



City of Okeechobee
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974
December 16, 2021
LIST OF EXHIBITS

Draft Minutes

November 18, 2021, Summary of Committee Action

Exhibit 1

Staff Report/Application for Site Plan Review
Application No. 21-007-TRC

Construction Plans



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
NOVEMBER 18, 2021
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, November 18, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation and Pledge of Allegiance was led by City Administrator Gary Ritter.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Police Chief Donald Hagan, and Public Works Director David Allen. City Planning Consultant Jim LaRue, Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. Fire Chief Herb Smith, Okeechobee County Fire Rescue Captain Justin Hazellief, Okeechobee Utility Authority Executive Director John Hayford, City Attorney Gloria Velazquez, Okeechobee County Environmental Health Director Victor Faconti and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Building Official Newell, seconded by Police Chief Hagan to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Public Works Director Allen, seconded by Building Official Jeffery Newell, to dispense with the reading and approve the October 21, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

- A. Site Plan Review Application No. 21-006-TRC, Parking Reduction Application for the commercial building on 0.654 acres located at 804 North Parrott Avenue.
 - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval of this request to allow a reduction of the onsite parking to 19 required spaces.
 - 2. Building Official Newell inquired as to whether the employees could park in the rear of the building to allow spaces for the public in the front. Chairperson Ritter commented he would like to in the future address some of the parking issues to make it friendlier for the growing community.
 - 3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. Mrs. Clark commented there were only two employees that parked in the front of the building. She wishes the City would consider reviewing the entire parking ordinance so that maybe these types of situations could be reviewed administratively on a case by case basis.
 - 4. No public comments were offered.
 - 5. Chairperson Ritter disclosed he has spoken to Mrs. Clark regarding the proposed project.
 - 6. Motion by Police Chief Hagan, seconded by Public Works Director Allen to approve Site Plan Review Application No. 21-006-TRC, as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval]. **Motion Carried Unanimously.**

VI. Chairperson Ritter adjourned the meeting at 10:21 A.M.

Submitted by:

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.



Staff Report Site Plan Review:

Prepared for: The City of Okeechobee

Applicant: Trulieve

Address: 1300 N Parrott Avenue

Parcel ID: 3-15-37-35-0010-00020-0170

Petition No.: 21-007-TRC

Description: Parking Lot and Drainage Facility for Existing Building



General Information

Owner	TRS Okeechobee, LLC 100 S Ashley Drive, Suite 200 Tampa, FL 33602
Applicant	Trulieve
Contact Person	Steven L. Dobbs 1062 Jakes Way Okeechobee, FL 34974
Contact Email Address	sdobbs@stevedobbsengineering.com
Contact Phone Number	863.634.0194
Site Address	1300 N Parrott Avenue
Parcel Identification	3-15-37-35-0010-00020-0170
<p>For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City’s website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html</p>	

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	Heavy Commercial	Heavy Commercial
Use of Property	Husain Clinic and Parking	Parking and Drainage Facility for Medical Marijuana Dispensary
Acreage	1.11 acres	0.42 acres

Future Land Use, Zoning and Existing Uses on Surrounding Properties

North	Future Land Use	Commercial
	Zoning District	Heavy Commercial and Light Commercial
	Existing Land Use	Vacant
East	Future Land Use	Commercial
	Zoning District	Light Commercial
	Existing Land Use	Vacant
South	Future Land Use	Commercial and Single Family Residential
	Zoning District	Heavy Commercial and Holding
	Existing Land Use	Vacant
West	Future Land Use	Commercial
	Zoning District	Heavy Commercial
	Existing Land Use	Medical Office

General Description

The Applicant is proposing to construct a parking lot on the east half of the existing lot and a drainage facility for the new parking area.

The subject site is located at 1300 N Parrott Avenue with a total land area of 1.11 acres containing a 2,250 sqft medical clinic building and parking. The project being reviewed is an additional parking lot and drainage facility on 0.42 acres to the east of the existing building to accommodate a medical marijuana use in the existing medical clinic facility.

Following is the Staff analysis of the project’s consistency with the various City requirements and regulations. Instances where the Staff believes the submission to be deficient are highlighted.

Adequacy of Public Facilities

POTABLE WATER AND SANITARY SEWER: Service will be provided by the Okeechobee Utility Authority. There should not be any increase of these services needed for the proposed project.

SOLID WASTE DISPOSAL: Service will be provided by Waste Management. There will not be any new capacity impact created by this parking lot use.

DRAINAGE: Plans have been provided by the applicant to construct the parking lot on 0.42 acres. They will provide completed drainage and a dry detention area. To control the runoff produced by the improvements a dry detention will be used to collect the runoff from the improvements by inlet drainage and pipe to the dry detention to be discharged into the existing ditch at 13th Street.

TRAFFIC GENERATION, ACCESS, EGRESS, AND INTERNAL CIRCULATION: The parking lot is not being required, it is primarily an overflow area. A traffic impact study therefore is not being requested of the applicant.

Compatibility With Adjacent Uses

The land use and zoning for this entire parcel is Commercial Future Land Use and Heavy Commercial Zoning. Properties to the north, west and east are also designated as Commercial land use. Property to the south is Commercial and Single Family. The parking lot and drainage facility are decidedly compatible with the surrounding neighborhood.

Compliance with Land Development Codes

Regulation	Required	Provided
Min Lot Area §90-285(1)	Area: 6,250 square feet Width: 50 feet	0.42 acres
Min FY Setback §90-285(2)a	20'	N/A
Min SY Setback §90-285(2).	8'	N/A
Min RY Setback §90-285(2)a	10'	N/A
Max Lot Coverage §90-285(3)	50%	N/A
Max Impervious Surface §90-285(3)	85%	75%
Max Height §90-285(4)	45'	N/A
Min parking space dimensions §90-511(b)	9' by 20'	9' by 18'
Min Loading space dimensions §90-511(c)	At least 10' wide by 30' long w/14' vertical clearance.	N/A
Minimum Driveway Width §90-511(d)(2)	24' wide drive for spaces between 75° and 90°.	24'
Paved Parking §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Paved Space Access §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	In compliance

Regulation	Required	Provided
Paved Area Safety §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic hazards.	In compliance
Paved Area Safety §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	In compliance
Paved Area Safety §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident	N/A
Paved Area Safety §90-511(e)(5)	No parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	In compliance
Min Number of Off-street Parking Spaces §90-512(2)	1 per 300 square feet of floor area service.	N/A
Min number of Off-street Loading spaces §90-513(2)	1 for 5,000 to 25,000 square feet floor area.	N/A
Min number of ADA parking spaces	Parking facilities of less than 50 cars, at least one accessible parking space should be provided in every parking facility.	In compliance ADA requirement met on existing lot
Min ADA parking space dimensions Florida Accessibility Code §502	12' by 20' with a 5' wide access aisle	
Min Landscaping §90-532	At least one tree and three shrubs shall be planted for every 3,000 square feet of lot area, excluding areas of existing vegetation which are preserved.	Not indicated
Landscaping for parking and Vehicular use areas §90-533(1)	18 sf of landscaping required per required parking space.	In compliance

Regulation	Required	Provided
Landscaping for parking and Vehicular use areas § 90-533(2)	One tree per 72 sf of required landscape area $306 \div 72 = 4$ required trees	In compliance
Landscaping for parking and Vehicular use areas § 90-533(3)	Shade trees shall be planted at no more than 20 feet on centers	Not indicated
Landscaping for parking and Vehicular use areas § 90-533 (4)	A minimum two feet of landscaping shall be required between vehicular use areas and on-site buildings and structures, except at points of ingress and egress.	N/A
Landscaping for parking and Vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	Not indicated
Landscaping for parking and Vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	N/A
Landscaping for parking and Vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Not indicated
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	In compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance
Landscape buffer areas §90-534(2)	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer	Not indicated
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	Not indicated

Regulation	Required	Provided
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	In compliance
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services (in accordance with §90-543).	In compliance
Shade §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	In compliance
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	In compliance Wheel stops provided
Drought tolerance §90-540(b)	Plants required to be installed shall be selected from the South Florida Water Management District's Xeriscape Plant Guide.	In compliance
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	In compliance
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	In compliance
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	In compliance
Sidewalks §78-36(a)(1)	Sidewalks required adjacent to right-of-way	N/A


Regulation	Required	Provided
Photometric Plan §78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	In compliance

Recommendation

Based on the foregoing analyses, we recommend that approval of this site plan be conditional upon the following criteria being met prior to issuance of any building permits:

1. The Applicant must adhere to all landscape requirements.
2. Parking spaces need to meet 9' by 20' standard.
3. Drainage requirements must meet the approval of the Public Works Director.

Submitted by:

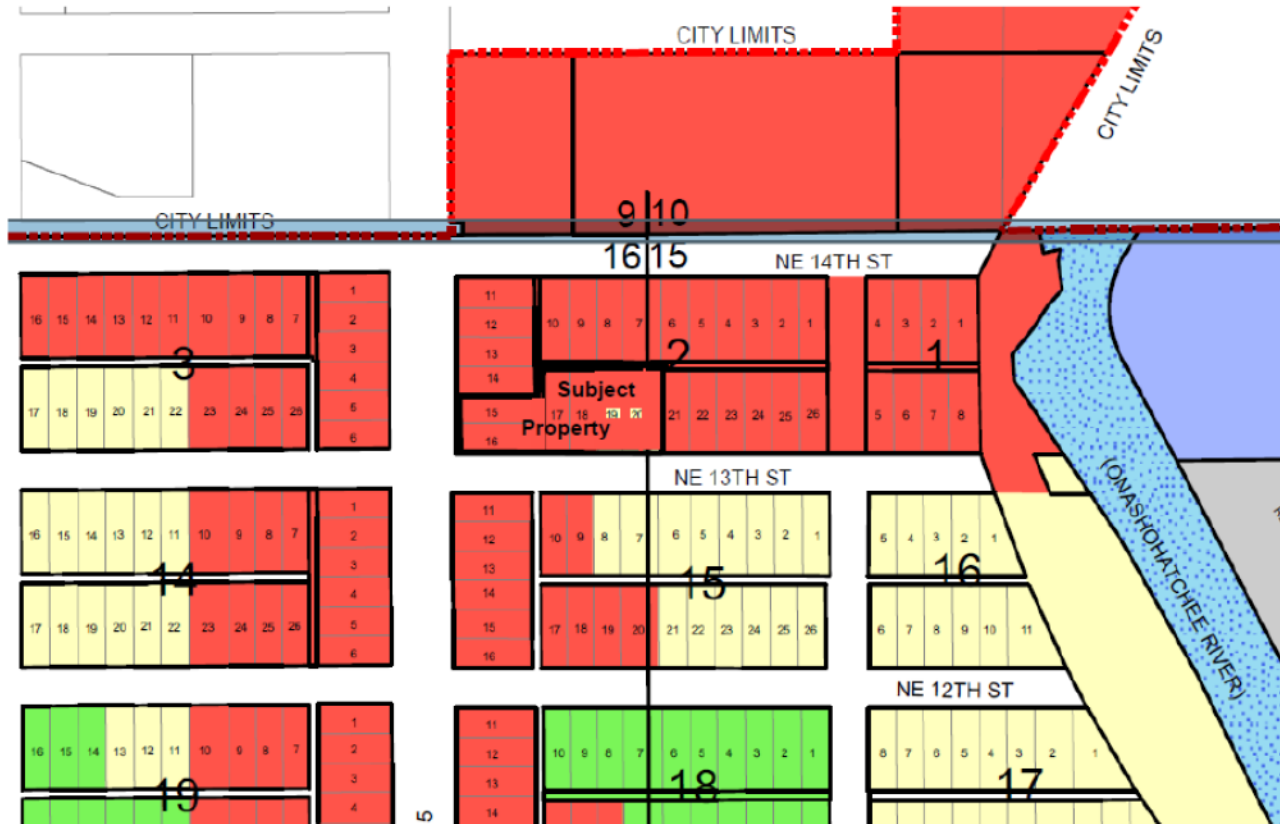


James G. LaRue, AICP
President

Submitted: December 6, 2021

TRC Hearing date: December 16, 2021

FUTURE LAND USE Subject Site and Environs



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

ZONING Subject Site and Environs



ZONING


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

EXISTING LAND USE
Subject Site and Environs



CITY OF OKEECHOBEE

Application for Site Plan Review

	City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received	Nov. 2, 2021
		Application No.	21-007-TRC
		Fee Paid:	1,033.30
		Receipt No.	54691
		Hearing Date:	12-16-21

APPLICANT INFORMATION

1	Name of property owner(s): TRS Okeechobee, LLC
2	Owner mailing address: 100 S Ashley Drive, Suite 200, Tampa, FL 33602
3	Name of applicant(s) if other than owner: Trulieve
4	Applicant mailing address: Trulieve
5	Name of contact person (state relationship): Steven L. Dobbs
6	Contact person daytime phone(s) and email address: 863-634-0194 - sdobbs@stevedobbsengineering.com
7	Engineer: Name, address, phone number and email address: Steven L. Dobbs - 1062 Jakes Way, Okeechobee, FL 34974 863-634-0194 - sdobbs@stevedobbsengineering.com
8	Surveyor: Name, address, phone number and email address: BSM and Associates - 80 SE 31st Lane, Okeechobee, FL 34974 - 863-484-8324 - ricky.barnes@bsmsurvey.com

PROPERTY and PROJECT INFORMATION

9	Property address/directions to property: 1300 NE Parrott Avenue, OKEECHOBEE, FL 34972. HWY 441 NORTH, North on 441 from SR 70 1 mile on right.
10	Parcel Identification Number 3-15-37-35-0010-00020-0150 ⁷ (Due to Joinder of the following parcels)
11	Current Future Land Use designation: Commercial 3-15-37-35-0010-00020-0150 3-15-37-35-0010-00020-0150A
12	Current Zoning district: Heavy Commercial 3-15-37-35-0010-00020-0170 3-15-37-35-0010-00020-0190
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. This project is going to construct a parking lot on the east half of the existing lot with an existing 2,250 sf building and a drainage facility for the new parking area.
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. 2,250 sf Medical Clinic and parking. See S. Dobbs letter, 11-1-2021, Convert Hussain Clinic into medical marijuana Dispensary
15	Total land area in square feet (if less than two acres): _____ or acres: 1.11
16	Is proposed use different from existing or prior use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CITY OF OKEECHOBEE
Application for Site Plan Review

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

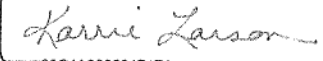
ATTACHMENTS REQUIRED FOR ALL APPLICATIONS

✓ 20	Applicant's statement of interest in property. Lessee
✓ 21	One (1) copy of last recorded warranty deed. 10/7/2021
— 22	Notarized letter of consent from property owner (if applicant is different from property owner).
✓ 23	Three (3) sealed boundary and topographic, "as is" surveys (one to be no larger than 11 x 17) of the property involved including: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of site and parcel number c. Computation of total acreage to nearest tenth of an acre
✓ 24	Two (2) sets of aerials of the site.
✓ 25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included).
N/A 26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
✓ 27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
✓ 28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71(A)(5)).
✓ 29	Three (3) copies of sealed drainage calculations.
✓ 30	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
✓ 31	USB flash drive of application and attachments.
32	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre. NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges – When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.

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


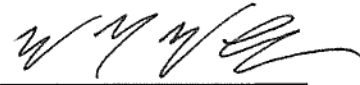
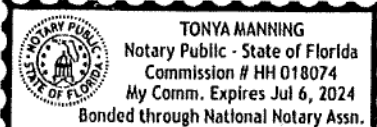
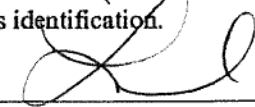
Confirmation of Information Accuracy

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

 Karrie Larson 11/2/2021
 Signature Printed Name Date

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

CITY OF OKEECHOBEE
 55 SE 3RD AVENUE
 OKEECHOBEE, FL 34974
 TELE: 863-763-3372 FAX: 863-763-1686
LAND USE POWER OF ATTORNEY

Name of Property Owners: TRS OKEECHOBEE LLC		
Mailing Address: c/o Tidal Retail Services LLC PO BOX 173001, TAMPA, FL 33672		
Home Telephone:	Work: 813-472-7759	Cell:
Property Address: 1300 N. Parrott Ave., Okeechobee, FL 34972		
Parcel ID Number: 3-15-37-35-0010-00020-0150 3-15-37-35-0010-00020-015A 3-15-37-35-0010-00020-0170 3-15-37-35-0010-00020-0190		
Name of Applicant: Karrie Larson/Eric Powers - Trulieve, Inc.		
Home Telephone:	Work: 850-391-4620	Cell:
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>10th</u> DAY OF <u>NOV</u> 20<u>21</u>.</p>		
 _____ OWNER	 _____ WITNESS	
_____ OWNER	_____ WITNESS	
STATE OF FLORIDA COUNTY OF <u>Hillsborough</u>		
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>10th</u> day of <u>NOV</u> , 20 <u>21</u> , by <u>Robert H. Gidel, Jr.</u> , <small>(Name of Person)</small> who is personally known to me or produced _____ as identification.		
 <p>TONYA MANNING Notary Public - State of Florida Commission # HH 018074 My Comm. Expires Jul 6, 2024 Bonded through National Notary Assn.</p>		 _____ NOTARY PUBLIC SIGNATURE



Trulieve

May 7, 2021

RE: Trulieve, Inc. – Authorization to Sign

To whom it may concern:

On behalf of Trulieve, Inc., please be advised that Karrie Larson, in her capacity as National Director of Real Estate, is hereby authorized to sign, apply for, or otherwise facilitate Trulieve's notices of commencement, building permits, business use permits, certificates of occupancy, applications for new service of utilities, and Business Tax Receipts. Her identity can be confirmed with her Florida driver license or Trulieve employee badge.

If you have any questions or concerns, please feel free to contact me at (770) 330-0831.

Sincerely,

DocuSigned by:

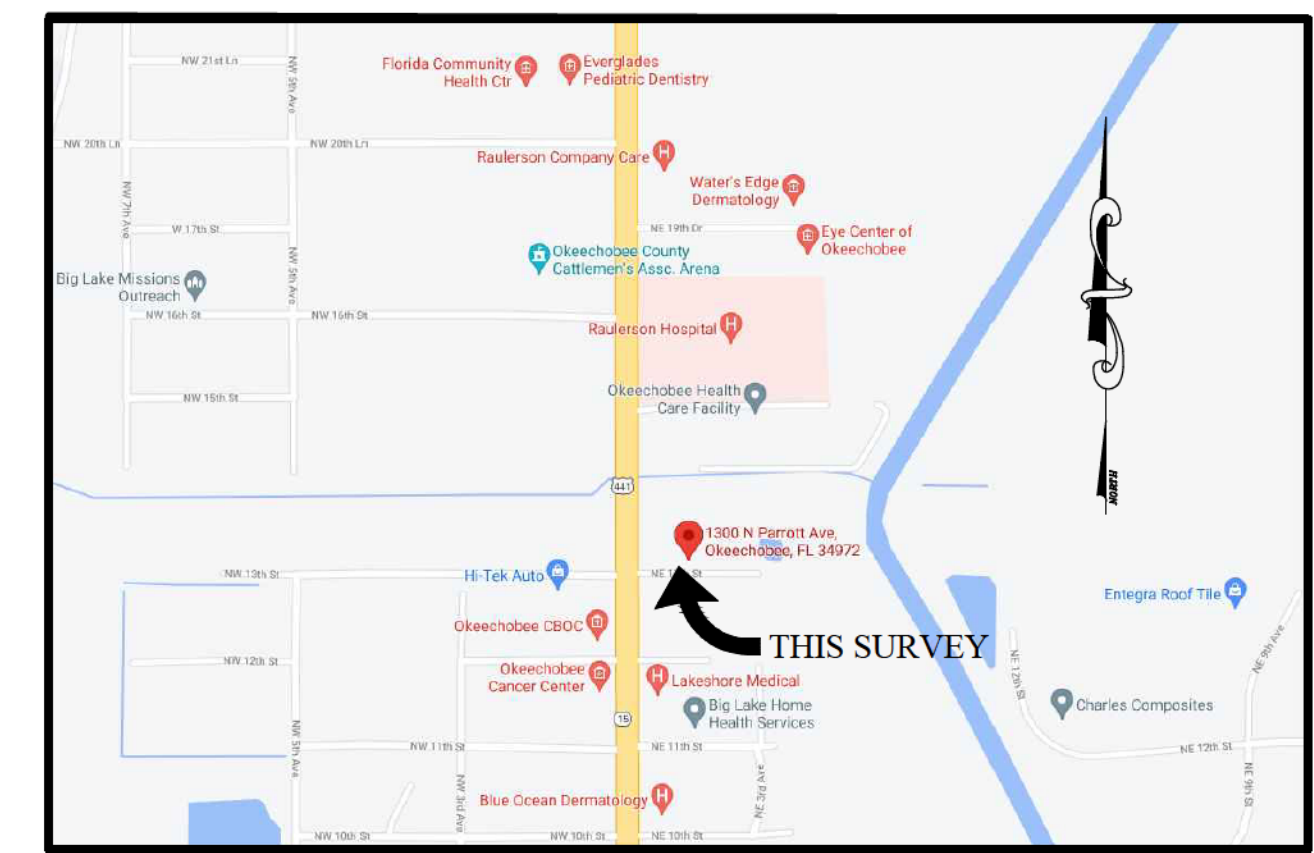
05E9E18E08924CA...

Eric Powers
Chief Legal Officer and Corporate Secretary

EP/kl

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 15
TOWNSHIP 37 SOUTH
RANGE 35 EAST



LOCATION MAP:
(NOT TO SCALE)

B.S.M
& ASSOCIATES

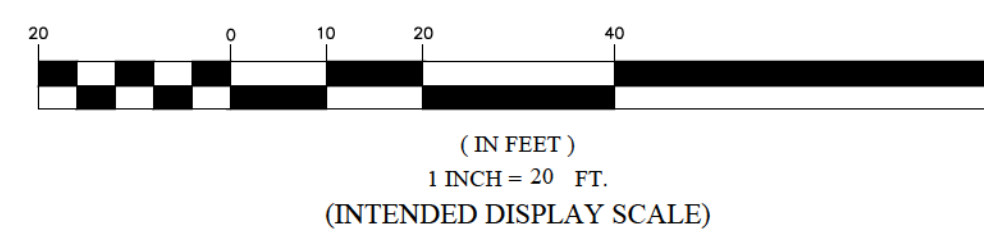
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324



LEGEND:

- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- O/U OVERHEAD UTILITY
- ELEV. ELEVATION
- FND FOUND
- INV. INVERT
- CMP CORRUGATED METAL PIPE
- F.F.E. FINISH FLOOR ELEVATION
- (F) FIELD
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- ID IDENTIFICATION
- UTILITY POLE
- ▲ LIGHT POLE
- ▲ FLOOD LIGHT
- ▲ EXISTING ELEVATION
- WATER METER

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 15, 16, 17, 18, 19 AND 20 OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA . .

TOGETHER WITH:

ALL THAT PART OF THE VACATED ALLEY ADJOINING THE EAST LINE OF LOTS 15 AND 16 AND ADJOINING THE WEST LINE OF LOT 17 AND ALL THAT PART OF THE EAST HALF OF SAID VACATED ALLEY ADJOINING THE EAST LINE OF LOT 14 AND THE WEST LINE OF LOT 17, BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA . .

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS JUNE 18, 2021.
2. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.05(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 SOUTH LINE OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA, SAID LINE BEARS S 89°48'02" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETTIC SURVEY (NGS) CONTROL POINT "A 563 X" HAVING A PUBLISHED ELEVATION OF 23.99' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
7. 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.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND/OR SHOWN PER PLAT.
11. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
12. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0415C, 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) CUSHMAN & WAKEFIELD
- 2) SUMNER ENGINEERING & CONSULTING, INC.

FOR THE FIRM:
BSM & ASSOCIATES, INC.

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

DATE	BY:	REVISIONS:
CAD E:\My Drive\BSM & ASSOCIATES, INC.\2021\21-247 BND-TOPO 1300 N PARROT AVE\DRAWING\		
REF E:\My Drive\BSM & ASSOCIATES, INC.\2021\21-247 BND-TOPO 1300 N PARROT AVE\DRAWING\MG01		
FLD HW, DF	BSM /RSD	DATE 06/18/21
OFF BHM		DWG 21-247 SURVEY
CKD REB		SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
 1300 N. PARROT AVE.
 OKEECHOBEE, FLORIDA 34972

Okeechobee County
Water Management Report
Site Plan/Stormwater Application
for
Trulieve
City of Okeechobee, FL

Prepared November 2021



ENGINEERING

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

Purpose: The purpose of this report is to provide the City of Okeechobee with the calculations and documentation necessary to demonstrate the proposed surface water management system complies with state and local criteria.

Existing Condition Description: The site is approximately 0.42 acres in size and is located in Section 15, Township 37 South, Range 35 East at NE 13th Street (Parcel ID 3-15-37-35-0010-00020-0190). The historic discharge is into an existing side road ditch of NE 13th going to the East.

The Soils Report for Okeechobee County identifies the soil as approximately half Manatee Loamy Fine Sand and half Immokalee Fine Sand. It has slopes from 0 to 2 percent and is frequently ponded. Hydrologic Soil Group of soil is B/D which is poorly drained in the natural state and well drained developed. The soil report also indicates the wet season water table is at Approximately 0 to 6" below natural ground. Since the average natural ground is 21.5, the wet season water table will be set at 21.0.

Proposed Use: The owner plans to construct an additional parking area with drive for a total site area of 0.42 acres. This project will be complete with drainage for a construction permit for the proposed improvements with a dry detention area. To control the run-off produced by the improvements a proposed dry detention will be used to collect the runoff from the improvements by inlet drainage and pipe to the dry detention area to be controlled and discharge into the existing ditch of 13th Street.

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 parcels to adjacent detention area through a control structure to the adjacent ditch. The Dry retention will provide the water quality and attenuation for the project. The control elevation for the project will be the wet season water table as previously discussed 23.5 NAVD '88 and that elevation will be used as the control elevation.

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

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

$$Q = 15.6 \text{ cfs per square mile} * 0.42 / 640 = 0.01 \text{ cfs}$$

A. Water Quality

Water quality treatment is provided by dry detention.

Since the proposed water quality system is dry detention for the project, the volume of water quality required since this project discharge into an 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 is 0.04 ac-ft, however 0.28 ac-ft is provided in dry detention.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite	0.04	21.23	0.28

B. Water Quantity

This project is located in the S-133 Basin which discharges ultimately into Lake Okeechobee as described above. 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 25-year, 72-hour storm event was calculated and shown below, which is within tolerance of the maximum allowable peak rate. To demonstrate conformance to this criterion, the proposed project was flood-routed using AdICPR.

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite	0.01 CFS	0.178	No, but minimum bleeder

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

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

	<u>10 Year, 24 Hr. Storm (5.0”)</u>		<u>25 Year, 72 hr. Storm (9.0”)</u>		<u>100 Year, 72 Hr. Storm (10.0”)</u>
	Peak Stage (ft-NAVD ‘88)	Peak Rate (cfs)	Peak Stage (ft- NAVD ‘88)	Peak Rate (cfs)	Peak Stage (ft- NAVD ‘88)
Onsite	21.82	0.103	22.192	0.178	22.66

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

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

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

Flood Plain Analysis: As shown on the attached FEMA Panel 12093C0415C, the project parking are located in Zone X (Area of Minimal Flood Hazard).

Nutrient Analysis: As previously stated, the project proposes to provide 150% of the required water quality treatment volume in the dry detention system in order to meet the nutrient removal requirements. According to the BMP Trains program version 4.3.2 an additional 0.42 ac-ft of retention will have to be added to the site. This will be accomplished by increasing the bleeder to elevation 21.2. The BMP Trains program computes that this will sufficiently meet the required nutrient reduction.

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: Trulieve

Total Basin Area	=	0.42 ac
Native Area	=	0.00 ac
Wetland Buffer / Preserve	=	0.00 ac
Total Basin Area (water quality)	=	0.42 ac
Impervious Area		
Roofline/Bldg.	=	0.00 ac
Wetland	=	0.00 ac
Lakes	=	0.00 ac
Pavement/Sidewalk	=	0.14 ac
Total Impervious Area	=	0.14 ac
Pervious Area		
Dry Pretreatment	=	0.02 ac
Green	=	0.27 ac
Total Pervious Area	=	0.29 ac
Percent Impervious	=	32.1%
Adjusted Soil Storage	=	0.63 in
Calculated SCS Curve Number	=	89
Time of Concentration	=	10.00 min

Water Quality Calculation

1/2" Pretreatment x Parking Area	=	0.02	ac-ft
1" treatment x Project Area	=	0.04	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.03	ac-ft
Required Water Quality Volume	=	0.04	ac-ft
Impaired Water body multiplier	=	1.13	.75*1.5
Adjusted Required Water Quality Volume	=	0.04	ac-ft
0.5 Water quality stage (0.0196875 ac-ft)	=	21.03	ft-NGVD
Water Quality Stage	=	21.23	ft-NGVD

Stage Storage Calculations for Basin Trulieve

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50
Dry Pretreatment Bottom	Vertical	0.01	21.50		0.00	0.00	0.00	0.01	0.01	0.02	0.02	0.03	0.04	0.04	0.05
Dry Pretreatment Slopes	Linear	0.01	21.50	22.50	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.02	0.02	0.03
Pavement	Linear	0.14	22.30	23.00	0.00	0.00	0.00	0.00	0.00	0.05	0.11	0.18	0.25	0.32	0.38
Green	Linear	0.27	20.50	22.50	0.00	0.02	0.07	0.15	0.27	0.40	0.53	0.66	0.80	0.93	1.06
Total:		0.42		Totals:	0.00	0.02	0.07	0.16	0.28	0.47	0.68	0.89	1.10	1.31	1.52



October 27, 2021

Wetlands

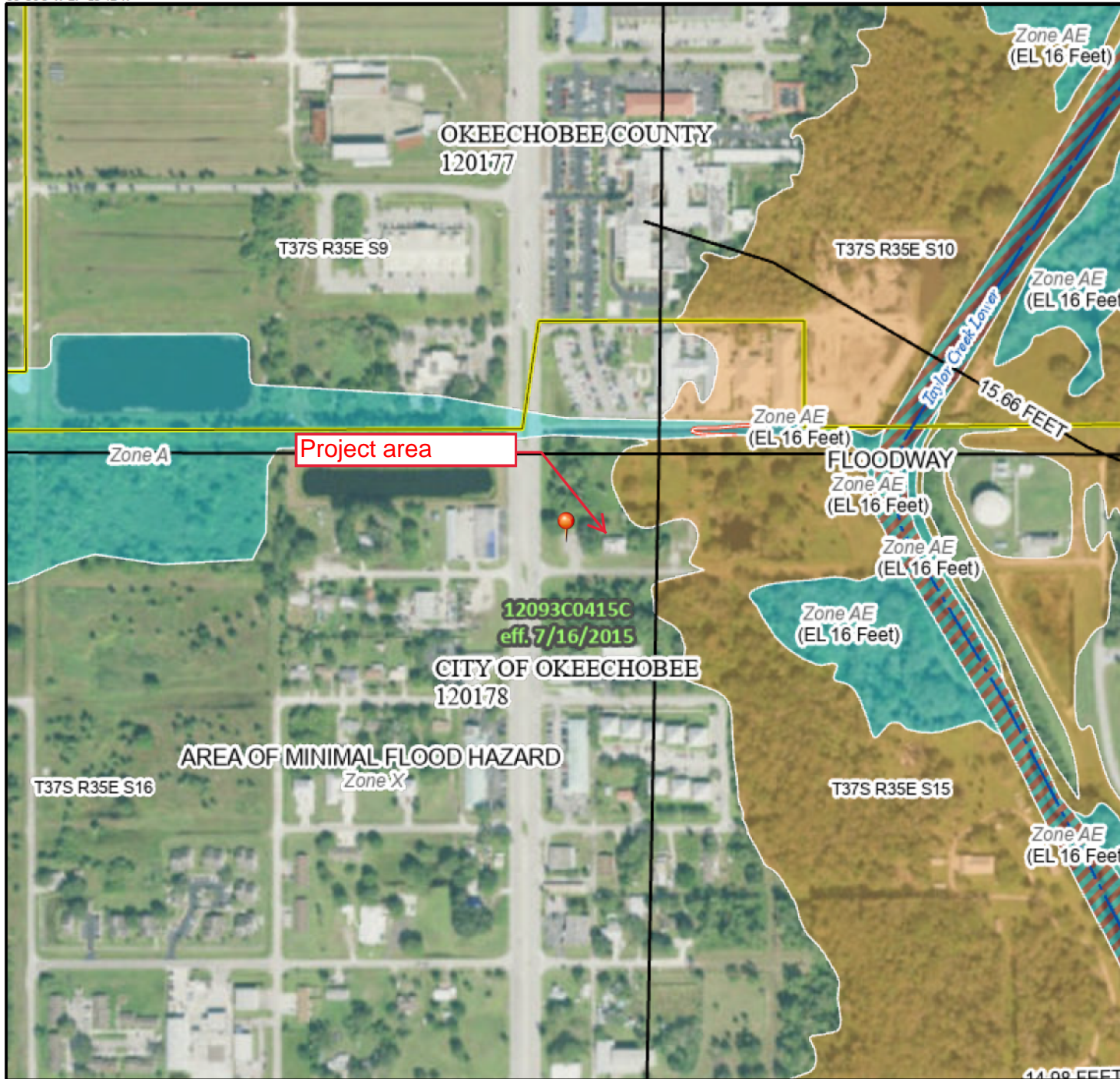
- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

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

National Flood Hazard Layer FIRMMette



80°50'5"W 27°15'42"N



Legend

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

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



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

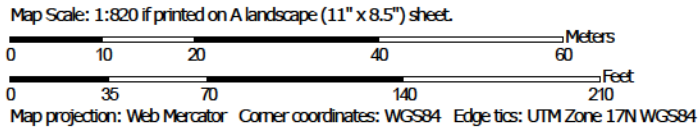
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/27/2021 at 4:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Soil Map—Okeechobee County, Florida
(Trulieve)




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 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.

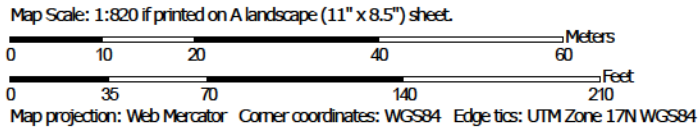
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	1.1	54.5%
Totals for Area of Interest		2.0	100.0%

Hydrologic Soil Group—Okeechobee County, Florida
(Trulieve)




Soil Map may not be valid at this scale.



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
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	B/D	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	B/D	1.1	54.5%
Totals for Area of Interest			2.0	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.

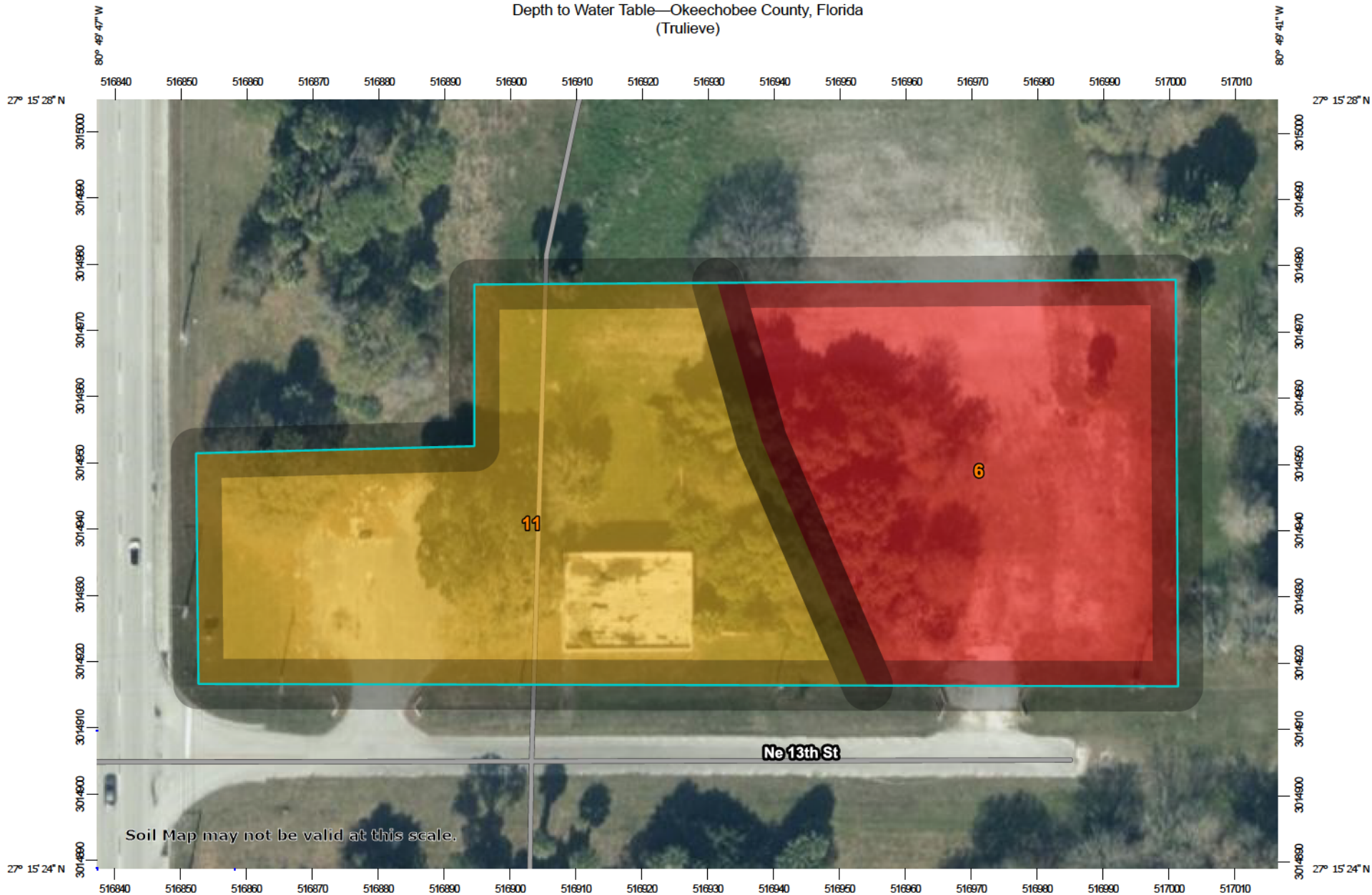
Rating Options

Aggregation Method: Dominant Condition

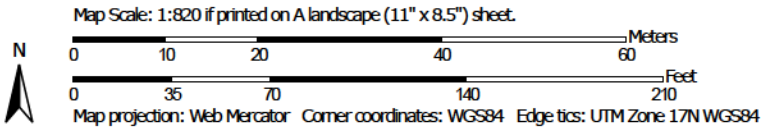
Component Percent Cutoff: None Specified

Tie-break Rule: Higher






























Depth to Water Table—Okeechobee County, Florida
(Trulieve)



Soil Map may not be valid at this scale.



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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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 Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	0	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	31	1.1	54.5%
Totals for Area of Interest			2.0	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

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

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 10.000
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 60.02
Flow Max (cfs): 1.860
Runoff Volume (in): 9.772
Runoff Volume (ft3): 14898.690

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

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 5.000
Storm Duration (hrs): 100.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 83.33
Flow Max (cfs): 0.725
Runoff Volume (in): 4.786
Runoff Volume (ft3): 7296.021

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

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 9.000
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 60.02
Flow Max (cfs): 1.673
Runoff Volume (in): 8.774
Runoff Volume (ft3): 13376.740

=====
 Basins
 =====

Name: Onsite	Node: Onsite	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 10.00	
Area(ac): 0.420	Time Shift(hrs): 0.00	
Curve Number: 89.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 90.00		

=====
 Nodes
 =====

Name: Offsite	Base Flow(cfs): 0.000	Init Stage(ft): 20.500
Group: BASE		Warn Stage(ft): 23.000
Type: Time/Stage		

Time (hrs)	Stage (ft)
0.00	20.500
72.00	21.000
125.00	21.500
500.00	22.000

Name: Onsite	Base Flow(cfs): 0.000	Init Stage(ft): 20.500
Group: BASE		Warn Stage(ft): 23.000
Type: Stage/Volume		

0.00

Stage (ft)	Volume (af)
20.500	0.0000
21.000	0.0200
21.500	0.0700
22.000	0.1600
22.500	0.2800
23.000	0.4700
23.500	0.6800
24.000	0.8900
24.500	1.1000
25.000	1.3100
25.500	1.5200

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

Name: CS-1	From Node: Onsite	Length(ft): 35.00
Group: BASE	To Node: Offsite	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Average Conveyance
Geometry: Circular	Circular	Solution Algorithm: Automatic
Span(in): 12.00	12.00	Flow: Both
Rise(in): 12.00	12.00	Entrance Loss Coef: 0.500
Invert(ft): 20.000	20.000	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 ***

Count: 1	Bottom Clip(in): 0.000	TABLE
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): 22.200	
Rise(in): 36.00	Control Elev(ft): 22.200	

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

TABLE

Count: 1
 Type: Vertical: Mavis
 Flow: Both
 Geometry: Circular
 Span(in): 3.00
 Rise(in): 3.00
 Bottom Clip(in): 0.000
 Top Clip(in): 0.000
 Weir Disc Coef: 3.200
 Orifice Disc Coef: 0.600
 Invert(ft): 21.200
 Control Elev(ft): 21.200

==== Breaches =====

Name: From Node: Count: 1
 Group: BASE To Node: Flow: Both
 Bottom Width(ft): 0.00 Water Surface Elev(ft): 0.000
 Left Side Slope(h/v): 0.00 Breach Duration(hrs): 0.00
 Right Side Slope(h/v): 0.00 Power Coef: 0.00
 Bottom Breach Elev(ft): 0.000 Weir Discharge Coef: 0.000
 Top Breach Elev(ft): 0.000

==== Hydrology Simulations =====

Name: 100YR3D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 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:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\10YR1D.R32
 Override Defaults: Yes
 Storm Duration(hrs): 100.00
 Rainfall File: Sfwmd72
 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:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\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:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\100YR3D.I32

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

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 100.00
 Min Calc Time(sec): 0.50000 Max Calc Time(sec): 60.00000

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:\2021-048 1300 N Parrott\04-Calcs\2021-048 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:\2021-048 1300 N Parrott\04-Calcs\2021-048 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

Hampton Acres - Drainage Calculations, Okeechobee County, FL
Node Maximum for AdICPR Model

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Max 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	10YR1D	99.99	21.264	23.000	0.0002	0	84.21	0.137	0.00	0.000
Onsite	BASE	10YR1D	84.21	21.660	23.000	0.0050	7074	83.33	0.723	84.21	0.137
Offsite	BASE	25YR3D	400.00	21.867	23.000	0.0002	0	61.20	0.194	0.00	0.000
Onsite	BASE	25YR3D	61.20	21.998	23.000	0.0050	9138	60.00	1.665	61.20	0.194

Hampton Acres - Drainage Calculations, Okeechobee County, FL
Node Maximum for AdICPR Model

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Max 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	100.00	21.264	23.000	0.0002	0	0.00	0.000	0.00	0.000
Onsite	BASE	100YR3D	73.02	22.661	23.000	0.0050	14764	60.00	1.852	0.00	0.000

Hampton Acres - Drainage Calculations, Okeechobee County, FL
 Link Maximum for AdICPR Model

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	10YR1D	84.21	0.137	0.002	84.21	21.660	99.99	21.264
CS-1	BASE	25YR3D	61.20	0.194	-0.013	61.20	21.998	400.00	21.867

Complete Report (not including cost) Ver 4.3.2

Project: Trulieve

Date: 10/29/2021 4:45:00 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	50.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	0.42
Rational Coefficient (0-1)	0.81
Non DCIA Curve Number	29.90
DCIA Percent (0-100)	100.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	1.416
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.973
Phosphorus Loading (kg/yr)	0.328

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	0.42
Rational Coefficient (0-1)	0.81
Non DCIA Curve Number	29.90
DCIA Percent (0-100)	100.00
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	1.416
Groundwater N (kg/yr)	0.000

Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.973
Phosphorus Loading (kg/yr)	0.328

Catchment Number: 1 Name: Onsite

Project: Trulieve

Date: 10/29/2021

None Design

Watershed Characteristics

Catchment Area (acres)	0.42
Contributing Area (acres)	0.420
Non-DCIA Curve Number	29.90
DCIA Percent	100.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

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

Media Mix Information

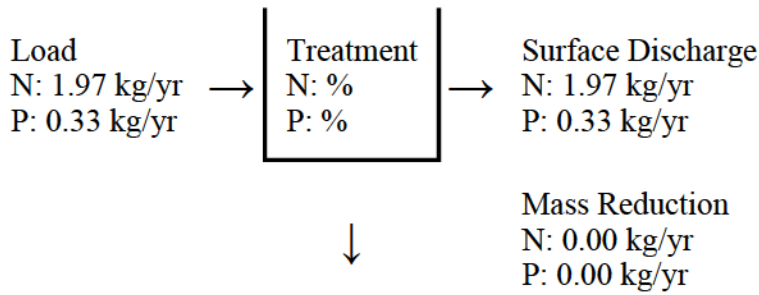
Type of Media Mix	Not Specified
Media N Reduction (%)	0.000
Media P Reduction (%)	0.000

Groundwater Discharge (Stand-Alone)

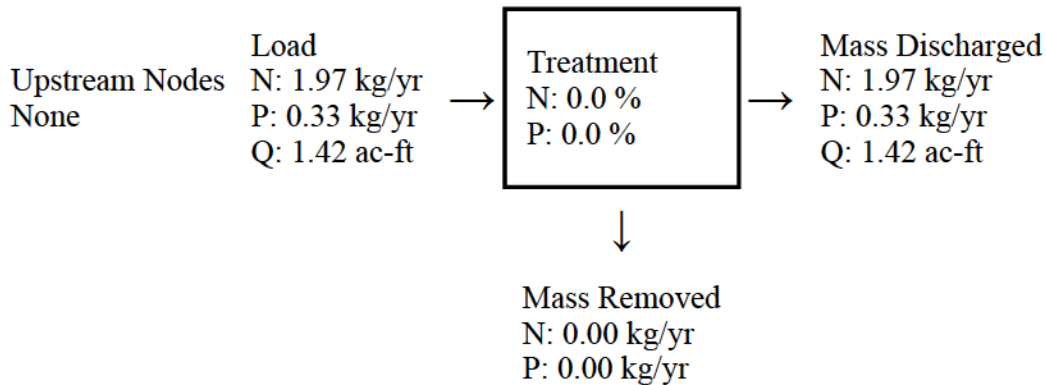
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for None (stand-alone)





Load Diagram for None (As Used In Routing)



Summary Treatment Report Version: 4.3.2

Project: Trulieve

Date:10/29/2021

Analysis Type: Net Improvement

BMP Types:

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

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	1.97 kg/yr
Total N post load	1.97 kg/yr
Target N load reduction	%
Target N discharge load	1.97 kg/yr

Percent N load reduction	%	
Provided N discharge load	1.97 kg/yr	4.35 lb/yr
Provided N load removed	kg/yr	lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.328 kg/yr	
Total P post load	.328 kg/yr	
Target P load reduction	%	
Target P discharge load	.328 kg/yr	
Percent P load reduction	%	
Provided P discharge load	.328 kg/yr	.72 lb/yr
Provided P load removed	kg/yr	lb/yr



November 3, 2021

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

Subject: Trulieve Site Plan

Dear Mr. Ritter:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to convert the existing Husain Clinic into a Medical Marijuana Dispensary.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The results indicate the proposed Medical Marijuana Facility (ITE code 882) generates 475 total daily trips with 24 AM peak hour trips with 14 being in and 10 being out and 43 PM peak hour trips with 42 being in and 41 being out.

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

Sincerely,

Steven L. Dobbs Engineering

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

Steven L. Dobbs, P. E.
President

CC: Trulieve
File