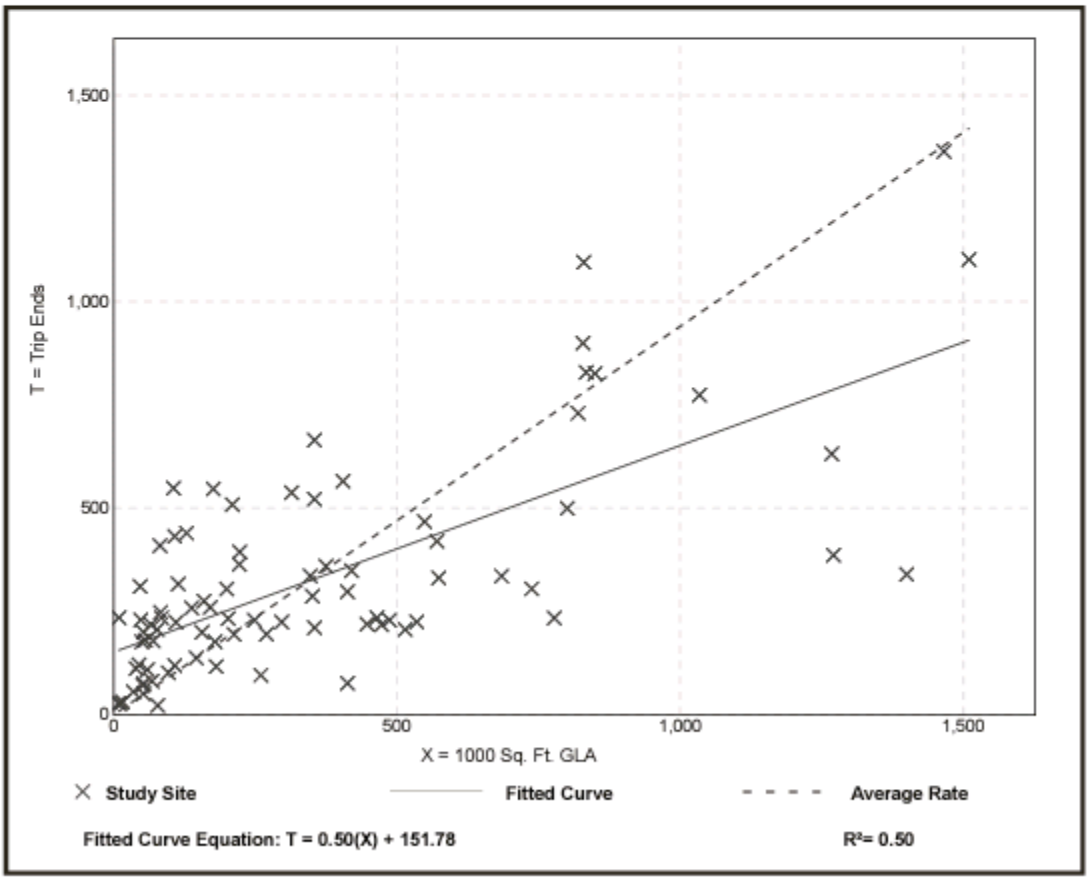
Shopping Center
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	84
1000 Sq. Ft. GLA:	351
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



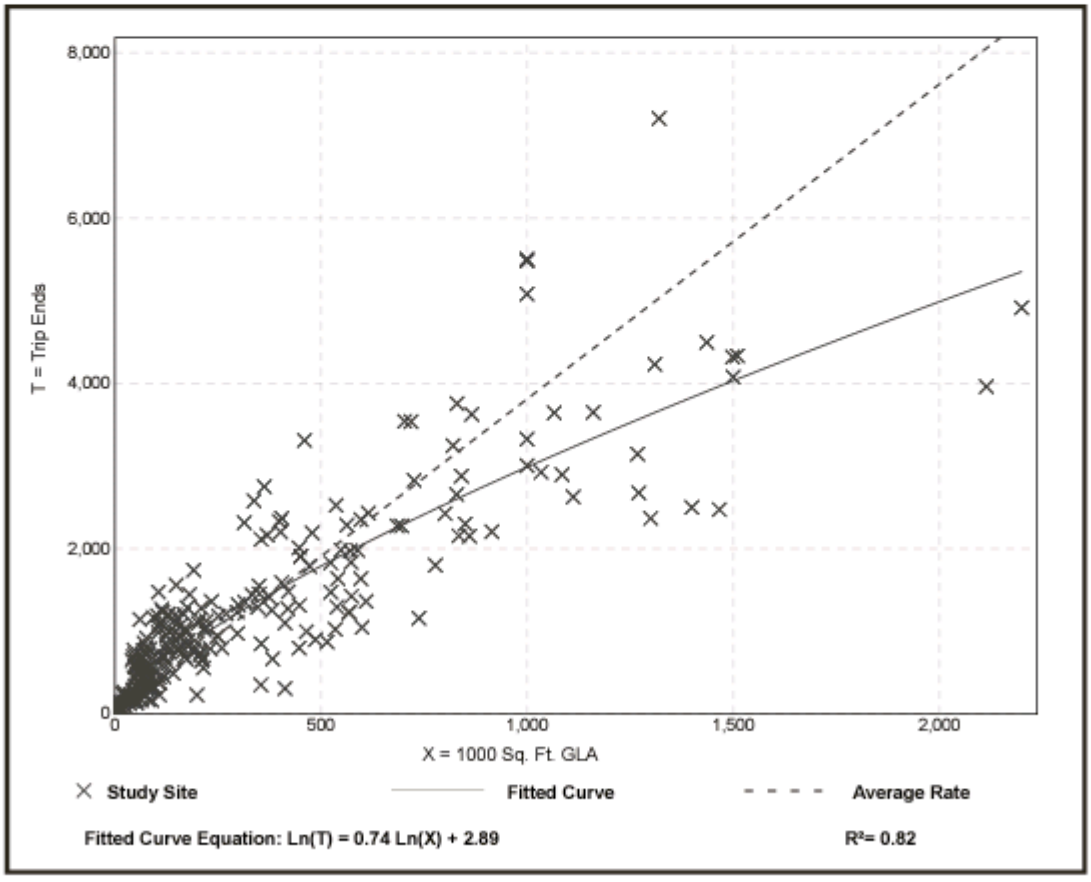
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 261
1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation

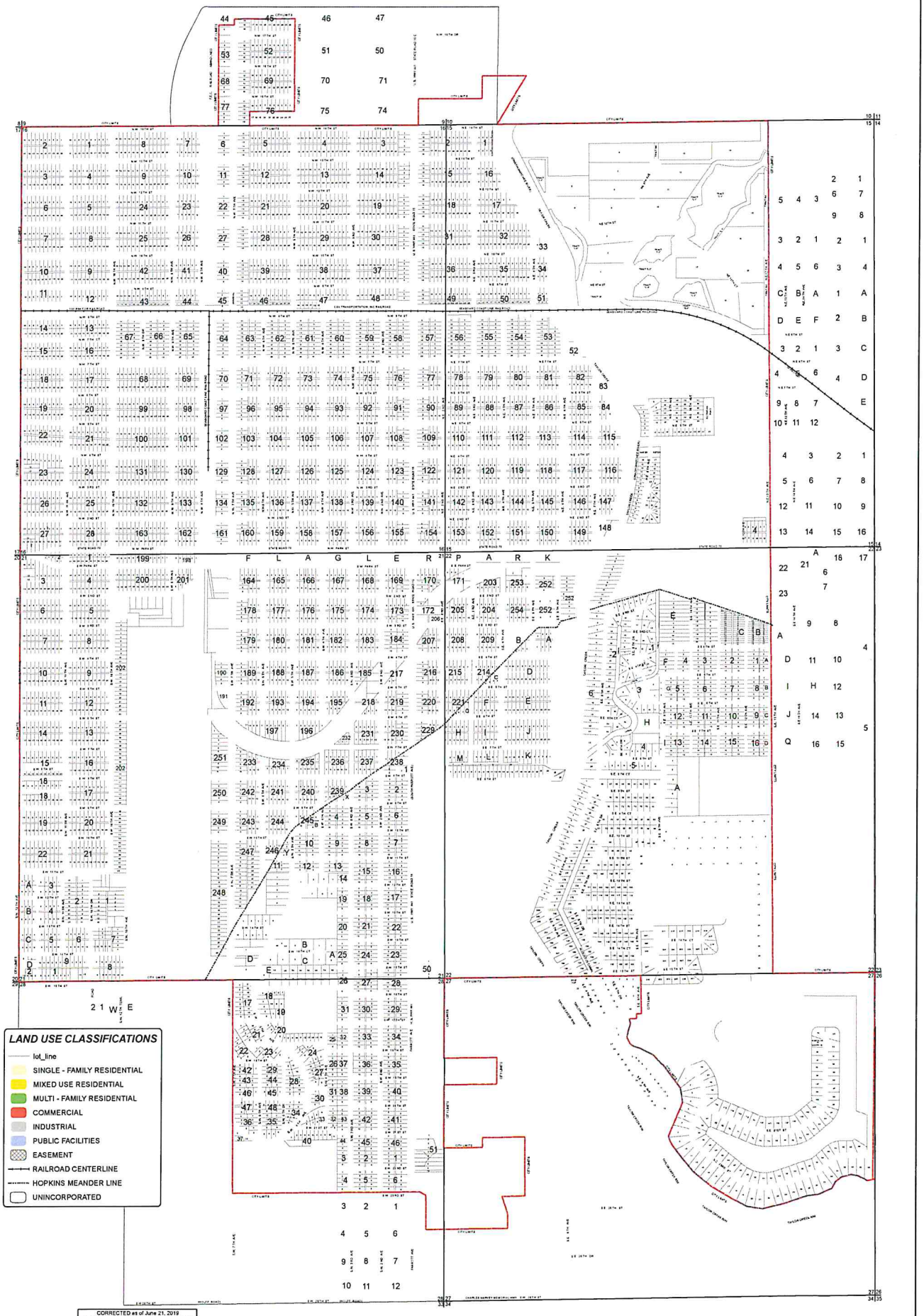


Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89

R^2= 0.82

Table E.1 Land Use Codes and Time Periods with Pass-By Data

AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	F.2	—
	29%	813 Free-Standing Discount Superstore	Weekday, PM Peak Period	F.3	F.1/F.2
	34%		Saturday, Mid-day Peak Period	F.4	F.3
	17%	814 Variety Store	Weekday, PM Peak Period	F.5	—
	26%	815 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
	34%		Saturday, Mid-day Peak Period	F.7	F.6
		816 Hardware/Paint Store	Weekday, PM Peak Period	F.8	—
	28%	820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
	36%		Saturday, Mid-day Peak Period	F.10	F.9
	51%	843 Automobile Parts Sales	Weekday, PM Peak Period	F.11	—
63%	66%	848 Tire Store	Weekday, PM Peak Period	F.12	—
	21%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	37%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	—
	42%	853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
			Weekday, PM Peak Period	F.16	F.12/F.13
	53%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
	49%	857 Discount Club	Weekday, PM Peak Period	F.18	—
	53%		Saturday, Mid-day Peak Period	F.19	—
29%	35%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	—
	44%	863 Electronics Superstore	Weekday, PM Peak Period	F.21	—
	43%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	—
49%	50%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	—
		890 Furniture Store	Weekday, PM Peak Period	F.24	—
89% Weekday		912 Drive-In Bank	Weekday, AM Peak Period	F.25	—
			Weekday, Mid-day Peak Period Weekday, PM Peak Period	F.26 F.27	— F.15
			Saturday, Mid-day Peak Period	F.28	—
		931 Quality Restaurant	Weekday, PM Peak Period	F.29	—
		932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
		934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	—
			Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Espresso Stand)	Weekday	F.33/F.34	—
58%	42%	944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	—
			Weekday, PM Peak Period	F.36	—
62%	56%	945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
			Weekday, PM Peak Period	F.38	F.19


FLAGLER PARK
LAND USE CLASSIFICATIONS
lot_line
SINGLE - FAMILY RESIDENTIAL
MIXED USE RESIDENTIAL
MULTI - FAMILY RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PUBLIC FACILITIES
EASEMENT
RAILROAD CENTERLINE
HOPKINS MEANDER LINE
UNINCORPORATED
CORRECTED as of June 21, 2019
On February 19, 2019 changes were made to the Official Comprehensive Plan Future Land Use Map. Land Use Changes thru Petition #19-001-AC, Ord.#1180 are reflected herein.
City of Okeechobee, FL
City Clerk: Lane Gamiotea

Schedule						
Symbol	Quantity	Manufacturer	Catalog Number	Description	Wattage	Lamp Height
A	8	RAB Lighting INC.	ALED3T 150– RWLED3T 150– RWLED3T 150SF– WPLED3T 150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2–PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	155.8	22'

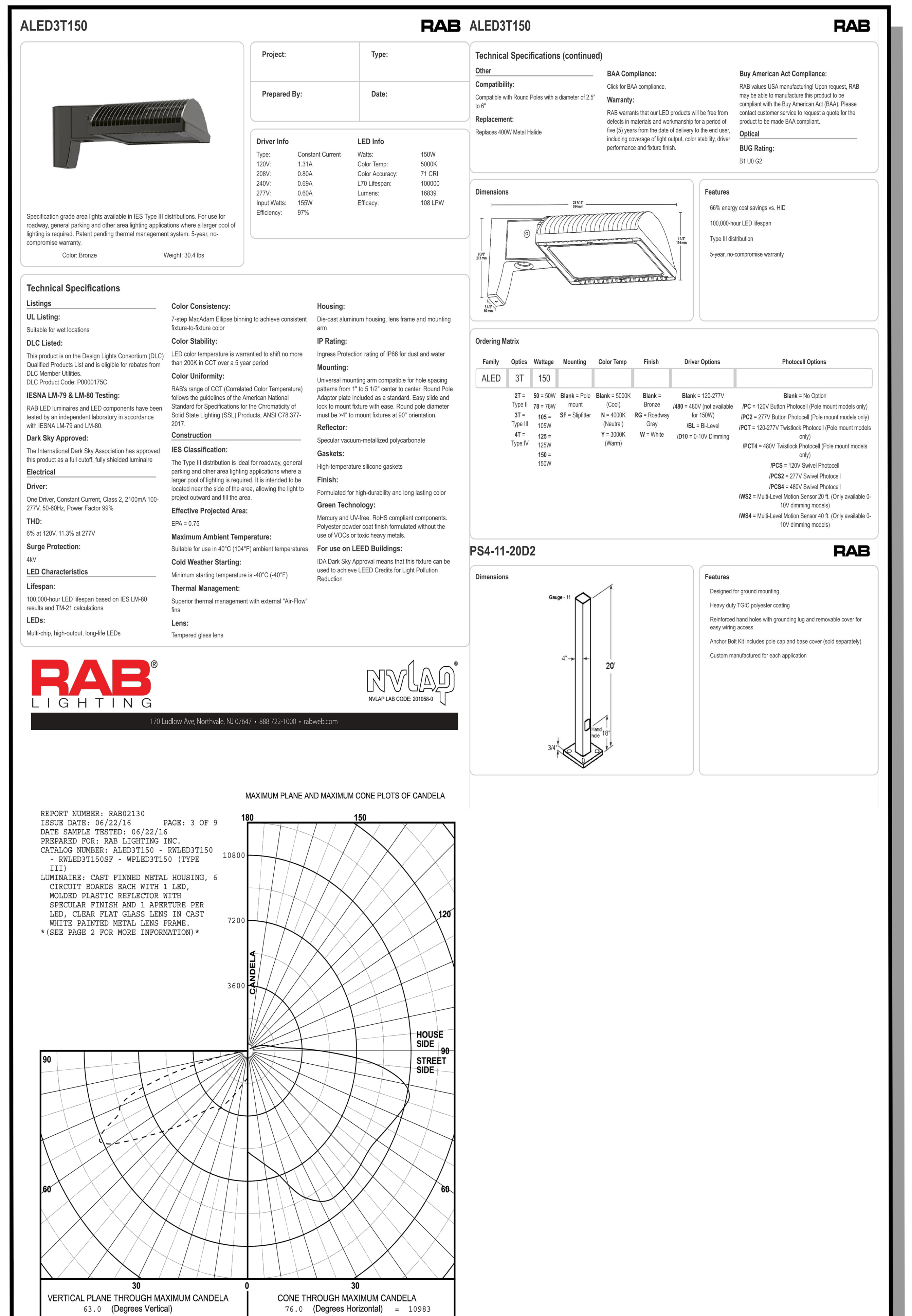
Lamp	Filename	Lumens Per Lamp	Light Loss Factor
SIX WHITE MULTI–CHIP LIGHT EMITTING DIODES (LEDS),2 LEDS TILTED 56–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 18–DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 16–DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 22–DEGREES FROM STRAIGHT AHEAD. ALED4T78V. ACTUAL PERFORMANCE MAY VARY. SPORTS, STREET, UTILITY, AUTOMOTIVE, HOTEL, ROADWAY DAMP LOCATION, WET LOCATION, OUTDOOR, COMMERCIAL	ALED3T150_D10_WS4 (1).ies	3077	1

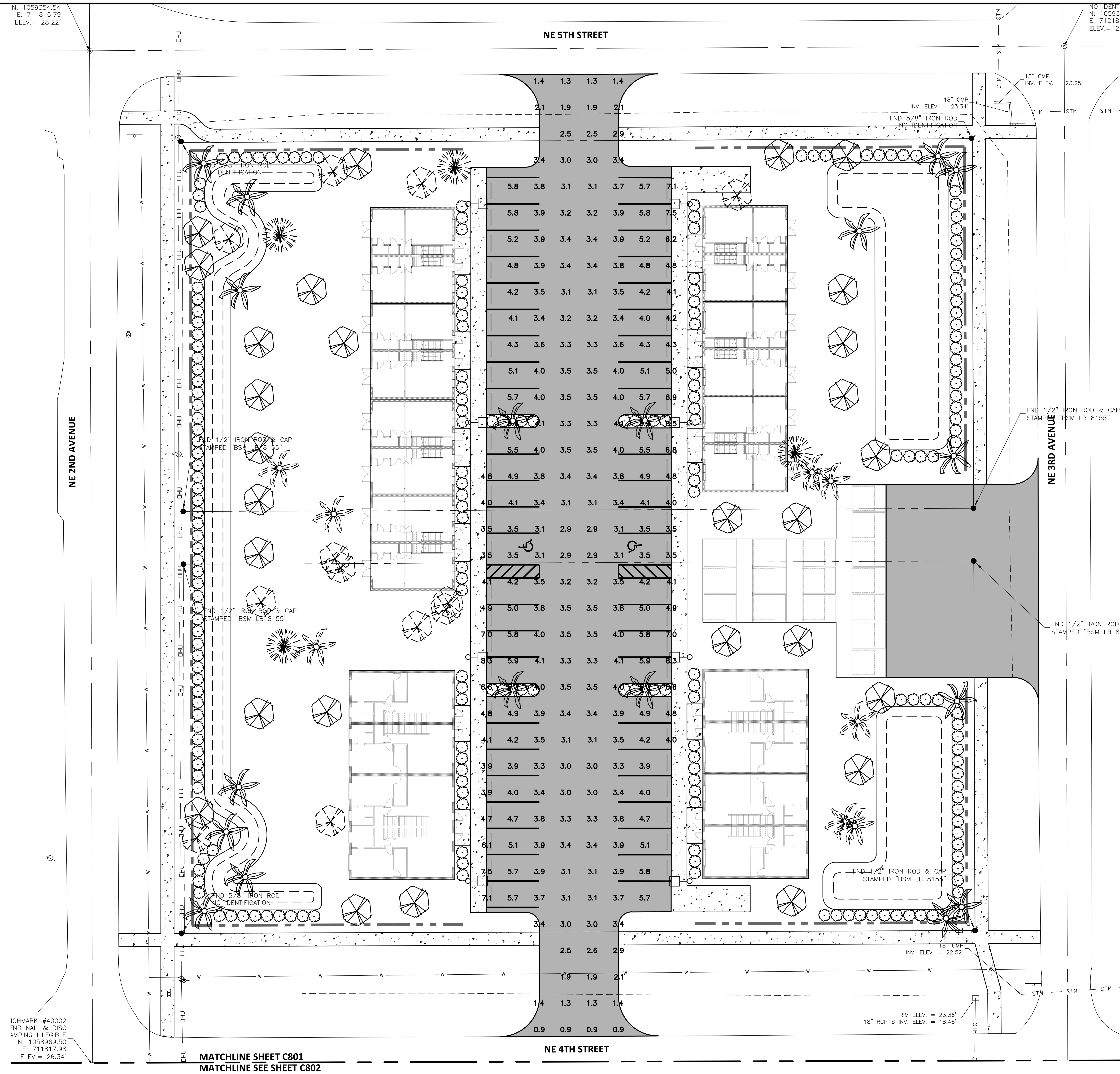
Statistics

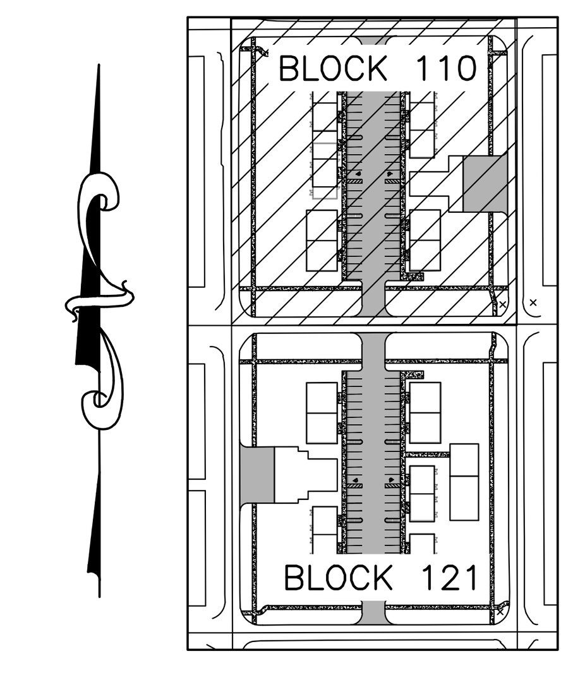
Description	Avg	Max	Min	Max/Min
Calc Zone #1	3.9 fc	8.5 fc	0.9 fc	9.7:1

NOTES

1. ALL SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE OR EXCEED A MINIMUM OF 0.50 FOOTCANDLES WITH AN AVERAGE OF 0.7 FOOTCANDLE (MAINTAINED).
2. JCP&L SHALL FIELD VERIFY ALL POLE/FIXTURE LOCATIONS IN ORDER TO ACCOMMODATE ALL UTILITIES.
3. ALL LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
4. ALL LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE TOWNSHIP OF LAKEWOOD AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
5. PHOTOMETRIC PATTERNS ARE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE AND DIRT DEPRECIATION MAY AFFECT ACTUAL RESULTS.
6. LIGHTING SHALL BE INSTALLED AND MAINTAINED BY JCP&L.
7. A MINIMUM OF 5' SHALL BE PROVIDED BETWEEN ALL STREET LIGHT POLES/PROPOSED TREES AND ALL WATER AND SANITARY SEWER INFRASTRUCTURE.

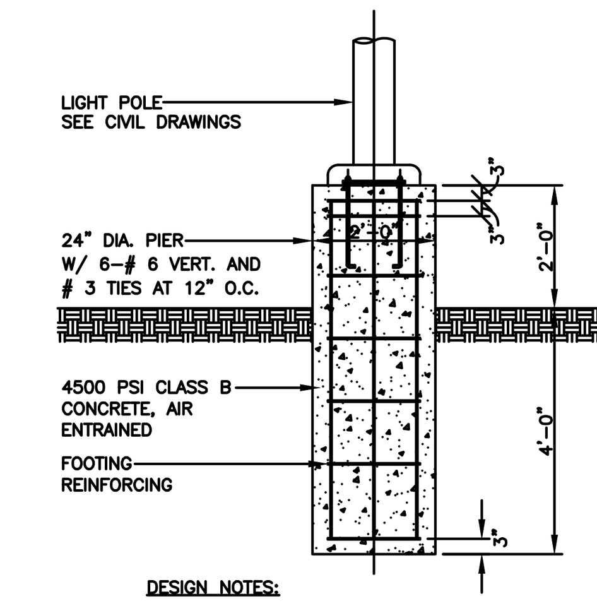






KEY MAP

SCALE: 1:250

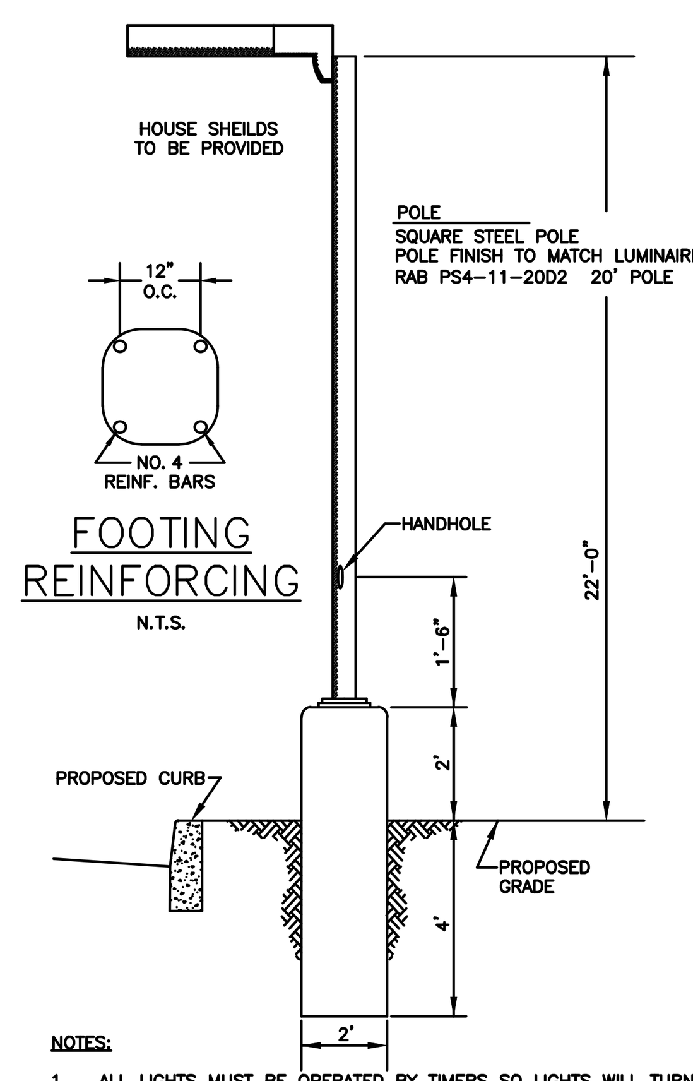


DESIGN NOTES:

1. DESIGN ULT. WIND SPEED: 130 MPH
2. HT. OF POLE, ARMS, FIXTURE = 20 FT. MAX.
3. POLE WIDTH, 4" SQ. OR 4" DIA. MAX.
4. TOTAL FIXTURE AREA: 2.0 SQ. FT. MAX.
5. TOTAL ARM AREA: 1.0 SQ. FT. MAX.
6. APPLICABLE SOIL TYPES: GRAVEL OR SAND.
7. ALL CONCRETE TO BE CLASS 'B' 4500 PSI.

LIGHT POLE FOUNDATION

N.T.S.



NOTES:

1. ALL LIGHTS MUST BE OPERATED BY TIMERS SO LIGHTS WILL TURN OFF AFTER BUSINESS HOURS.
2. ALL LEDS TO BE ADJUSTED TO PREVENT GLARE ONTO ADJACENT PROPERTIES AND RESIDENTIAL AREAS.
3. ALL CONCRETE TO BE CLASS 'B' 4500 PSI.

ON SITE LIGHT POLE AND FIXTURE DETAIL

N.T.S.

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

No.	DATE	BY	REVISIONS

GLENWOOD PARK APARTMENT COMPLEX

LOCATED IN THE CITY OF OKEECHOBEE

BLOCK 110 LIGHTING PLAN

JOB No.: 2021-014

SHEET C801 OF 21

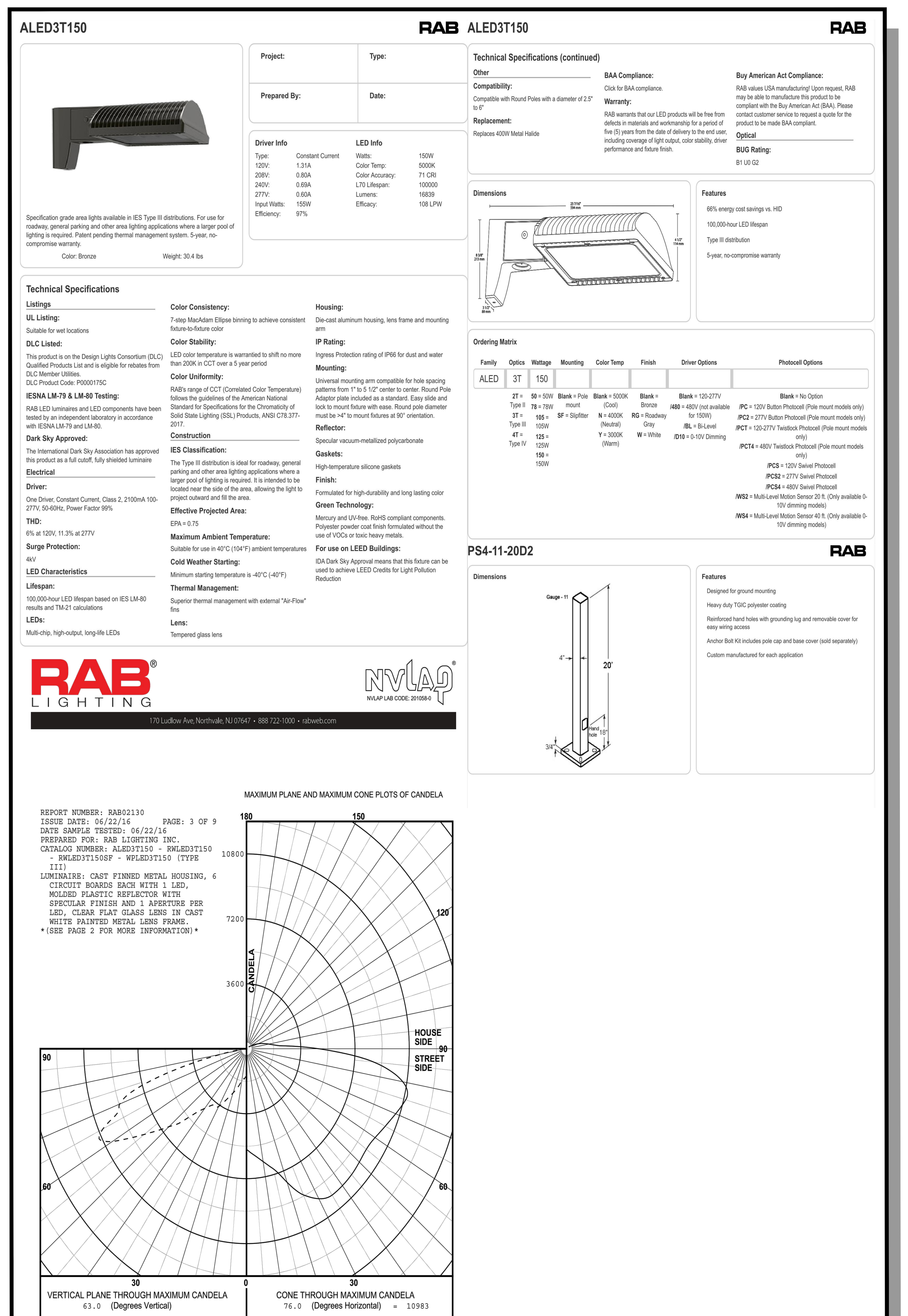
Schedule						
Symbol	Quantity	Manufacturer	Catalog Number	Description	Wattage	Lamp Height
B	8	RAB Lighting INC.	ALED3T 150–RWLED3T 150–RWLED3T 150SF–WPLED3T 150 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2–PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	155.8	22'
	Lamp			Filename	Lumens Per Lamp	Light Loss Factor
	SIX WHITE MULTI–CHIP LIGHT EMITTING DIODES (LEDS),2 LEDS TILTED 56–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 18–DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 16–DEGREES FROM STRAIGHT AHEAD, 2 LEDS TILTED 57–DEGREES FROM VERTICAL BASE–UP POSITION AND CANTED 22–DEGREES FROM STRAIGHT AHEAD. ALED4T78V. ACTUAL PERFORMANCE MAY VARY. SPORTS, STREET, UTILITY, AUTOMOTIVE, HOTEL, ROADWAY DAMP LOCATION, WET LOCATION, OUTDOOR, COMMERCIAL			ALED3T150_D10_WS4 (1).ies	3077	1

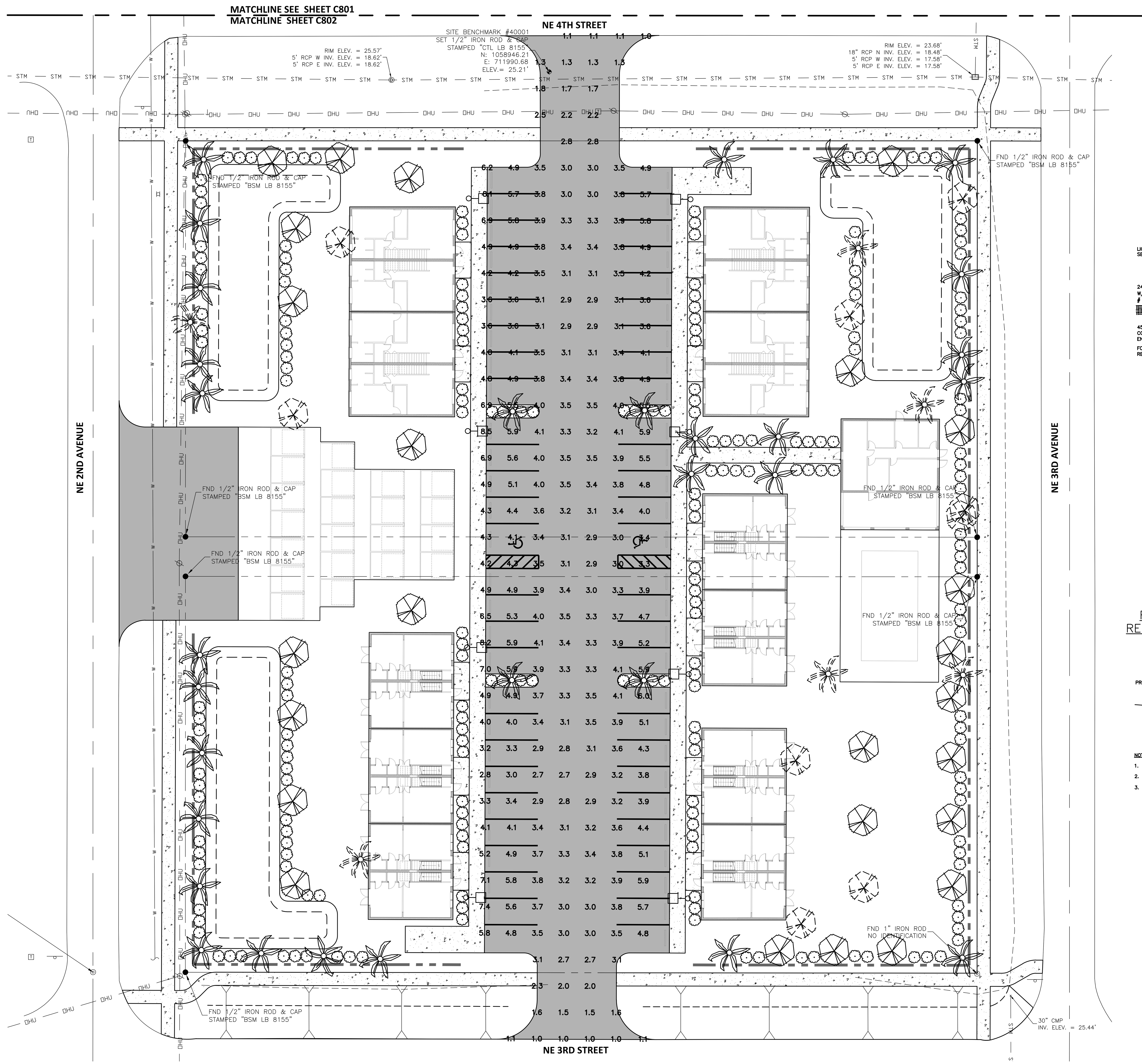
Statistics

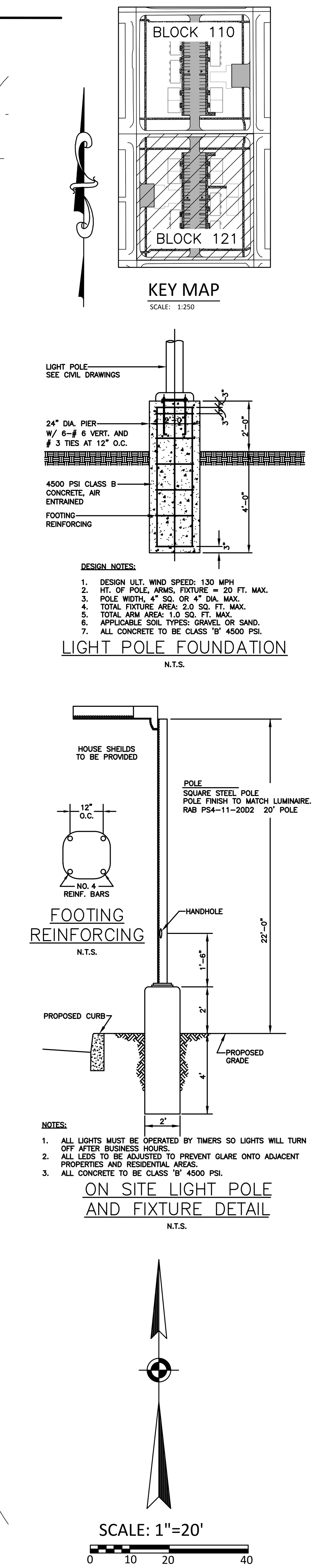
Description	Avg	Max	Min	Max/Min
Calc Zone #1	3.8 fc	8.5 fc	1.0 fc	8.7:1

NOTES

1. ALL SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE OR EXCEED A MINIMUM OF 0.50 FOOTCANDLES WITH AN AVERAGE OF 0.7 FOOTCANDLE (MAINTAINED).
2. JCP&L SHALL FIELD VERIFY ALL POLE/FIXTURE LOCATIONS IN ORDER TO ACCOMMODATE ALL UTILITIES.
3. ALL LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
4. ALL LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE TOWNSHIP OF LAKEWOOD AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
5. PHOTOMETRIC PATTERNS ARE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE AND DIRT DEPRECIATION MAY AFFECT ACTUAL RESULTS.
6. LIGHTING SHALL BE INSTALLED AND MAINTAINED BY JCP&L.
7. A MINIMUM OF 5' SHALL BE PROVIDED BETWEEN ALL STREET LIGHT POLES/PROPOSED TREES AND ALL WATER AND SANITARY SEWER INFRASTRUCTURE.







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

Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, Fl 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

No.	DATE	BY	REVISIONS

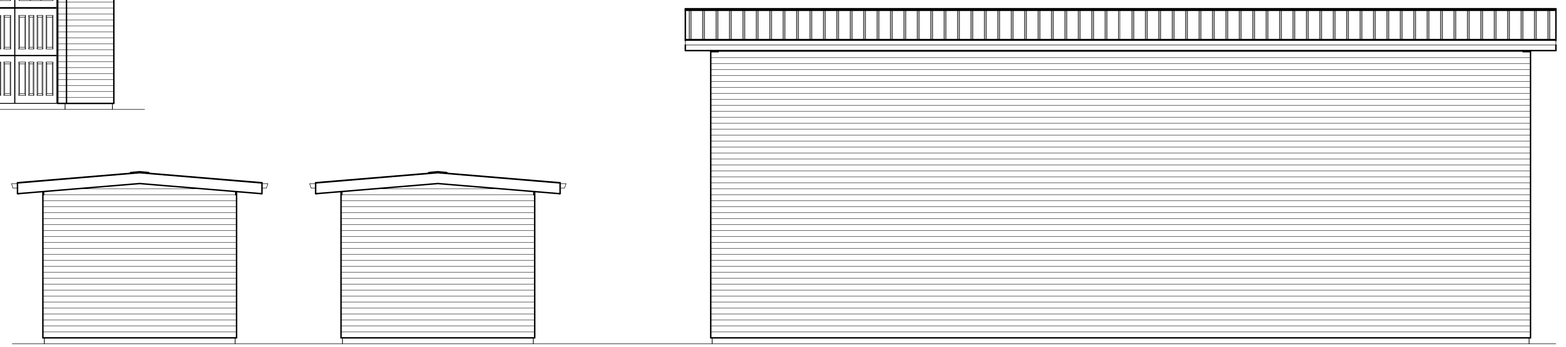
GLENWOOD PARK APARTMENT COMPLEX
LOCATED IN THE CITY OF OKEECHOBEE

BLOCK 121 LIGHTING PLAN

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call of Florida, Inc. 811

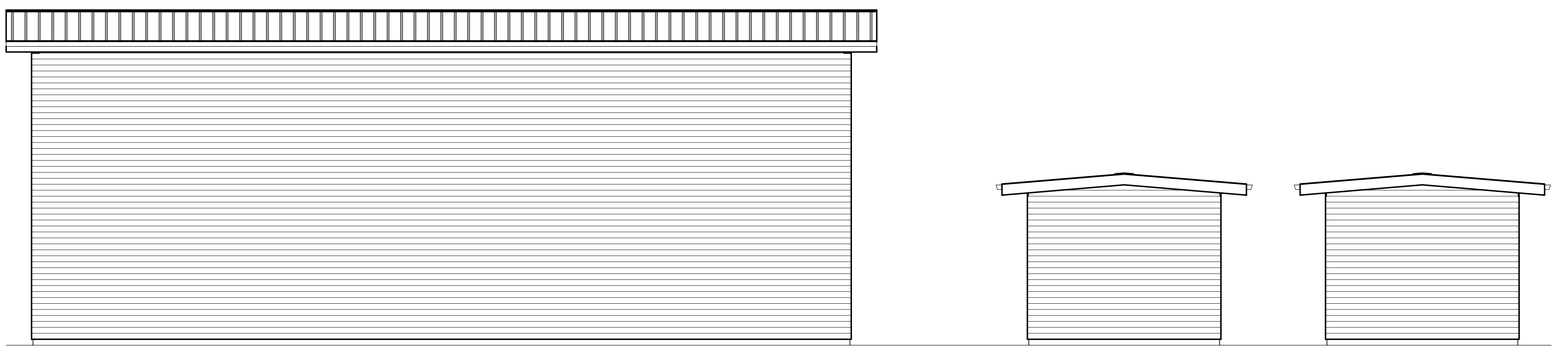
JOB No.: 2021-014
SHEET C802 OF 21

FRONT ELEVATION
SCALE:1/4"=1'



RIGHT SIDE ELEVATION
SCALE:1/4"=1'

REAR ELEVATION
SCALE:1/4"=1'



LEFT SIDE ELEVATION
SCALE:1/4"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

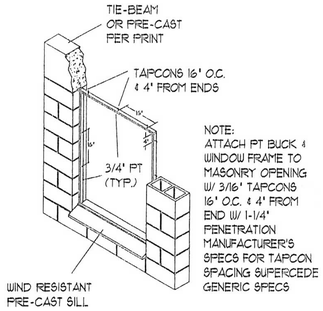
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/6/2022

SCALE:

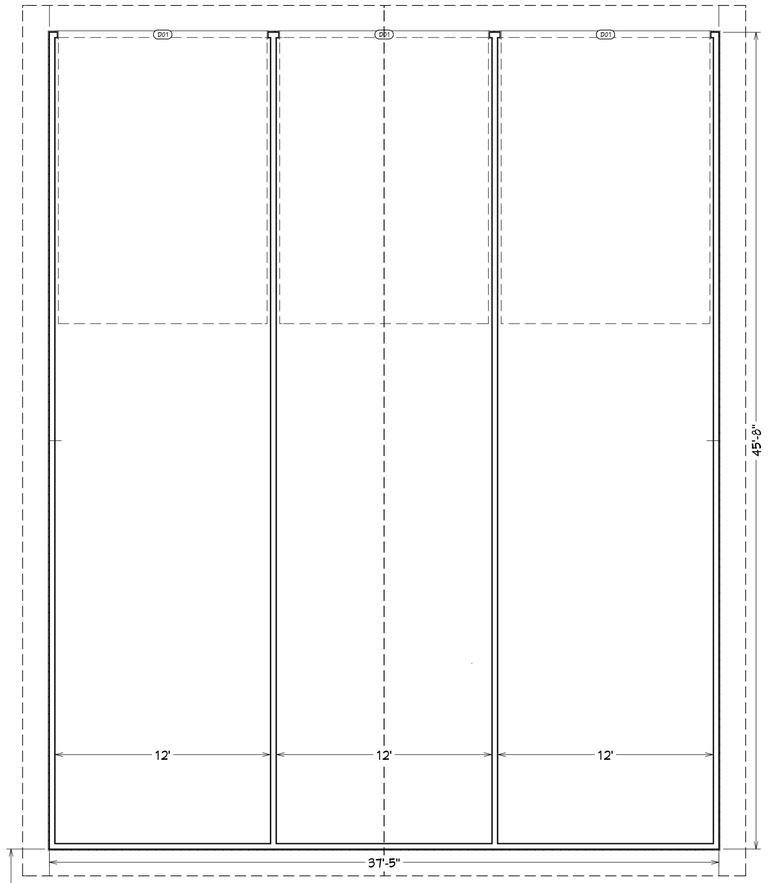
SHEET:
A-1



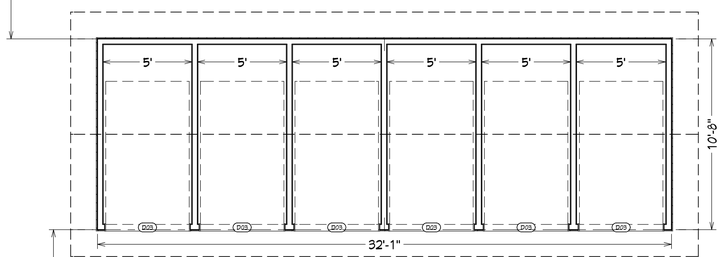
NOTE:
ATTACH PT BUCK & WINDOW FRAME TO MASONRY OPENING W/ 3/16' TAPCONS 16' O.C. & 4' FROM END W/ 1-1/4' PENETRATION MANUFACTURER'S SPECS FOR TAPCON SPACING SUPERCEDE GENERIC SPECS

WINDOW BUCK DETAILS

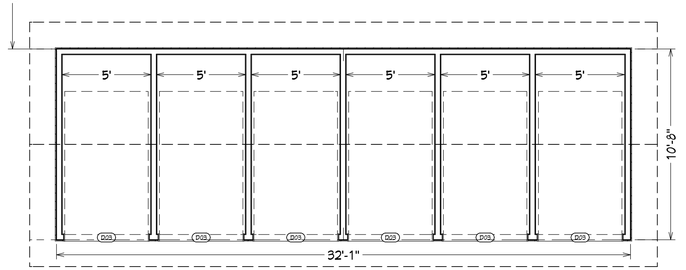
DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
D01	118160	3	1	192 "	140 "
D02	11880	3	1	96 "	140 "
D03	4880	24	1	96 "	56 "



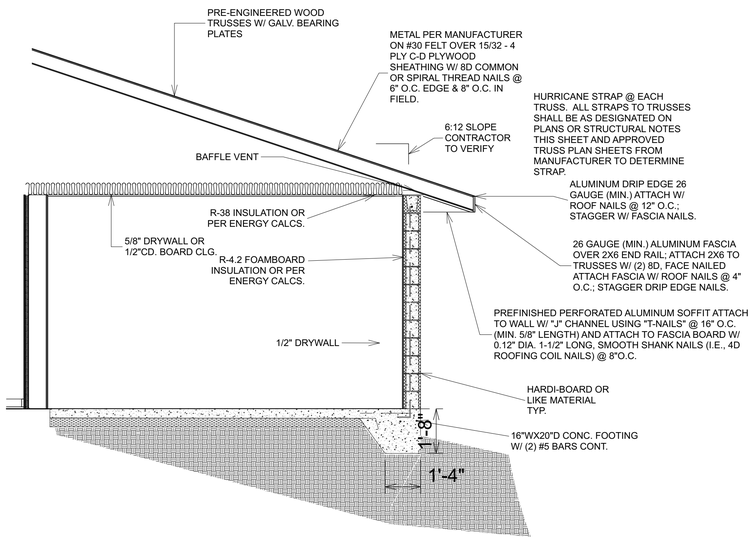
TOTAL 1,709 SF



TOTAL 342 SF



TOTAL 342 SF



TYPICAL WALL SECTION
SCALE:3/8"=1'

FLOOR PLAN
SCALE:1/4"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:

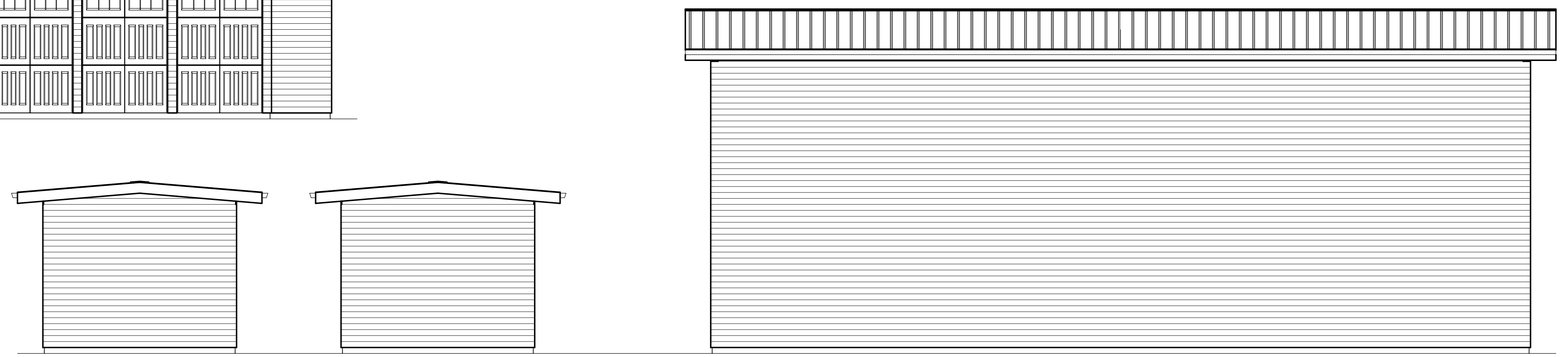
DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266

DATE:
6/6/2022

SCALE:

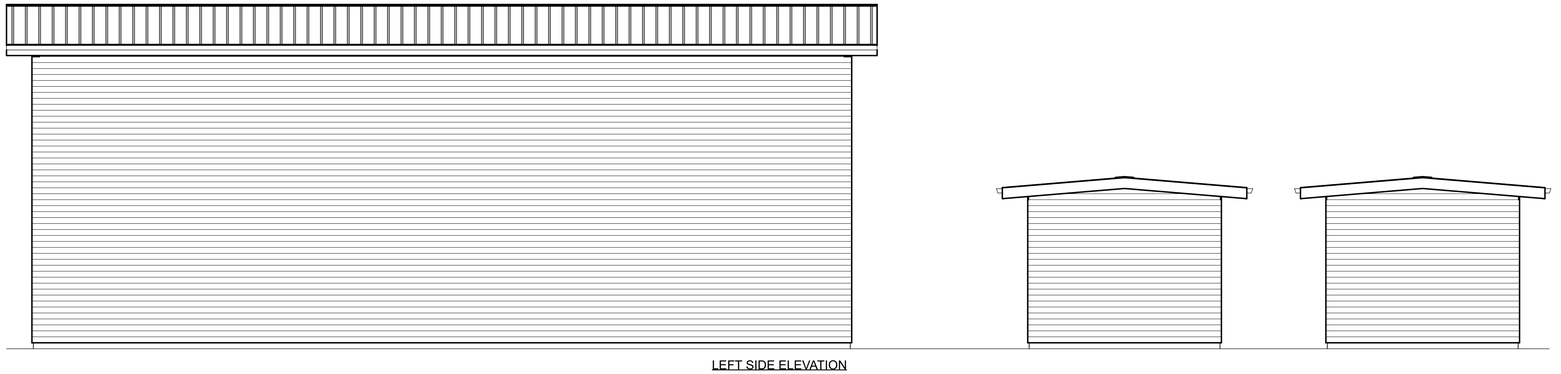
SHEET:
A-3

FRONT ELEVATION
SCALE:1/4"=1'



RIGHT SIDE ELEVATION
SCALE:1/4"=1'

REAR ELEVATION
SCALE:1/4"=1'



LEFT SIDE ELEVATION
SCALE:1/4"=1'

RONALD M. HAY JR. P.E.
FL#69163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION PLAN

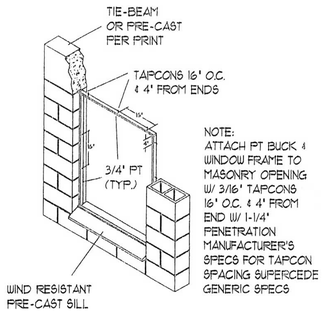
PROJECT DESCRIPTION:
-

DRAWINGS PROVIDED BY:
RONALD M. HAY JR., P.E.
118 N. BREVARD AVE.
ARCADIA, FL 34266
, -

DATE:
6/6/2022

SCALE:

SHEET:
A-1



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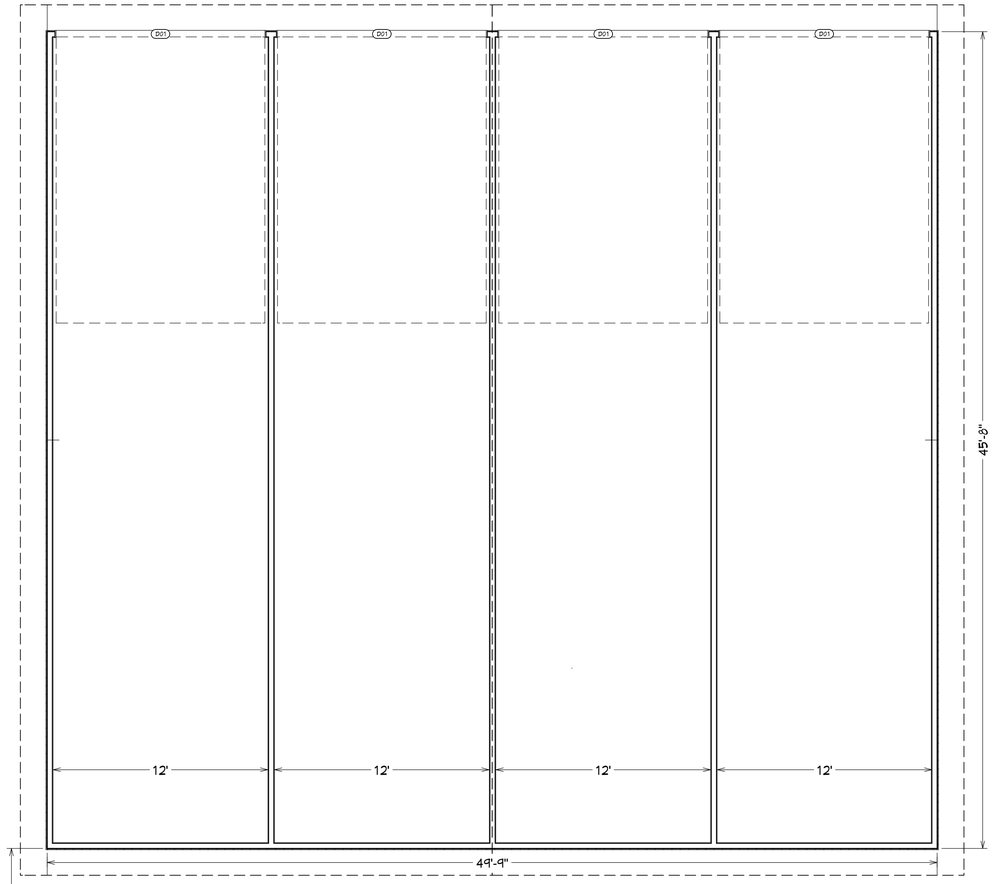
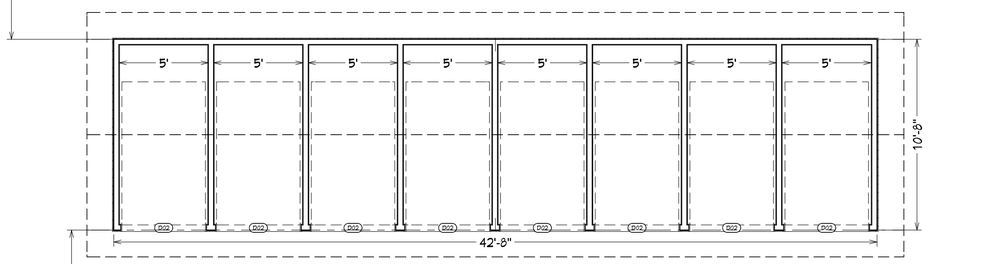
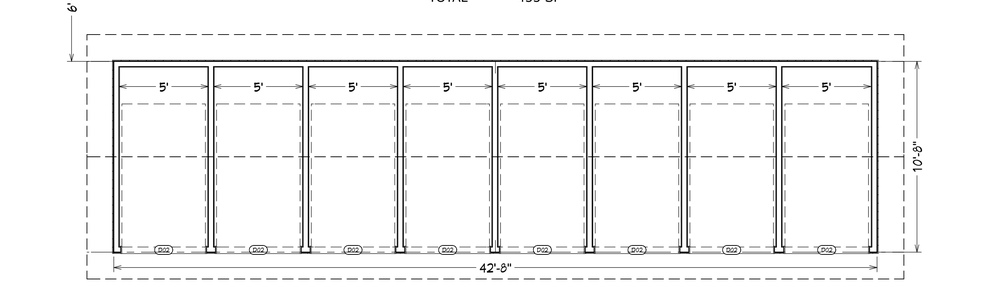


TOTAL 2,272 SF

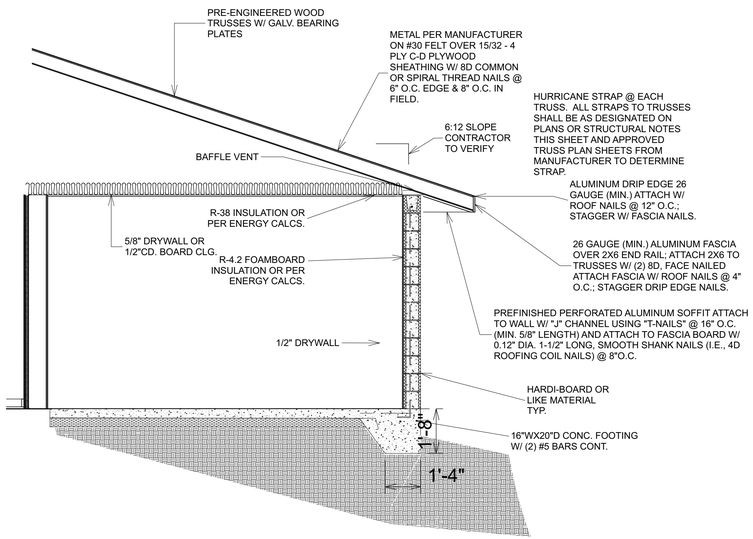


TOTAL 455 SF



TOTAL 455 SF

FLOOR PLAN
SCALE:1/4"=1'



TYPICAL WALL SECTION
SCALE:3/8"=1'

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SCALE:

SHEET:
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