CITY OF OKEECHOBEE
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974

JUNE 20, 2024
LIST OF EXHIBITS

Draft Minutes	Summary of Committee Action April 18, 2024
Staff Report/Exhibit 1	Site Plan Review Application No. 24-004-TRC
Plans Dated 5/21/24	For Site Plan Review Application No. 24-004-TRC

CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
APRIL 18, 2024
DRAFT SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Administrator Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, April 18, 2024, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Mr. Noel Chandler; followed by the Pledge of Allegiance led by Administrator Ritter.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Keith Bourgault and OCFR Deputy Fire Marshal Jessica Sasser, Police Chief Donald Hagan, Public Works Maintenance Foreman Marvin Roberts, Code Enforcement Officer Anthony Smith, and Okeechobee Utility Authority Executive Director John Hayford. City Planning Consultant Ben Smith was present via Zoom. Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. Okeechobee County Environmental Health Director David Koerner, City Attorney Stephen Conteaguero 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A. There were no items added, deferred, or withdrawn from the agenda.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 OCFR Chief Bourgault, to approve the agenda as presented. **Motion Carried Unanimously**.

C. There were no comment cards submitted for public participation.

IV. MINUTES

A. Motion by Building Official Newell, seconded by OCFR Chief Bourgault, to dispense with the reading and approve the December 21, 2023, Regular Meeting minutes. **Motion Carried Unanimously**.

V. NEW BUSINESS

A. Abandonment of Right-of-Way (ROW) Petition No. 24-001-SC, requests to vacate the portion of Northwest (NW) 5th Avenue between NW 9th Street and the Seaboard Coast Line Railroad, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County, FL.

1. City Planning Consultant Mr. Ben Smith of Morris-Depew Associates, Inc. reviewed the Planning Staff Report recommending approval based on the following conditions being met prior to recording the ROW vacation; Applicant shall submit an access easement for review by the City Attorney that provides access to CSX Corporation and the Seaboard Coast Line Railroad. The legal description shall correctly identify the portion of the vacated area to be granted to Walpole Feed and Supply Co. Unless otherwise directed by Florida Power & Light (FPL), the Applicant shall submit a public utility easement for review by the City Attorney that provides access to FPL. Unless further delineated and directed by FPL, the legal description shall correctly identify the entirety of the area to be vacated. The easement shall be authorized by all owners of the subject property. Prior to the City Council Hearing, Planner Smith further recommends a detailed sketch of the proposed parcel configuration post-abandonment be provided and for it to include proposed parcel dimensions.

2. No City Staff comments were received.

3. Mr. Jay Walpole, Applicant, and Mr. Steven Dobbs, were available for questions. There were none.

4. No public comments were offered.

5. Administrator Ritter disclosed he had spoken with the Applicant.

V. NEW BUSINESS ITEM A CONTINUED

6. Motion by Police Chief Hagan, seconded by Building Official Newell, to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 24-001-SC as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval] with the following conditions being met prior to recording the ROW vacation; Applicant shall submit an access easement for review by the City Attorney that provides access to CSX Corporation and the Seaboard Coast Line Railroad. The legal description shall correctly identify the portion of the vacated area to be granted to Walpole Feed and Supply Co. Unless otherwise directed by FPL, the Applicant shall submit a public utility easement for review by the City Attorney that provides access to FPL. Unless further delineated and directed by FPL, the legal description shall correctly identify the entirety of the area to be vacated. The easement shall be authorized by all owners of the subject property. Prior to the City Council Hearing, Planner Smith further recommends a detailed sketch of the proposed parcel configuration post-abandonment be provided and for it to include proposed parcel dimensions. **Motion Carried Unanimously**.

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Administrator Ritter adjourned the meeting at 10:13 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.

24-004-TRC

Site Plan Review Staff Report

Applicant| **Glenwood Park, LLC**

Site| **3-15-37-35-0010-01100-0010 (33778);**
3-15-37-35-0010-01210-0010 (36847)

Prepared for The City of Okeechobee

MORRIS DEPEW

General Information

Owner: Glenwood Park, LLC
Applicant: Glenwood Park, LLC
Primary Contact: Steven L. Dobbs (863)-634-0194
Site Address: 309 NE 4th Street, Okeechobee, FL 33972
Parcel Identification: 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01100-0010.

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

Future Land Use, Zoning, and Existing Use of Subject Property(s)

	Existing	Proposed
Future Land Use	Multiple Family Residential	Multiple Family Residential
Zoning	RMF	RMF
Use of Property	Vacant	Multifamily Residential
Acreage	4.24	4.24

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

	Future Land Use	Zoning	Existing Use
North	Multiple Family Residential	RMF	Single Family Residences
East	Single Family Residential, Commercial	RSF-1, CPO	Church
South	Commercial, Multi-Family Residential	RMF, CHV	Offices
West	Commercial	CHV	Funeral Home, Church, Office

General Description

The request for consideration by the City's Technical Review Committee (TRC) is an application for Site Plan Review of a multifamily residential development containing a total of 10 quadplexes. Five quadplexes will be located on each of two separate city blocks, for a total of 40 dwelling units. Each block also includes storage facilities intended for use by the residents.
Areas of deficiency or concern are highlighted in yellow.

Survey

The submitted survey is not recent and does not accurately reflect the parcel boundaries, as an alley vacation has been completed for both parcels. Updated surveys should be provided.

Adequacy of Public Facilities

Potable Water and Sewer: Availability of potable water and sewer service for this site has been confirmed previously.

Traffic Generation: The applicant has provided a traffic analysis prepared by Mackenzie Engineering & Planning, Inc. which demonstrates available roadway capacity for 42 dwelling units. The traffic analysis was prepared for a greater density than the 40 dwelling units that the applicant is proposing.

Access and Internal Circulation: A separate driveway is proposed for each structure with direct access to local roadways.

Service Vehicle Access and Egress:

A. Fire Truck
Sufficiency of fire truck access and egress to be addressed by the Fire Department.

B. Loading Zone
A loading zone is proposed on each block.

C. Dumpster Location and/or Trash Collection

A 12'x12' dumpster enclosure is proposed on each block. Details of the dumpster enclosures should be provided.

Consistency and Compatibility with Adjacent Uses

Consistency and Compatibility Analysis:

The proposed use is consistent with the comprehensive plan and the zoning code and is compatible with surrounding uses. Multi-family in this location provide a transition between commercial property to the west and south and the low density residential to the east and north. The development provides additional housing options in close proximity to the US441 corridor and downtown Okeechobee, which will provide support for the existing commercial in this area.

Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-192	Multi-Family dwellings are permitted uses in the RMF zoning district.	In compliance
Permitted Uses §90-192	Storage units are not a permitted use in the RMF zoning district	The proposed storage units can be allowed but only if they are an accessory use to the Residential use in the form of an amenity or as part of onsite operations (example maintenance storage)
Minimum Lot Area §90-196(1)c	4,356 square feet for each dwelling unit *90,043 + 94,498 = 184,541* *184,541 ÷ 4,356 = 42*	40 dwelling units proposed
Allowable encroachment §90-448(2)	A required yard shall be open from ground to sky unobstructed, except for… Building overhang, eaves, cornice, gutter, sill, screen, chimney, fire escape, not exceeding two feet projecting into the required yard.	Plans shall be updated to depict all proposed structures, including access stairs and balconies, and provide setback and building separation measurements for all structures
Min front yard setback §90-196(2)(b)	25 Feet	In compliance
Minimum secondary front yard setback §90-447 §90-449	Any yard adjoining a street shall be considered a front yard. That yard upon which the property is addressed is required to comply with the minimum depth requirements of the regulations of this article. All other front yards shall be not less than 75 percent of the required minimum depth. *25 x 0.75 = 18.75 feet*	In compliance
Minimum Required Side Setbacks §90-196(2)(b)	20 ft	not applicable
Minimum Required Rear Yard §90-196(2)(b)	20 ft	not applicable

Max lot coverage §90-196(3)(a)	40%	26.96% and 25.69%
Max impervious surface §90-196(3)(a)	60%	53.9% and 52.18%
Max height §90-196(4)	45 feet	Quadplexes: 35.5’ Storage buildings: ~10’
Parking spaces location §90-511(a)	Required off-street parking and loading spaces shall be located on the same parcel as the primary use, unless approved by TRC upon submittal of written agreement to ensure continued availability	In compliance
Min parking space dimensions §90-511(b)	9’ by 20’	10’ by 20’
Min ADA parking space dimensions FL Accessibility Code §502	12’ by 20’ w/ a 5’ wide access aisle	12’ by 20’ w/ a 5’ wide access aisle
Min Loading space dimensions §90-511(c)	10’ by 30’ w/14’ vertical clearance	10’ by 30’ w/14’ vertical clearance
Min driveway width §90-511(d)(2)(a)	24’ for 90° parking spaces	24’ driveway width provided
Paving §90-511(e)(1)	Each parking and loading space shall be paved	Parking lot is indicated to be asphalt and loading area is shown to be concrete
Parking and loading space layout §90-511(e)(2)	Each parking space shall be designed to permit access without moving another vehicle.	In compliance
Pedestrian walkways §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	In compliance
Loading spaces identified §90-511(e)(5)	Loading facilities shall be identified as to purpose and location	One loading space is labeled on each block
Parking space setback §90-511(e)(6)	20’ feet from ROW	Not in compliance

Min number of parking spaces §90-512(1)	2.25 spaces per 3 BR dwelling unit *20x2.25= 45 spaces required on each parcel*	48 spaces provided on north parcel 50 spaces provided on south parcel
Min number of ADA parking spaces FL Accessibility Code §208.2.3	2% of total resident spaces *50 x .02 = 1 ADA space required on north parcel* *52 x .02 = 2 ADA spaces required on south parcel*	2 ADA spaces provided on each parcel
Min number of loading spaces. §90-513(1)	1 for 20 to 50 dwelling units, plus 1 for each additional 50 dwelling units	1 loading space provided on each parcel
Required landscaping. §90-532	Multi-family 2-4 bedrooms requires three trees per dwelling *20 x 3 = 60 trees per parcel*	74 provided on each parcel
Min landscape area for Parking Areas §90-533(1)	At least 18 square feet of landscaped area for each required parking space. *45 x 18 = 810*	In compliance
Min trees for Parking Areas §90-533(2)	At least one tree for each 72 square feet of required landscaped area. *810 ÷ 72=11.25*	12 provided on each parcel
Min tree spacing for Parking Areas §90-533(3)	Shade trees shall be planted at no more than 20 feet on centers	In Compliance
Landscaping Requirements for Parking 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.	No landscaping (other than sod) proposed in area between buildings and vehicular use areas.
Landscaping Requirements for Parking Areas §90-533(5)	The minimum dimension for any required landscaped area within a parking or vehicular use area shall be four feet except for that adjacent to on-site buildings and structures.	In compliance

Landscaping Requirements for Parking Areas §90-533(6)	A landscaped island, minimum five 5 by 15 feet and containing at least one tree, shall be required for every ten parking spaces with a maximum of 12 uninterrupted parking spaces in a row.	In compliance
Landscaping Requirements for Parking Areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Plans indicate mulch and grass will be used for coverage.
Landscape buffer areas §90-534(1)	Minimum width of buffer along street frontage shall be ten feet	Buffer on north side of north parcel is less than 10 feet adjacent to driveway

Landscape buffer areas §90-534(2)	At least one tree and three shrubs for each 300 square feet of required landscaped buffer. *North Parcel* *275.67 linear ft of non-driveway frontage on NE 5th St requires 2,756.7 sf of landscaped area with 10 trees and 28 shrubs* *230 linear ft of non-driveway frontage on NE 3rd Ave requires 2,300 sf of landscaped area with 8 trees and 23 shrubs* *275.81 linear ft of non-driveway frontage on NE 4th St requires 2,758.1 sf of landscaped area with 10 trees and 28 shrubs* *300 linear ft of non-driveway frontage on NE 2nd Ave requires 3,000 sf of landscaped area with 10 trees and 30 shrubs* *South Parcel* *275.84 linear ft of non-driveway frontage on NE 4th St requires 2,758.4 sf of landscaped area with 10 trees and 28 shrubs* *315 linear ft of non-driveway frontage on NE 3rd Ave requires 3,150 sf of landscaped area with 11 trees and 32 shrubs* *275.84 linear ft of non-driveway frontage on NE 3rd St requires 2,758.4 sf of landscaped area with 10 trees and 28 shrubs* *245 linear ft of non-driveway frontage on NE 2nd Ave requires 2,450 sf of landscaped area with 9 trees and 25 shrubs*	15 trees and 32 shrubs provided 15 trees and 28 Shrubs provided 15 trees and 31 Shrubs provided 17 trees and 34 shrubs provided 15 trees and 32 shrubs provided 18 trees and 41 shrubs provided 15 trees and 31 shrubs provided 15 trees and 26 shrubs provided
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance

Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material.	Mulch and grass proposed.
Landscape design and plan §90-538(a)	Proposed development, vehicular and pedestrian circulation systems, and site drainage shall be integrated into the landscaping plan.	Drainage specifics are not included in the landscape plan, although it is included in the plan set.
Landscape design and plan §90-538(b)	Existing native vegetation shall be preserved where feasible, and may be used in calculations to meet these landscaping requirements.	In compliance
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.	Note provided that consideration will be made to protect overhead utility lines at the time of installation, will meet the requirements. Plans propose small tree species under power lines.
Shade Trees §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	Live Oak, Black Olive, and Green Buttonwood are proposed near parking areas.
Ground Covers §90-538(f)	Landscaping ground covers should be used to aid soil stabilization and prevent erosion.	Mulch and grass proposed.
Landscaping shall be protected from vehicular encroachment §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	Wheel stops are indicated on plans

Utility Corridor Requirements §90-543(b)	No tree shall be planted where it could, at mature height, conflict with overhead utility lines. Larger trees (trees with a mature height of 30 feet or more) shall be planted no closer than a horizontal distance of 30 feet from the nearest overhead utility line. Medium trees (trees with a height of 20 to 30 feet) shall be offset at least 20 feet horizontally from the nearest overhead utility line. Small trees (trees with a mature height of less than 20 feet) shall not be required to meet a minimum offset, except that no tree, regardless of size shall be planted within five feet of any existing or proposed utility implement.	Note in plans indicates that silver buttonwood and crape myrtle will be used in locations under overhead utilities
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.	Landscape Plan note indicates that at least 75% will be taken from the Florida Water Management Districts Xeriscape plan guide
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.	Landscape Plan note indicates that trees will be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.
Sidewalks §78-36	Sidewalks shall be provided along each right-of-way. Pedestrian access shall be provided from the development to the ROW facilities.	The plans depict sidewalk dimensions, striping details, and detectable warning strips.

Lighting §78-71 (a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	No photometric plan provided.

Recommendations

Based on the foregoing analysis, we recommend that the following conditions are satisfied prior to issuance of any building permit:

1. Provide recent surveys which demonstrate correct parcel boundaries.
2. Dumpster enclosure details shall be provided.
3. Parking spaces must be set back a minimum of 20 feet from the right-of-way.
4. Dumpsters and loading zones appear to be located within required landscape buffer. Revise plans to demonstrate at least 10 ft wide landscape buffers are provided around perimeter, except at driveway locations.
5. Please depict all proposed structures on site plans, including access stairs and balconies, and provide setback and building separation measurements for all structures.
6. A minimum two feet of landscaping (shrub plantings, not just grass) shall be required between vehicular use areas and on-site buildings and structures.
7. Provide a photometric plan consistent with 78-71.
8. Please note that engineering review has not yet been completed, and that additional comments may be forthcoming.

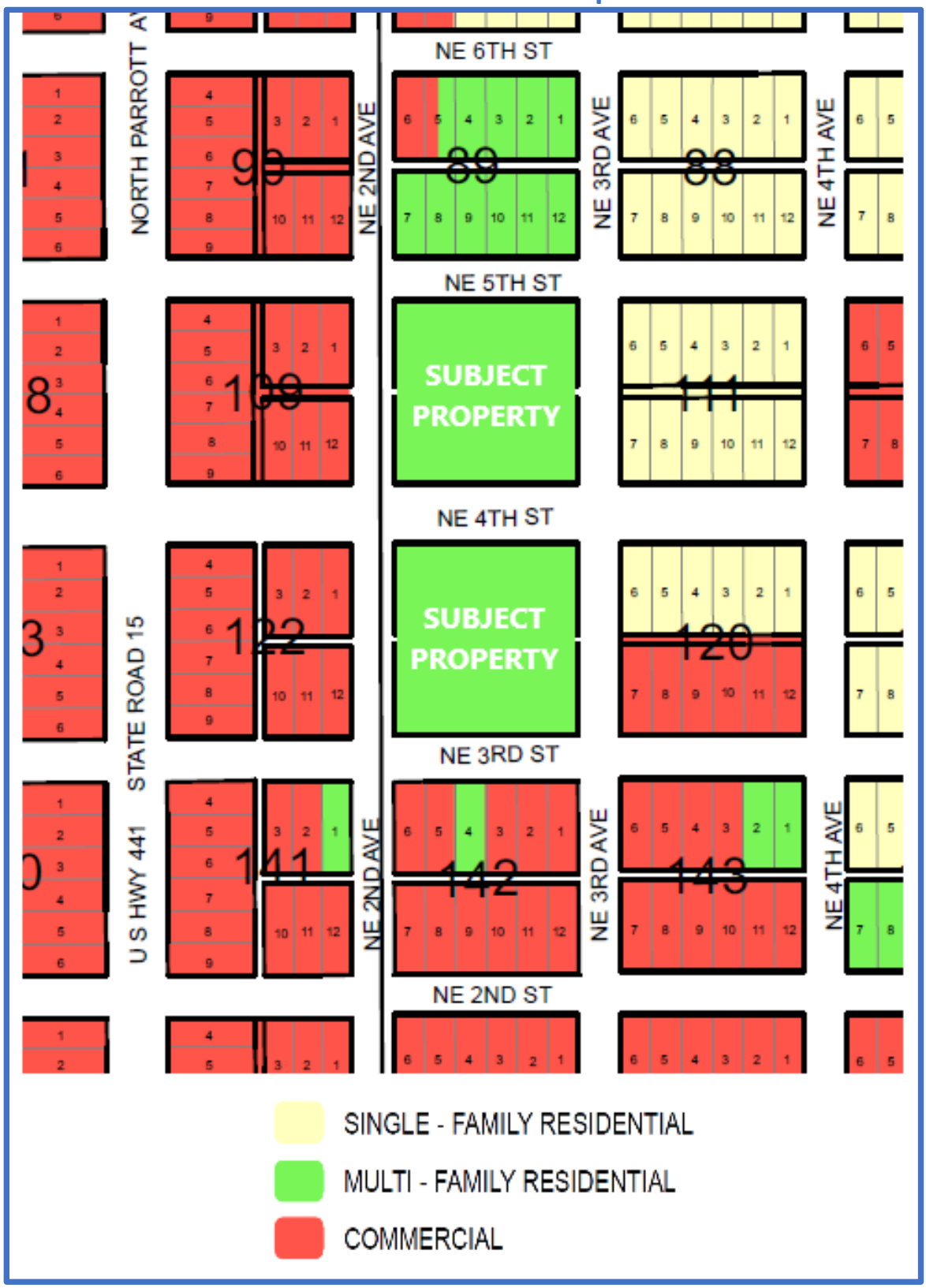
We also recommend that the following condition of site plan approval:

1. On-site storage units are for use only by residents as an amenity or for site operations. Standalone commercial storage is not permitted within the RMF district.

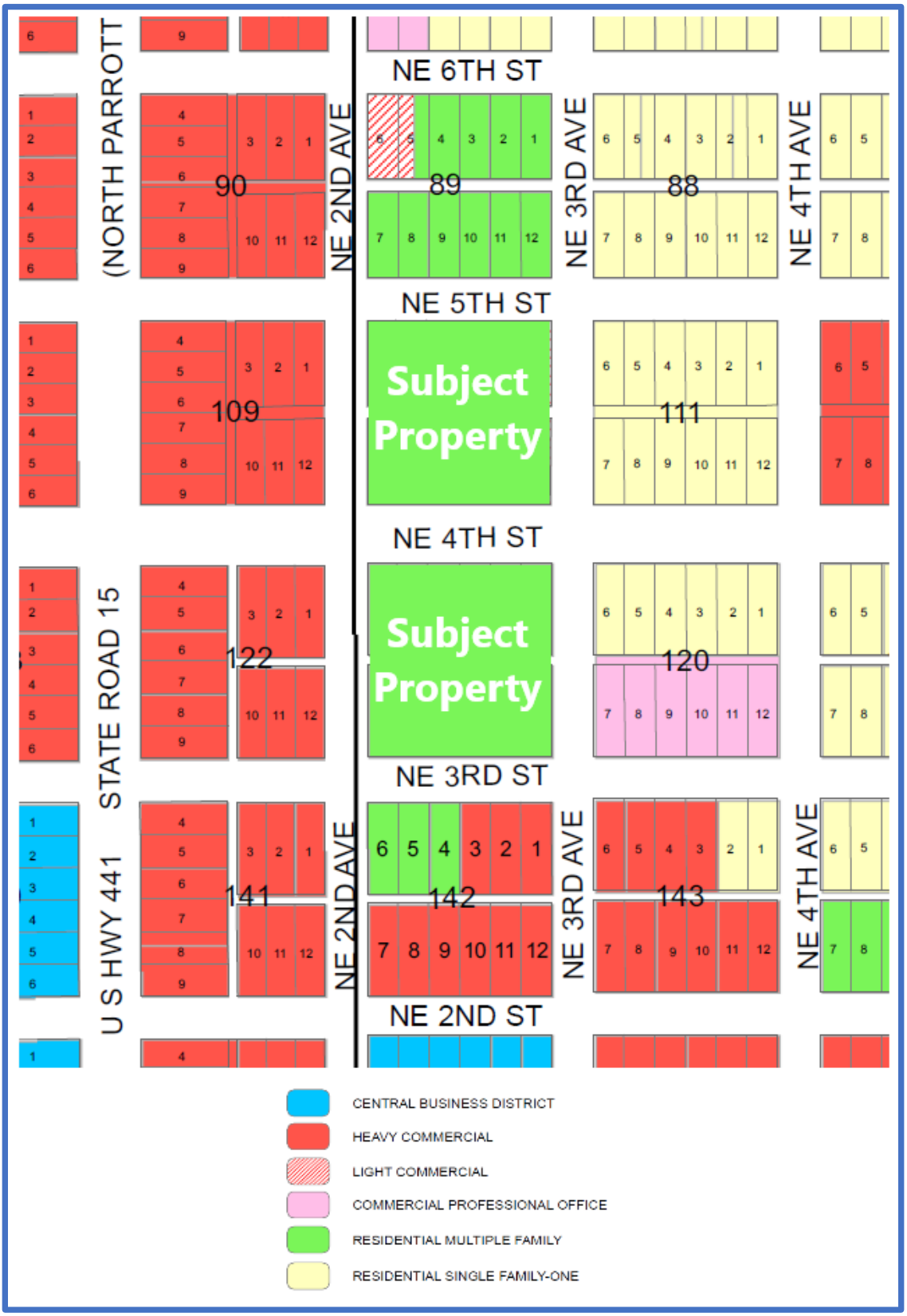
Submitted by:

Ben Smith, AICP
Director of Planning
June 13, 2024
Okeechobee Technical Review Committee Hearing: June 20, 2024

Future Land Use Map



Zoning Map


NE 6TH ST
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STATE ROAD 15
U S HWY 441
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90
89
88
109
111
122
120
141
142
143
Subject Property
Subject Property
CENTRAL BUSINESS DISTRICT
HEAVY COMMERCIAL
LIGHT COMMERCIAL
COMMERCIAL PROFESSIONAL OFFICE
RESIDENTIAL MULTIPLE FAMILY
RESIDENTIAL SINGLE FAMILY-ONE

Aerial Identifying Existing Land Use

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	5-13-24
Application No.	24-004-TRC
Fee Paid:	
Receipt No.	
Hearing Date:	6-20-24

	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:
5	Name of contact person (state relationship): Engineer
6	Contact person daytime phone(s) and email address: 863-824-7644 - pc@newlinesco.com
7	Engineer: Name, address and phone number: Joshua Brown with SLD Newlines Engineering, 209 NE 2nd Street 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 and 3-15-37-35-0010-01210-0010
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 40 Multi family rental units with associated 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) 2 copies of sealed site plan drawings (see attached checklist for details of items to be included)
26	Eleven (11) 2 copies of drawing indicating facades for all buildings, including architectural elevations.
27	Eleven (11) 2 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) 2 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	May 13, 2024

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

City of Okeechobee
Checklist for Site Plan Review

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

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

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: Kogut
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)

File Number: 38827

Legal Description with Non Homestead
Closer's Choice

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:

Print Name: Becky Barnhart

Print Name: Faveola H. Carrillo

Print Name: JACQUELYN D. TRUMP

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 know or has produced a driver's license as identification.

Notary Seal

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

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

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

Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 3/21/2022 3:40 PM
Fees: RECORDING $27.00

ORDINANCE NO. 1231

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-001-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Okeechobee General Services Department received Abandonment of Right-of-Way Petition No. 21-001-AC submitted by John Creswell, Agent on behalf of the property owner, JKST Holding, LLC, for the closing of a certain rights-of-way as described in this Ordinance; and

WHEREAS, the City of Okeechobee Technical Review Committee reviewed and discussed Petition No. 21-001-AC at a duly advertised public meeting held on May 20, 2021; and

WHEREAS, Petition No. 21-001-AC was reviewed and discussed by the City of Okeechobee Planning Board at a duly advertised Public Hearing held on July 15, 2021, and determined such Petition to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council reviewed Petition No. 21-001-AC and finds it to be consistent with the Comprehensive Plan, is not the sole access to any property, is in the best interest of the citizens, provides a benefit to the City of Okeechobee; and

WHEREAS, this Ordinance addresses the request to reserve a perpetual, non-exclusive utility easement on a portion of the abandoned alleyway and the special condition request regarding relocation and/or repairs by the property owner; and

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

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

SECTION 1: The unimproved, dedicated right-of-way described hereafter and as shown on Exhibit A, is hereby closed, vacated, and abandoned by the City of Okeechobee, 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 AS RECORDED IN PLAT BOOK 5, PAGE 5, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: The City of Okeechobee, Florida acknowledges and addresses the special conditions requested by the utility companies and included within Petition No. 21-001-AC:

> **Reserving unto itself, its successors and assigns, a perpetual, non-exclusive a utility easement for the West 10-feet of the subject alleyway adjacent to Northeast 2nd Avenue, as requested by Florida, Power, and Light Company.**
>
> **The applicant agrees to CenturyLink's request to bear all costs of relocation and repair of any of their facilities and equipment that are found and/or damaged in the abandoned alleyway.**

SECTION 3: The City Clerk shall cause a certified copy of the Ordinance to be recorded in the public records of Okeechobee County, Florida.

SECTION 4: Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall be set for Final Public Hearing the 15th day of March 2022, and shall take effect upon its adoption by the City Council and recorded in the public records of the Clerk of Circuit Court, Okeechobee County, Florida.

INTRODUCED for First Reading and set for Final Public Hearing on this 3rd day of **August 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after being postponed on January 18, 2022, to hold the Second Reading and Final Public Hearing on this **15th** day of **March 2022**.

Dowling Watford, Mayor

ATTEST:

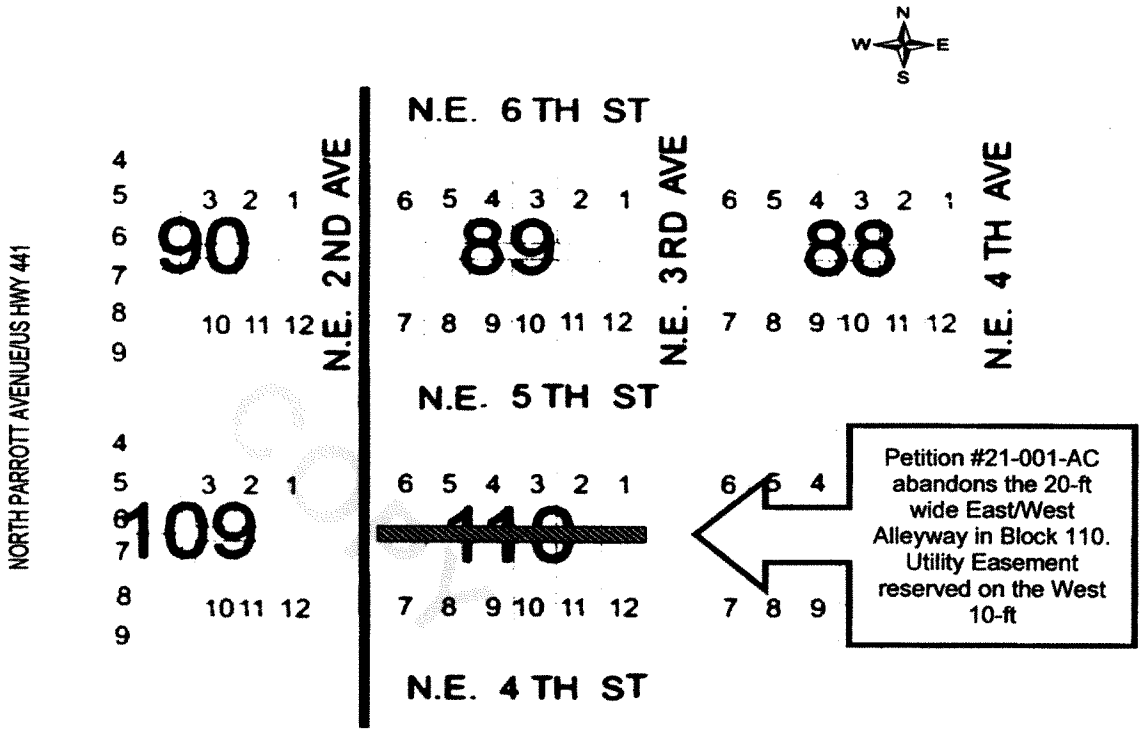
Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

Greg Hyden
for John J. Fumero, City Attorney

ORDINANCE NO. 1231 - EXHIBIT A

The following excerpt is from the City of Okeechobee Subdivision Map to identify the portion of alley to be abandoned as requested by Petition No. 21-001-AC, the subject property is recorded in Plat Book 5, Page 5, Okeechobee County Public Records.



ORDINANCE NO. 1232

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-002-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Okeechobee General Services Department received Abandonment of Right-of-Way Petition No. 21-002-AC submitted by the property owner Shaun and Desiree Penrod, for the closing of a certain rights-of-way as described in this Ordinance; and

WHEREAS, the City of Okeechobee Technical Review Committee reviewed and discussed Petition No. 21-002-AC at a duly advertised public meeting held on May 20, 2021; and

WHEREAS, Petition No. 21-001-AC was reviewed and discussed by the City of Okeechobee Planning Board at a duly advertised Public Hearing held on July 15, 2021, and determined such Petition to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council reviewed Petition No. 21-001-AC and finds it to be consistent with the Comprehensive Plan, is not the sole access to any property, is in the best interest of the citizens, provides a benefit to the City of Okeechobee; and

WHEREAS, this Ordinance addresses the request to reserve a perpetual, non-exclusive utility easement on a portion of the abandoned alleyway and the special condition request regarding relocation and/or repairs by the property owner; and

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

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

SECTION 1: The unimproved, dedicated right-of-way described hereafter and as shown on Exhibit A, is hereby closed, vacated, and abandoned by the City of Okeechobee, Florida to-wit:

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 AS RECORDED IN PLAT BOOK 5, PAGE 5, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: The City of Okeechobee, Florida acknowledges and addresses the special conditions requested by the utility companies and included within Petition No. 21-002-AC:

> **Reserving unto itself, its successors and assigns, a perpetual, non-exclusive a utility easement for the West 10-feet of the subject alleyway adjacent to Northeast 2nd Avenue, as requested by Florida, Power, and Light Company.**
>
> **The applicant agrees to CenturyLink's request to bear all costs of relocation and repair of any of their facilities and equipment that are found and/or damaged in the abandoned alleyway.**

SECTION 3: The City Clerk shall cause a certified copy of the Ordinance to be recorded in the public records of Okeechobee County, Florida.

SECTION 4: Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall be set for Final Public Hearing the 15th day of March 2022, and shall take effect upon its adoption by the City Council and recorded in the public records of the Clerk of Circuit Court, Okeechobee County, Florida.

INTRODUCED for First Reading and set for Final Public Hearing on this **3rd** day of **August 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after being postponed on January 15, 2022, to hold the Second Reading and Final Public Hearing on this **15th** day of **March 2022**.

Dowling Watford, Mayor

ATTEST:

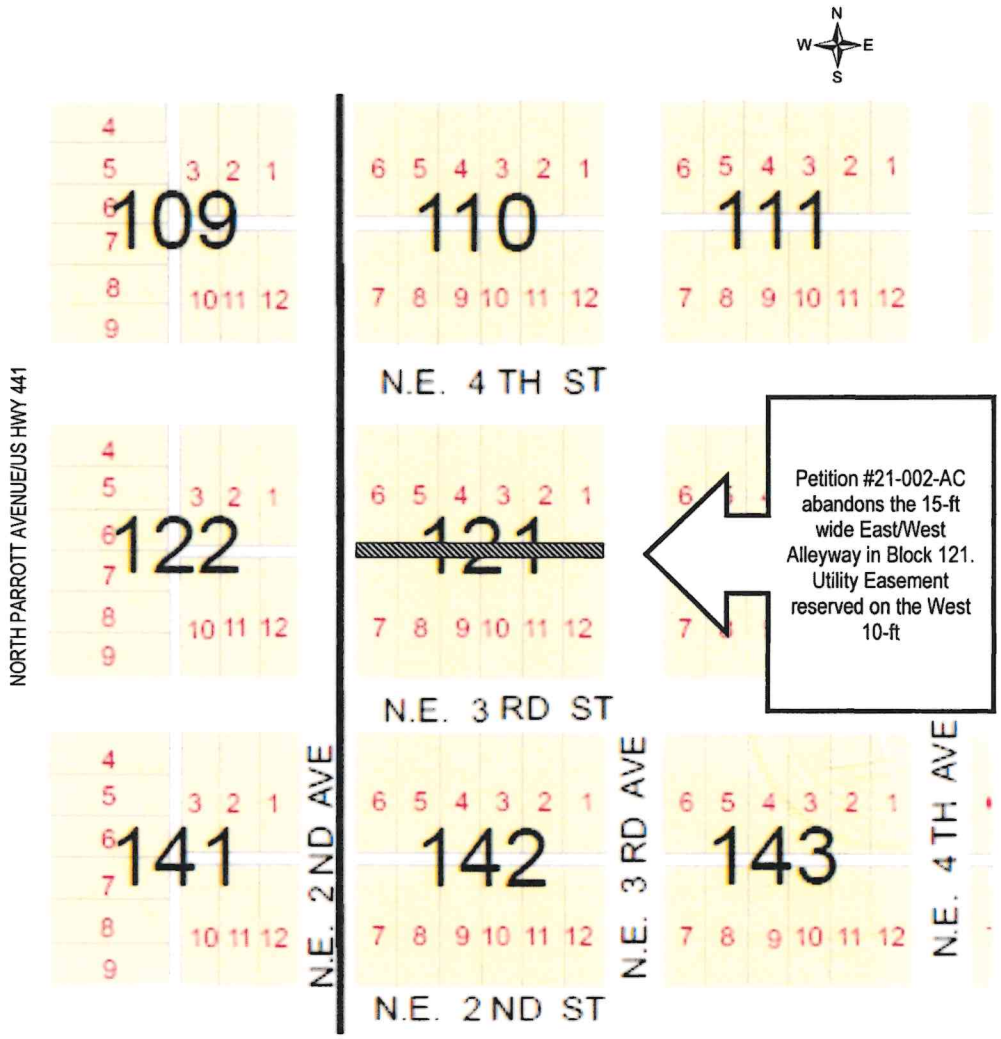
Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

for John J. Fumero, City Attorney

ORDINANCE NO. 1232 - EXHIBIT A

The following excerpt is from the City of Okeechobee Subdivision Map to identify the portion of alley to be abandoned as requested by Petition No. 21-002-AC, the subject property is recorded in Plat Book 5, Page 5, Okeechobee County Public Records.



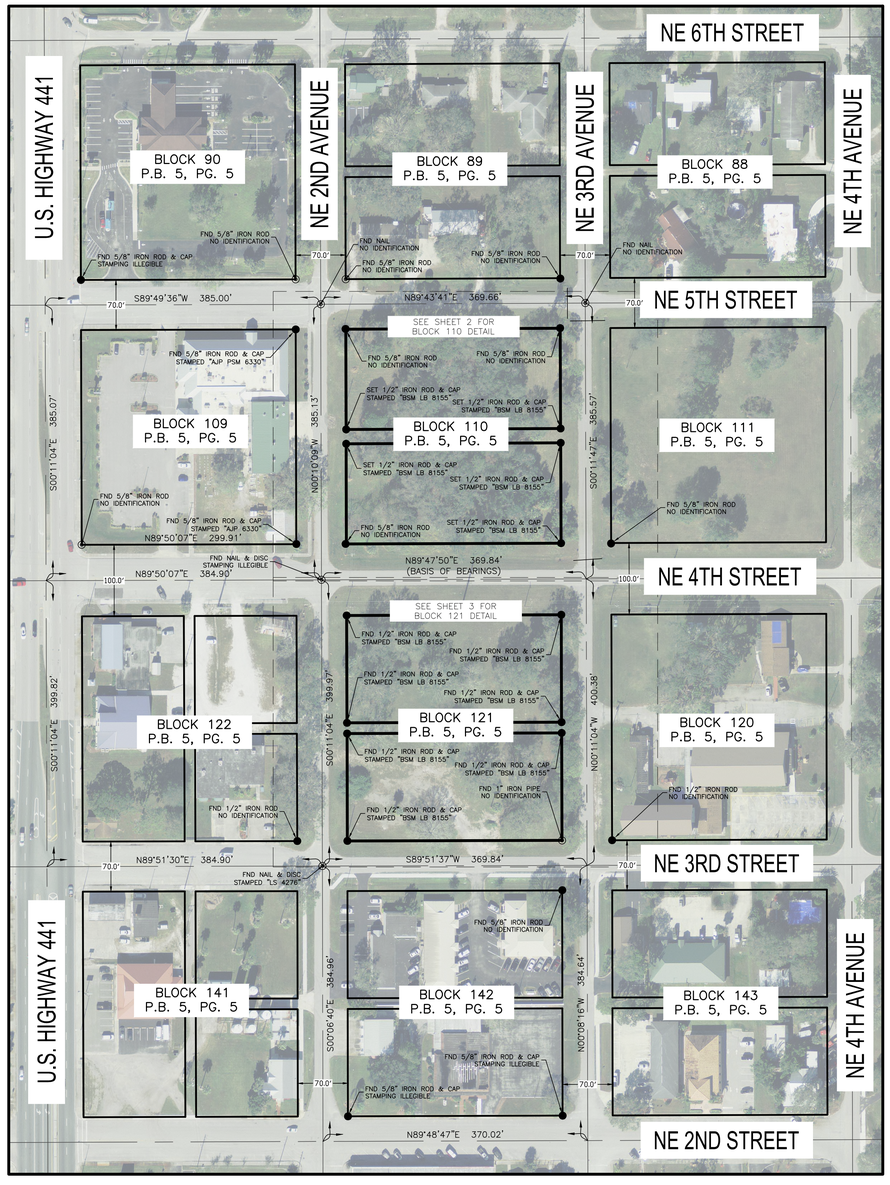
BOUNDARY SURVEY

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:

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, 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

CAD F:\2021-014 Mitch Stephens Apartments (COO)\03-DWG\
REF F:\2021-014 Mitch Stephens Apartments (COO)\03-DWG\XG01
FLD HW, DF
OFF BHM
CKD REB
FB./PG. RJ #1/20-22
DATE 03/18/21
DWG 21-109 SURVEY
SHEET 1 OF 3
REVISIONS: BY: DATE:

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

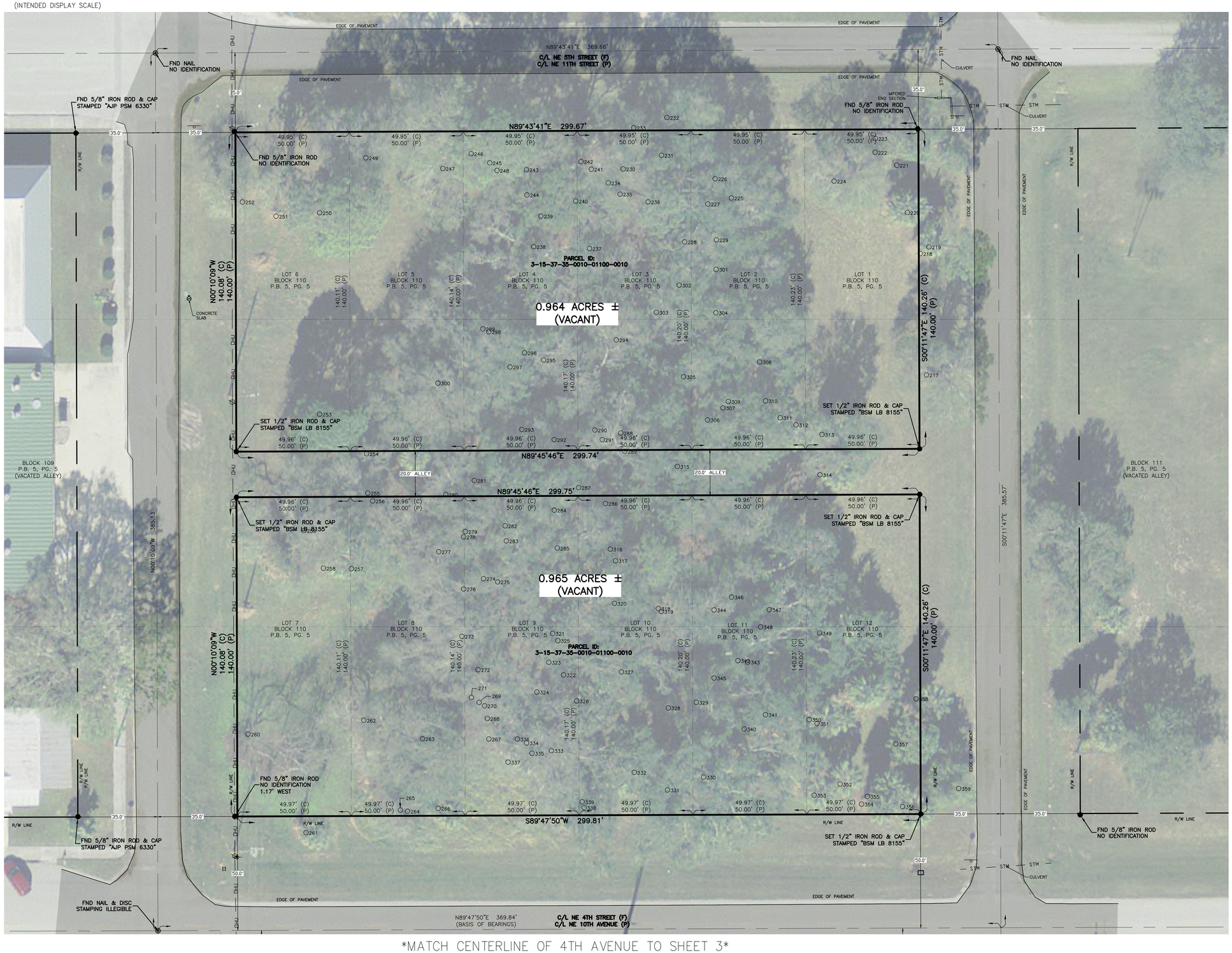
GRAPHIC SCALE

20 0 10 20 40 80

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

BOUNDARY SURVEY

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



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

CAD	F:\2021-014 Mitch Stephens Apartments (COD)\03-DWG\				
REF	F:\2021-014 Mitch Stephens Apartments (COD)\03-DWG\MB01				
FLD	HW, DF	FB./PG.	BSM #8/20	DATE	03/18/21
OFF	BHM				
CKD	REB	SHEET	2 OF 3	DWG	21-109 SURVEY

REVISIONS: BY: DATE:

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

BOUNDARY SURVEY

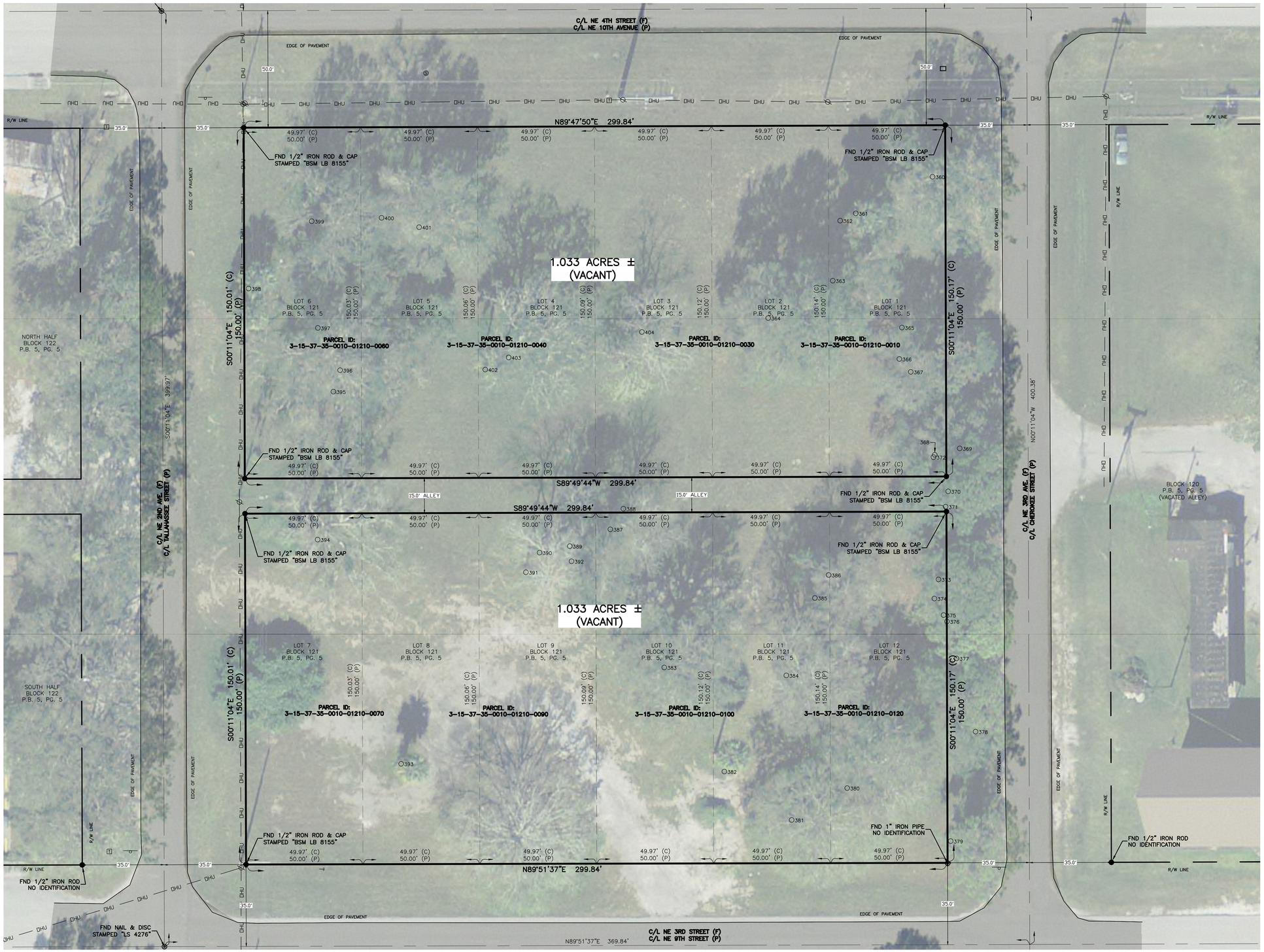
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

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

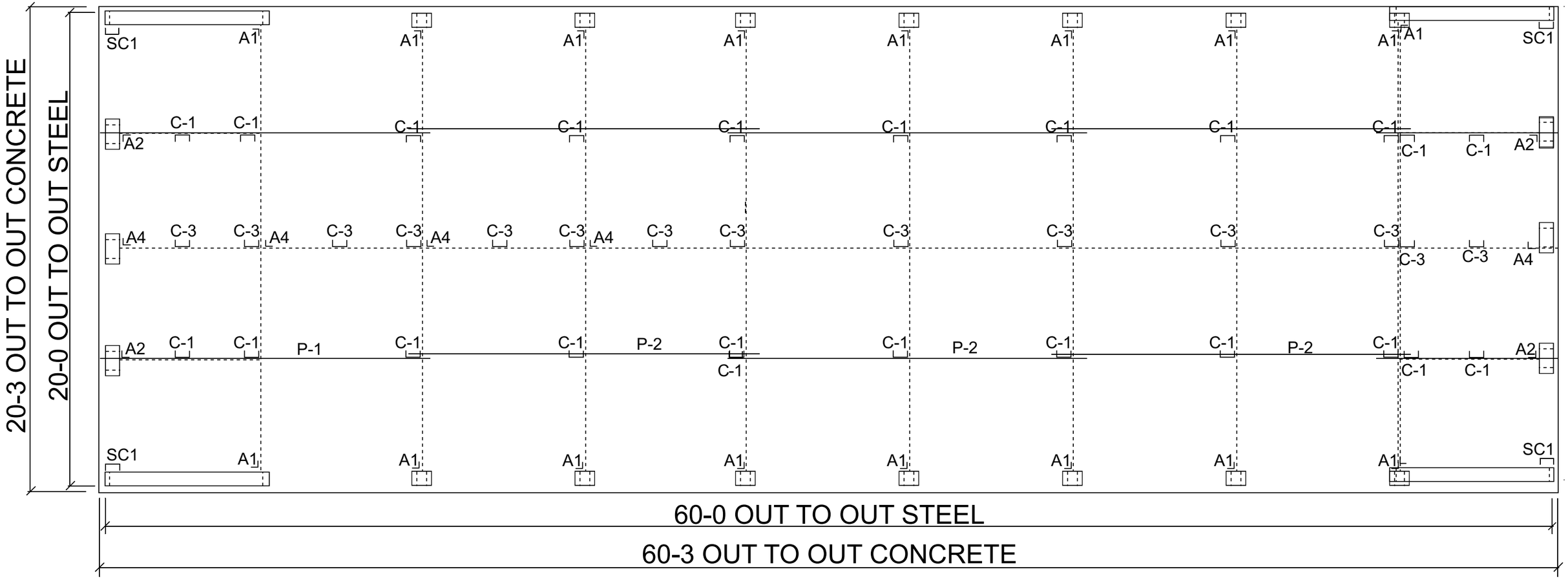


BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

CAD	F:\2021-014 Mitch Stephens Apartments (COO)\03-DWG\		
REF	F:\2021-014 Mitch Stephens Apartments (COO)\03-DWG\M201		
FLD	HW, DF	FB./PG. BSM #8/20	
OFF	BH-M	DATE 03/18/21	
CKD	REB	SHEET 3 OF 3	DWG 21-109 SURVEY

REVISIONS: BY: DATE:

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

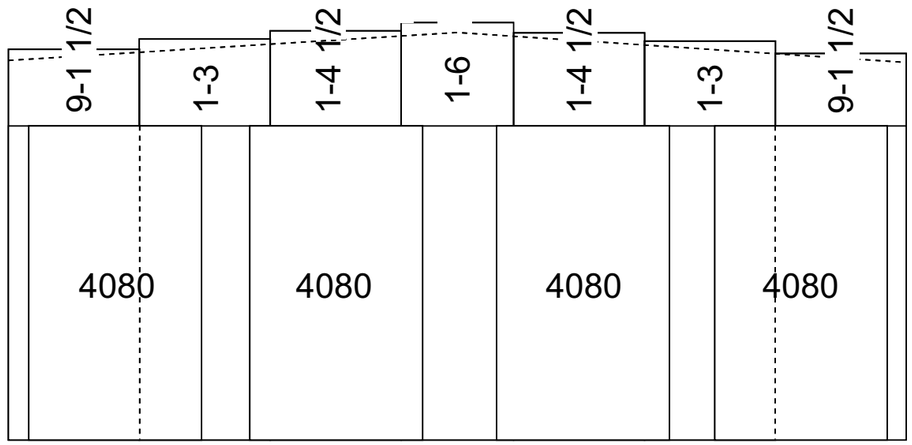


ALL GIRTS / HEADERS ARE 4” X 2½” X 16ga
ALL C’s ARE 4” X 2½” X 16ga
ALL P’s ARE 4” X 2½ X 16ga Zee
ALL A’s ARE 3” X 3” X 16ga Angle
ALL J’s ARE 4” X 2½” X 16ga Cee

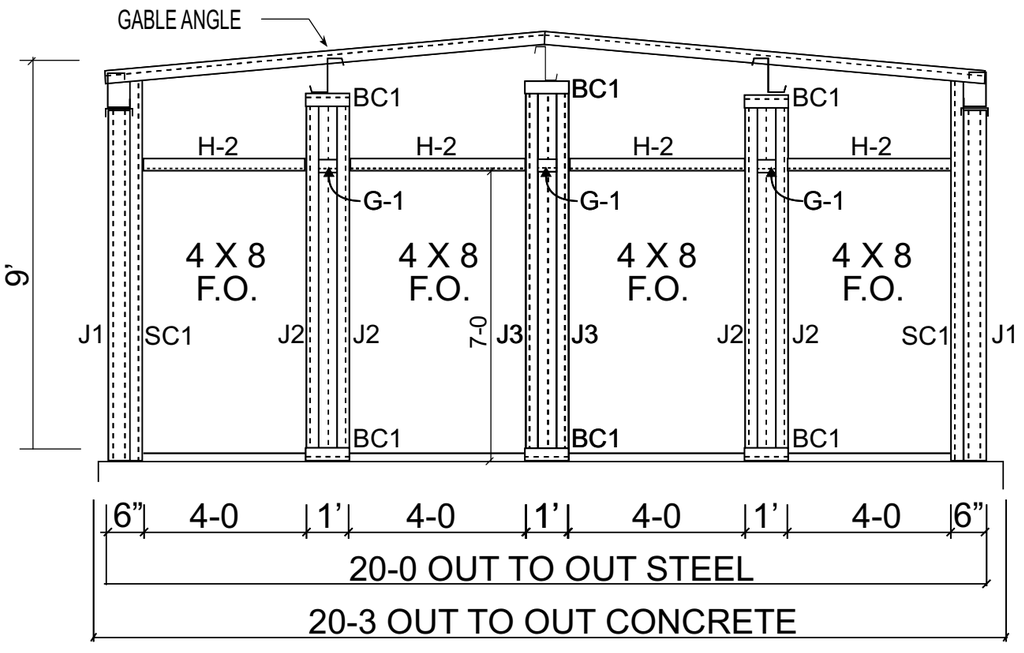
LIVE LOAD: 20	GROUND SNOW LOAD: 0	WIND LOAD: 145	EXP: B	SEISMIC:A	BLDG CODE: 2023 FBC
DRAWING # 24 - TBDMS-1	TYPE OF FRAME: POST & PURLIN		CUSTOMER NAME: Mitch Stephens		
BUILDING DIM: 20x60x9	ROOF PITCH: 0.5:12	PAGE: 1 OF: 6	CUSTOMER ADDRESS: 4th Street NE Okeechobee, FL 34972		
DATE OF DRAWING: 05-20-24	DRAWN BY: DCH	SCALE: NTS	CUSTOMER PHONE: 919-201-9913		

Simpson Steel Building Company
1117 Solitude Dr.
Van Buren, AR 72956
PHONE: 1-800-255-7624

ALL CEES ARE 4” X 2½” X 16ga
ALL GIRTS / HEADERS ARE 4” X 2½” X 16ga
ALL BASE CHANNELS ARE 4 1/8” X 16ga Open Channel
ALL GABLE ANGLE IS 3” X 3” X 16ga Angle
ALL J’s ARE 4” X 2½” X 16ga
ALL EXTERIOR SHEETS ARE 26ga PBR
ALL INTERIOR SHEETS ARE 29ga PBU



ENDWALL FRAMING AND SHEETING



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DRAWING # 24 - TBDMS-1	TYPE OF FRAME: POST & PURLIN		CUSTOMER NAME: Mitch Stephens		
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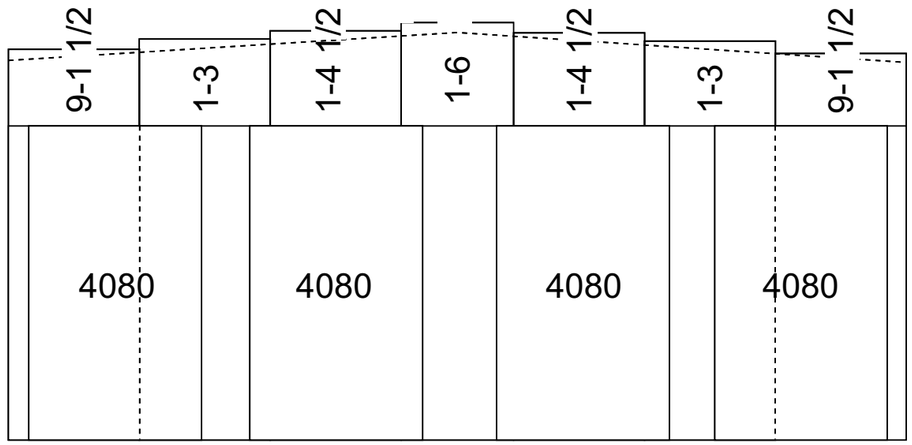
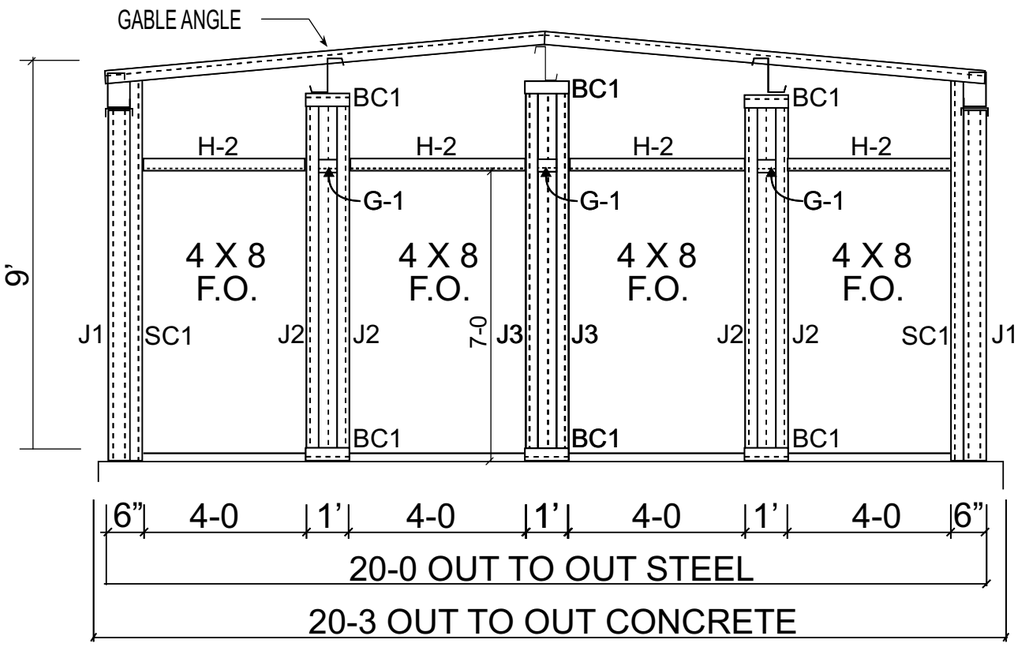


ENDWALL FRAMING AND SHEETING



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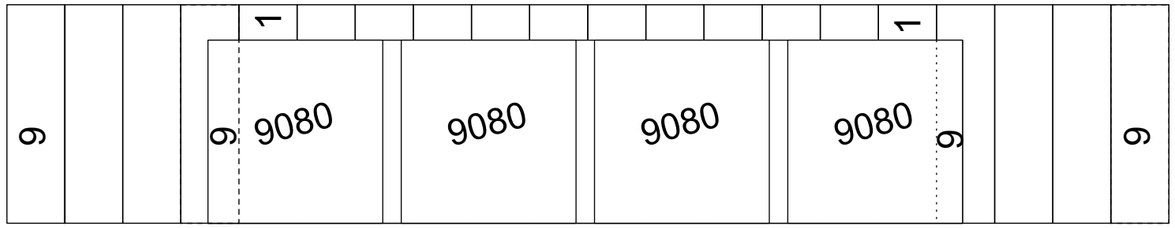
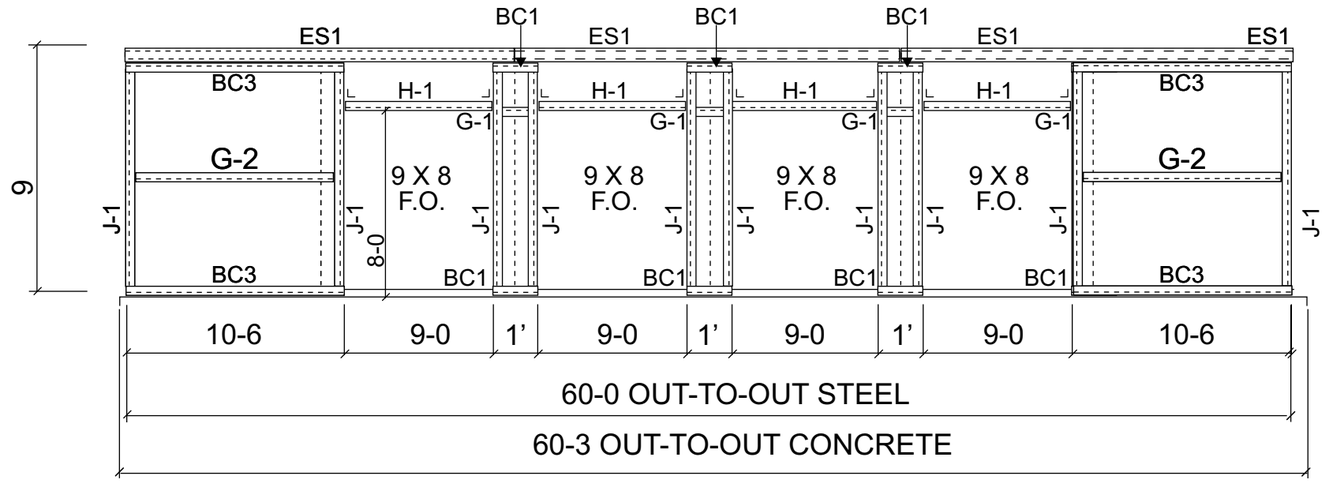


WALL SHEETING



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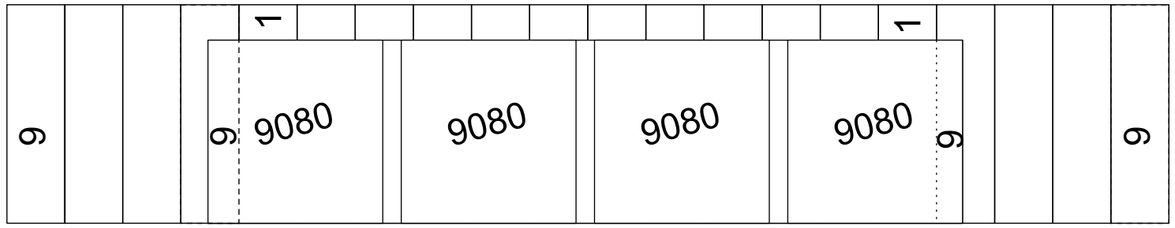
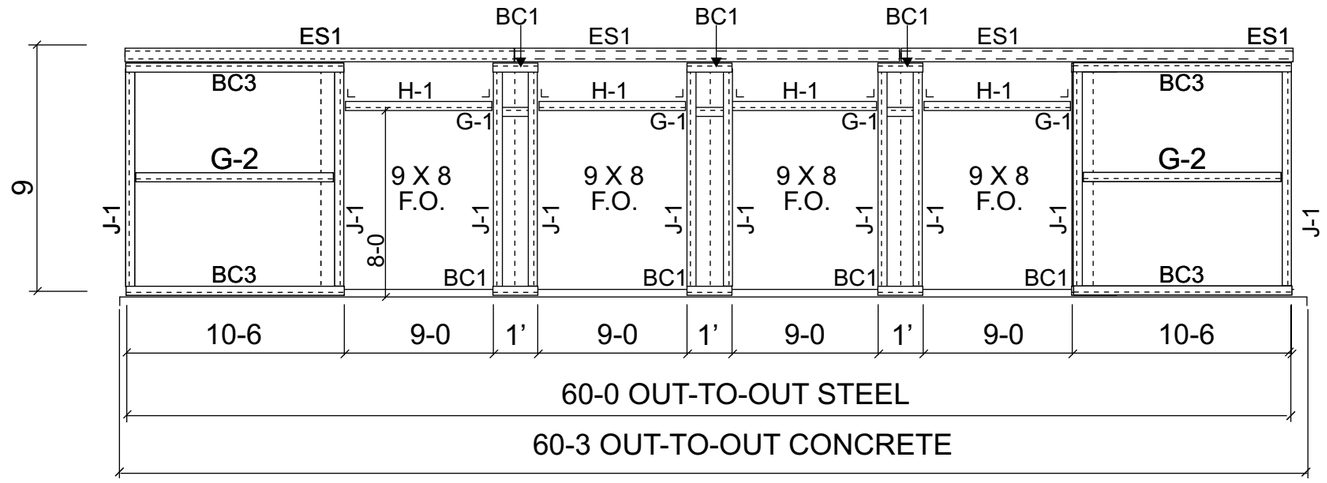


WALL SHEETING



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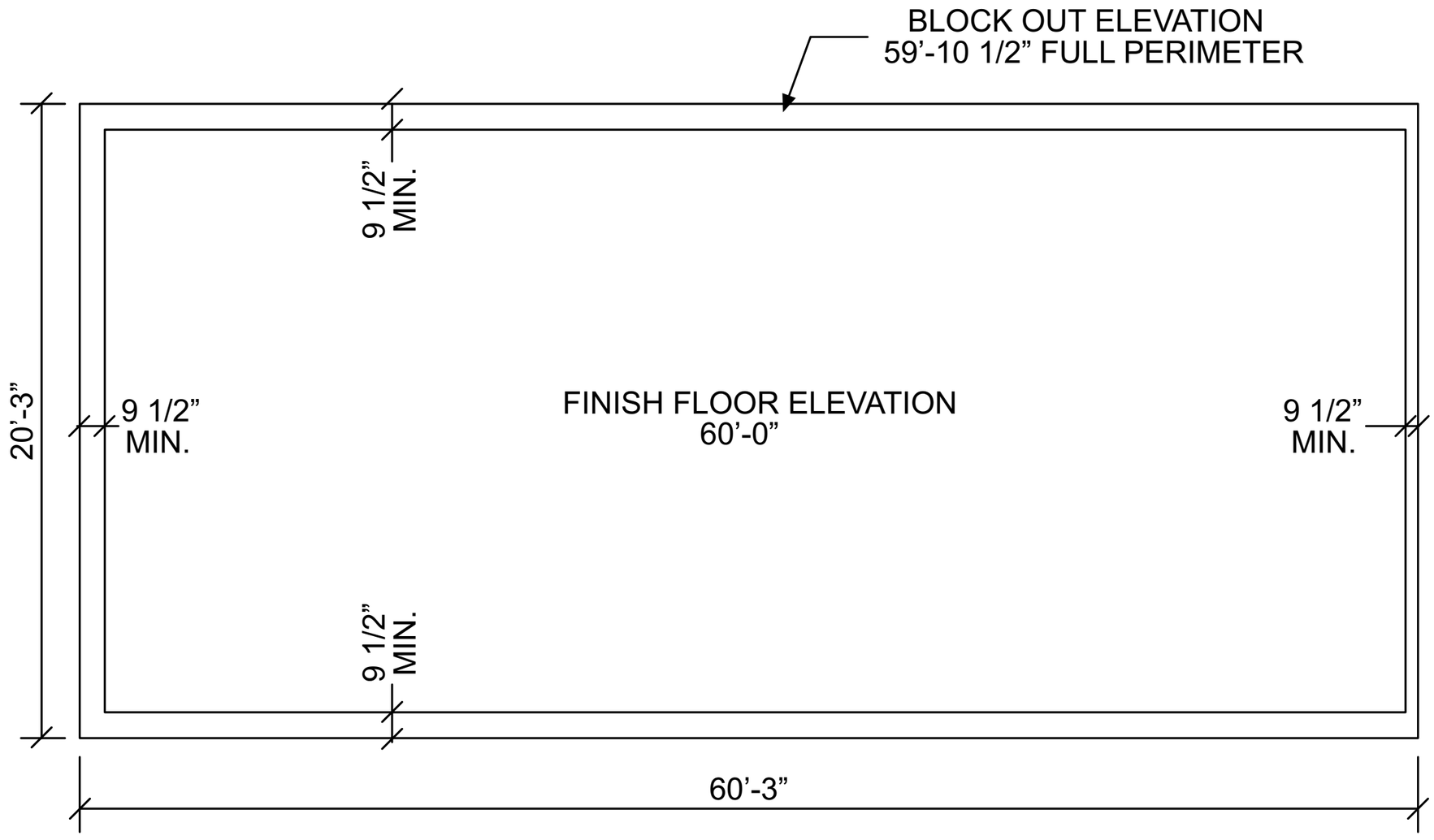

CONCRETE LAYOUT FOR MINI STORAGE
(WITH UNITS 2 ENDS)

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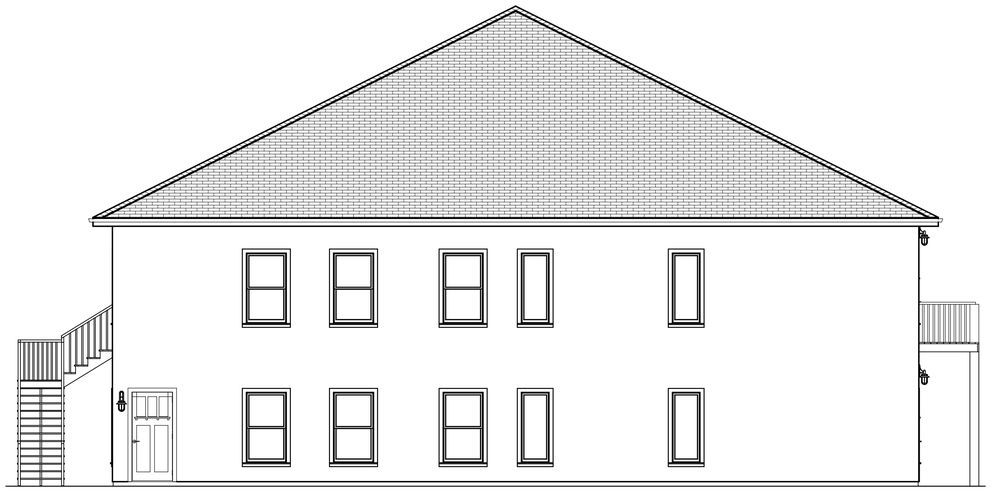
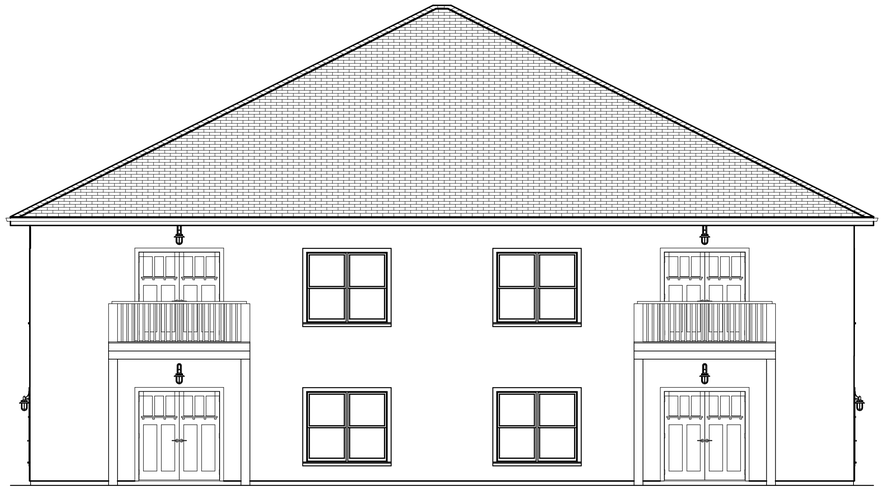
Simpson Steel Building Company
1117 Solitude Dr.
Van Buren, AR 72956
PHONE: 1-800-255-7624

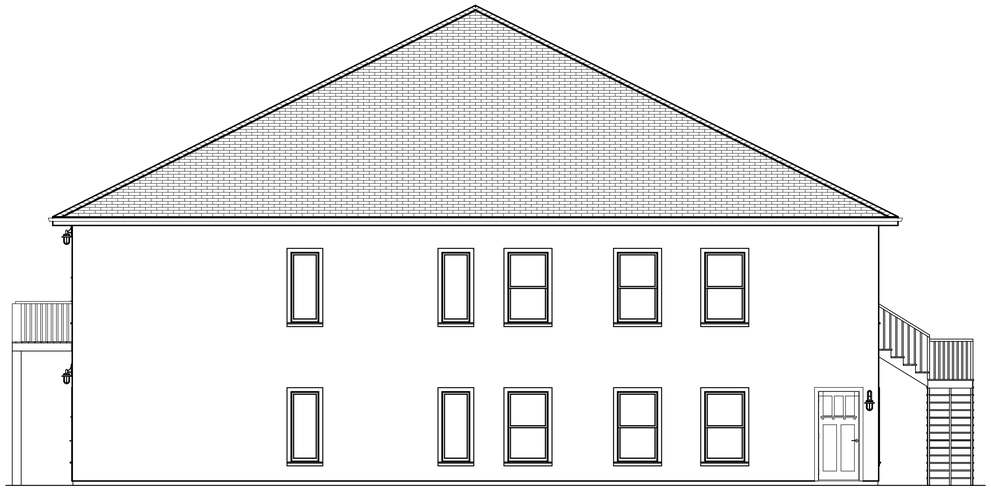
FRONT ELEVATION
SCALE:3/16"=1'



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:
5/7/2024

SCALE:

SHEET:
A-1

Basic Building Structural Information

This table was prepared using **Windload Calculator Plus** Software available from www.windcalcs.com

This information was created in accordance with Chapter 16 of the 2020 Florida Building Code.
The Component and Cladding Pressures were generated using the method in Part 2 of Chapter 30 of ASCE 7-16.

Floor & Roof Live Loads (R-3 • Single-Family Dwellings)

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

Wind Design Data

Ultimate Wind Speed:	150 mph	Nominal Wind Speed:	116 mph
Risk Category:	II	Wind Exposure:	C
Enclosure Classification:	Enclosed	End Zone Width (a):	4.00 ft.
Internal Pressure Coefficient:	0.18	Roof Geometry:	Hip
Roof Slope:	4.0 in 12 (18.4°)	Mean Roof Height:	14 ft.

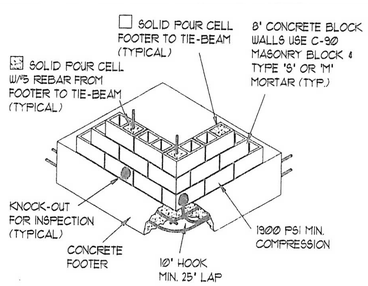
(The Nominal Wind speed was used to determine the Component and Cladding design pressures.)

(This Building is in a Wind-Borne Debris Region, and all exterior glazed openings shall be protected from wind-borne debris.)

Components and Cladding

Roof Zone 1:	+21.9 psf max.,	-49.2 psf min.
Roof Zone 2e:	+21.9 psf max.,	-69.1 psf min.
Roof Zone 2r:	+21.9 psf max.,	-64.1 psf min.
Roof Zone 3:	+21.9 psf max.,	-69.1 psf min.
Overhang at Roof Zone 1:		-57.2 psf min.
Overhang at Roof Zone 2e:		-77.1 psf min.
Overhang at Roof Zone 2r:		-72.1 psf min.
Overhang at Roof Zone 3:		-92.0 psf min.
Wall Zone 4:	+29.4 psf max.,	-31.8 psf min.
Wall Zone 5:	+29.4 psf max.,	-39.3 psf min.

Design Soil Bearing Capacity: 2,500 psf



1) ALL REBAR TO BE GRADE 40 (S UNLESS SPECIFIED OTHERWISE.
2) FILL COMPACTED TO 95% IN INTERVAL LIFTS OF 6".
3) SOIL BEARING 2000 PSF MIN.

MASONRY WALL TYPICAL

BEAM SCHEDULE

MARK	CAST CRETE BEAM	TOP REINFORCEMENT	BOTTOM REINFORCEMENT	OPTIONAL BEAM
BB-0	8F8	1#5	NONE	T-1 F&P
BB-1	8F8	1#5	1#5	T-1 F&P
BB-2	8F16	1#5	NONE	T-4 F&P
BB-3	8F16	1#5	1#5	T-4 F&P
BB-4	8F16	2#5	1#5	T-5 F&P

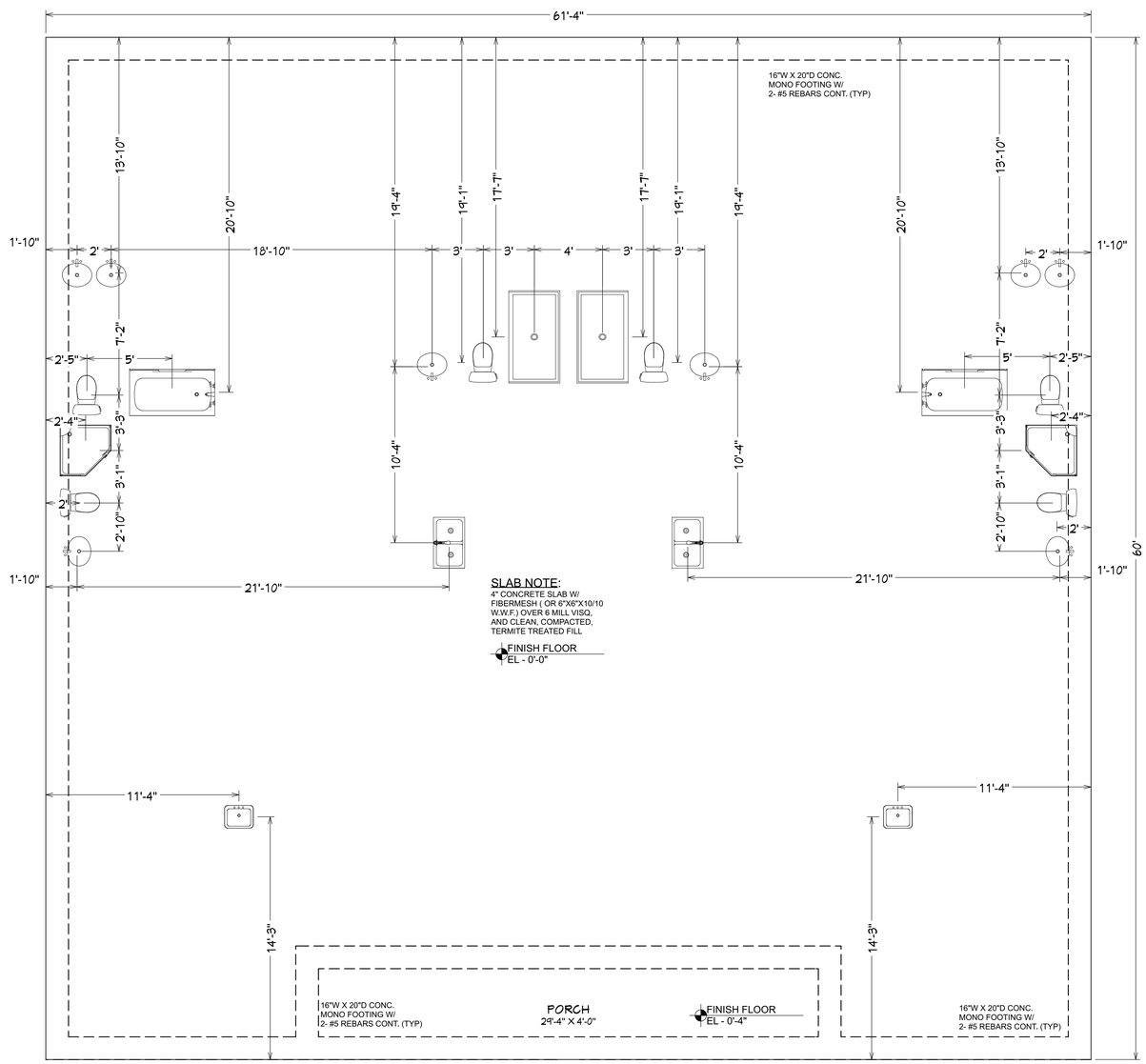
ALL BB-X BEAMS TO BE EQUAL TO "CAST CRETE" LINTELS. OPTIONAL FORM AND POUR (F&P) BEAMS MAY BE SUBSTITUTED IN THEIR PLACE.

UNLESS OTHER WISE NOTED, TYPICAL BEAM FOR OPENINGS SHALL BE A BB 2; & ALL EXTERIOR MASONRY WALLS TO BE CAPPED WITH (1) COURSE OF KNOCKOUT BLOCK W/ (1) #5 REBAR GRADE 40 CONTINUOUS. FILL SOLID W/ 3000 PSI GROUT.

FORM AND POUR BEAMS (TIE-BEAMS)

MARK	WIDTH	DEPTH	BOTTOM	TOP	STIRRUPS
T-1	8"	8"	1#5	1#5	NONE
T-2	8"	8"	3#5	2#5	#3 @ 8"O.C.
T-3	8"	12"	2#5	2#5	NONE
T-4	8"	12"	3#5	2#5	NONE
T-5	8"	16"	2#5	2#5	NONE
T-6	8"	16"	3#5	2#5	NONE
T-7	8"	16"	3#5	2#5	#3 @ 8" O.C.
T-8	8"	16"	4#5 2 LAYERS	2#5	#3 @ 8" O.C.

CONNECTOR SCHEDULE FOR MASONRY		
MARK	UPLIFT IN LBS.	CONNECTOR TO BEAM
1C	0-1400	(1) S- META 14 OR, U- HTA 16-18
2C	1401-1615	(1) S- HETA 16 OR, U- HTA 16
3C	1616-1810	(1) S- HETA 20
4C	1811-2235	(1) S- HHETA 16 OR, (2)U- TA 14
5C	2236-3965	(1) S- MGT OR, (1)U- MUGT15
6C	3966-5000	(1) S- FGTR OR, HGT-2 OR, (1)U- HUGT2
7C	5001-9445	(1) S- HGT-2 OR, (1)U- HUGT2
8C	9446-10503	(1) S- HGT-2 OR, HGT-3 OR, HGT-4
1- SEE FLOOR PLAN FOR EXCEPTIONS		
2- S= SIMPSON AND U= USP LUMBER CONNECTORS, ALL CONNECTORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR NAILS AND/ OR BOLTS, UNLESS OTHERWISE NOTED		
3- SEE SEALED INDIVIDUAL TRUSS SHEETS TO DETERMINE ACTUAL UPLIFT LOADS AND APPROPRIATE CONNECTORS, ONES SPECIFIED IN ORIGINAL DESIGN MAY NOT BE ADEQUATE DUE TO AN INCREASE IN ACTUAL UPLIFT VALUES.		



FOUNDATION PLAN
SCALE:1/4"=1'

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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FOUNDATION PLAN

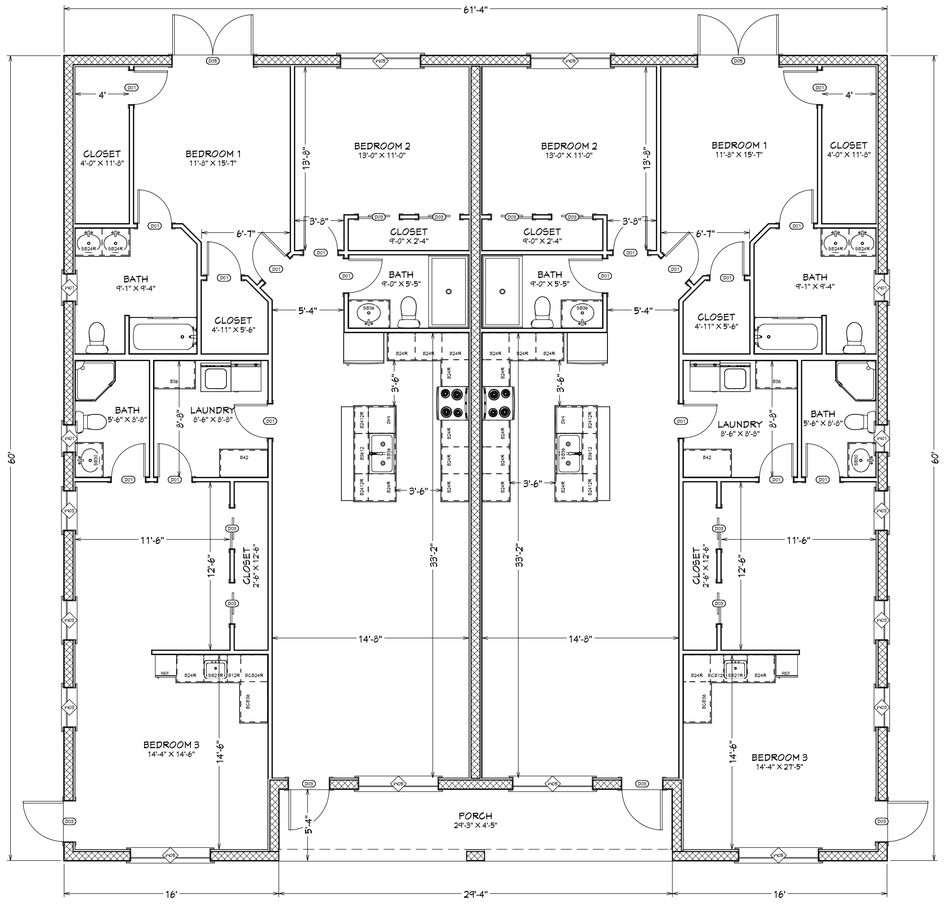
PROJECT DESCRIPTION:
-

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

DATE: 5/7/2024

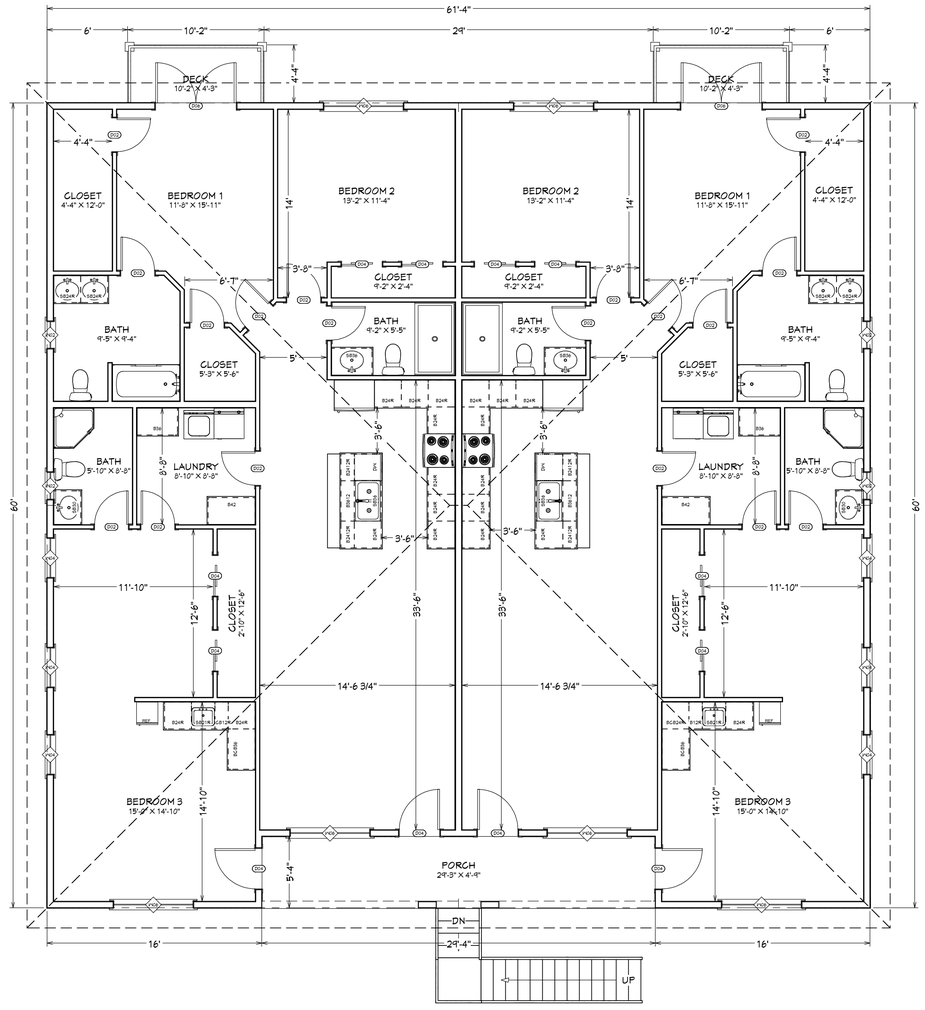
SCALE:

SHEET: A-2



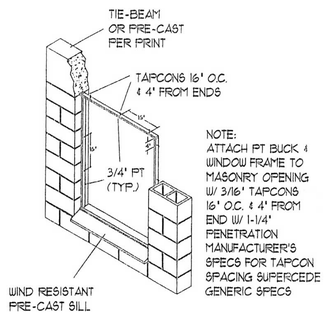
FIRST FLOOR - FLOOR PLAN
SCALE:3/16"=1'

LIVING	3,524 SF
PORCH	156 SF
TOTAL	3,680 SF



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

LIVING	3,524 SF
PORCH	244 SF
TOTAL	3,768 SF



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	2668	18	1	80"	30"
D02	2668	18	2	80"	30"
D03	3068	12	1	80"	36"
D04	3068	12	2	80"	36"
D05	6068	2	1	80"	72"
D06	6068	2	2	80"	72"

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	HEIGHT	WIDTH
W01	2153FX	4	1	63"	25"
W02	2153FX	4	2	63"	25"
W03	30535H	6	1	63"	36"
W04	30535H	6	2	63"	36"
W05	6053MU	6	1	63"	72"
W06	6053MU	6	2	63"	72"

RONALD M. HAY JR. P.E.
FL#89163

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

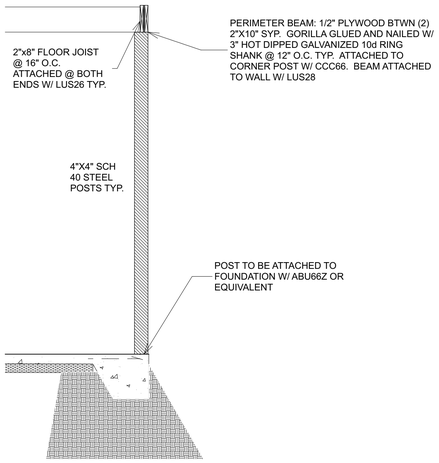
PROJECT DESCRIPTION:

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

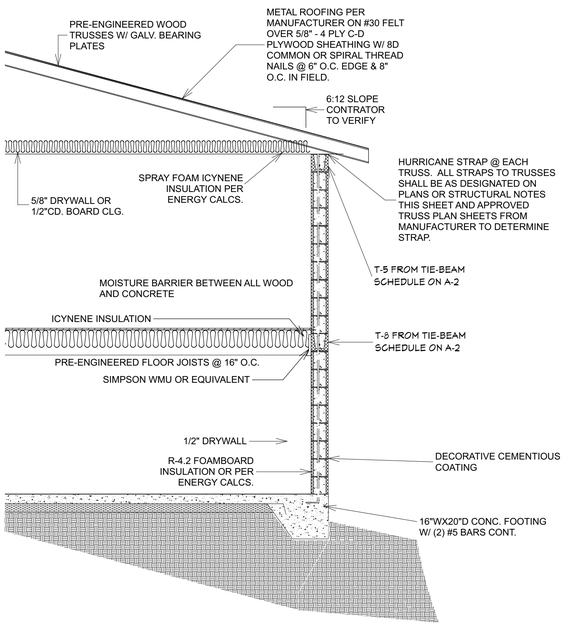
DATE:
5/7/2024

SCALE:

SHEET:
A-3



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



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

FRAMING PLAN
SCALE:3/8"=1'

NO.	DESCRIPTION	BY	DATE

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

SHEET TITLE:
FRAMING PLAN

PROJECT DESCRIPTION:
-

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

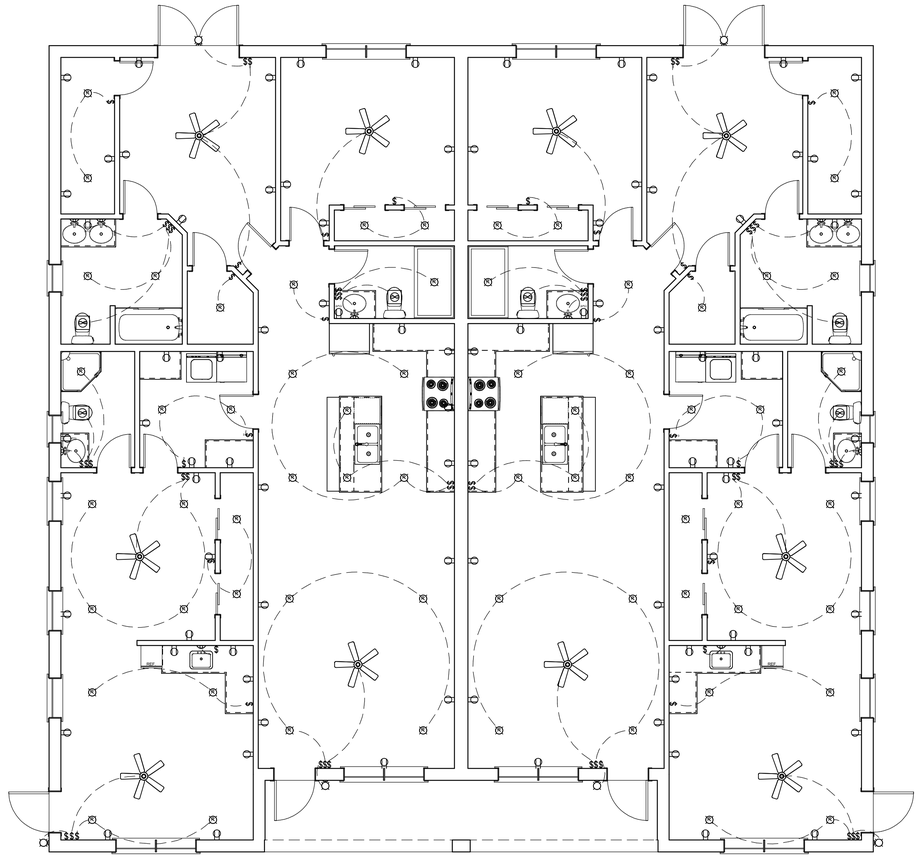
DATE:
5/7/2024

SCALE:

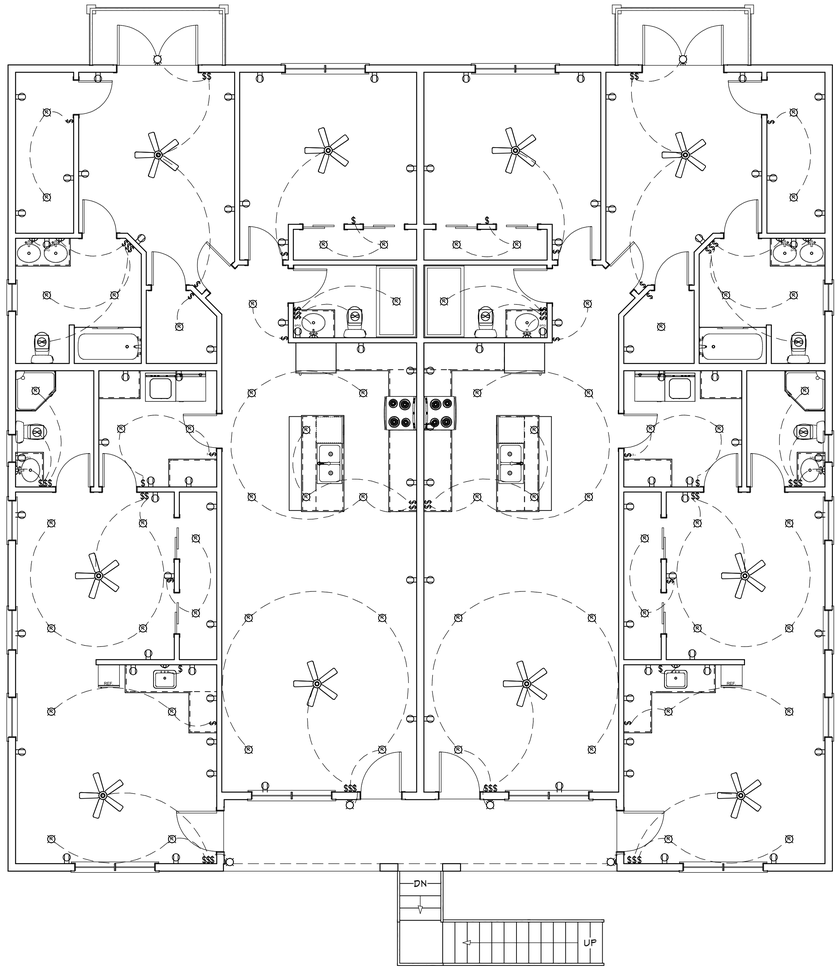
SHEET:

ELECTRICAL - DATA - AUDIO LEGEND

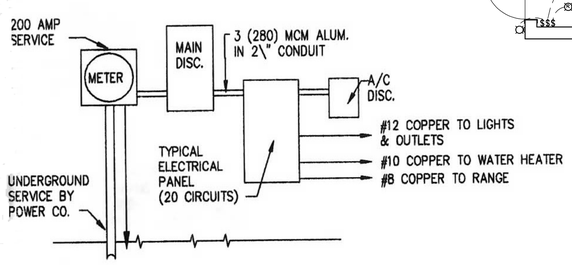
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DIM	Switches: Dimmer, Timer
AV Control	Audio Video: Control Panel, Switch
SP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
TEL	Telephone Jack
INT	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel



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



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



ELECTRICAL RISER

NOTE
ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/ APPLICABLE PROVISIONS OF THE NATIONAL ELEC. COD, LOCAL CODES, AND THE LOCAL POWER CO.

ELECTRICAL NOTES

ALL EXTERIOR OUTLET, OUTLETS ON GARAGE, KITCHEN, BATHROOMS AND UTILITY ROOM SHALL BE ON GFI CIRCUITS.
SET TOP OF KITCHEN AND GARAGE RECEPTS AND ALL SWITCHES AT 48" A.F.F.
USE 3-WIRE FOR FAN OULETS TO ALLOW LIGHT COMBINATION FOR FUTURE OWNER USE.
PROVIDE A WOOD BLOCK BRACE FOR HANGING FIXTURE IN ANY FAN OR CHANDELIERS
LIGHT BOX AT ENTRY, FOYER, DINING, STUDY AND LANAI.
PROVIDE DUAL SWITHCES FOR ALL CEILING FANS (ONE RHEOSTAT SWITCH FOR FAN SPEED CONTROL AND OTHER FOR FAN SWITCH LIGHT.
PROVIDE A ELECTRICAL STUB OUT FOR FUTURE LANDSCAPE ACCENT LIGHTING.
PROVIDE DIMMER SWITCHERS FOR ALL INTERIOR RECESSED CAN LIGHT FIXTURE AND CHANDELIERS.
PROVIDE ELECTRIC CIRCUIT FOR SECURITY SYSTEM (IF APPLICABLE).
PROVIDE GFI OUTLET UNDER MEDICINE CABINET ON ALL BATHROOMS

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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELECTRICAL PLAN

PROJECT DESCRIPTION:

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

DATE:
5/7/2024

SCALE:

SHEET:
E-1

GENERAL STRUCTURAL NOTES

1.1.0 MATERIALS

1.1.1 MASONRY UNITS-
CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.

1.1.2 MORTAR-
SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270

1.1.3 GROUT-
SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019, OR SHALL BE IN ACCORDANCE WITH ASTM C 476.

1.1.4 CONCRETE-
SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI (2500 PSI FOR SLABS) AT 28 DAYS.

1.1.5 REINFORCING STEEL-
SHALL BE A MINIMUM GRADE 40 AND IDENTIFIED IN ACCORDANCE WITH ASTM A 615, A 616, A 617, OR A 706.

1.1.6 METAL ACCESSORIES-
JOINT REINFORCEMENT, ANCHORS, TIES, AND WIRE FABRIC SHALL CONFORM TO THE FOLLOWING STANDARDS:
1. ASTM A 82 FOR JOINT REINFORCEMENT AND WIRE ANCHORS AND TIES.
2. ASTM A 36 FOR PLATE, HEADED AND BENT BAR ANCHORS.
3. ASTM A 366 FOR SHEET METAL ANCHORS AND TIES.

1.1.7 GALVANIZATION-
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2 METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

1.1.8 FASTENERS AND CONNECTORS-
UNLESS OTHER WISE STATED, SIZES GIVEN FOR NAILS ARE COMMON WIRE NAILS. FOR EXAMPLE, 8D = 2 ½ INCHES LONG X 0.131 INCH DIAMETER. SEE TABLE 8.8A IN THE NATIONAL WOOD DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

1.1.9 WOOD FRAME MEMBERS-
ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1800 PSI. ALL LUMBER USED FOR BEAMS SHALL BE SOUTHERN YELLOW PINE GRADE 2 OR BETTER WITH A MINIMUM Fb OF 1700 PSI.

1.1.10 WOOD MICRO LAM BEAM MEMBERS-
ALL MICRO LAM BEAM LUMBER SHALL HAVE A MINIMUM FLEXURAL STRENGTH, Fb OF 2,850 PSI AND MODULUS OF ELASTICITY, E, OF 2,000,000 PSI.

1.1.11 SOIL-
FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000PSF. AREAS FIVE FEET BEYOND BUILDING LINES SHOULD BE CLEARED AND SCRUBBED OF ANY VEGETATION. FINISHED GRADE SHALL BE PLACED WITH A MAXIMUM LIFT OF 12" AND COMPACTED TO A MINIMUM 95% OF THE STANDARD PROCTOR DENSITY. FILL MATERIAL SHALL BE CLEAN TO SLIGHTLY SILTY FINE SAND, FREE OF ORGANIC MATERIAL. ALL WORK TO BE DONE IN ACCORDANCE WITH ASTM D-698 AND VERIFIED BY GENERAL CONTRATOR.

1.2 MASONRY WORK, GENERAL

1.2.1 ALL MORTAR JOINTS FOR HOLLOW UNIT MASONRY SHALL EXTEND THE FULL WIDTH OF FACE SHELLS. MORTAR JOINTS FOR SOLID MASONRY SHALL BE FULL HEAD AND BED JOINTS.

1.2.2 BED JOINTS SHALL BE 3/8 INCH (± 1/8 INCH) THICK. HEAD JOINTS SHALL BE 3/8 INCH (+ 3/8 INCH OR -1/4 INCH) THICK.

1.2.3 THE BED JOINT OF THE STARTING COURSE PLACED OVER FOOTINGS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF ¼ INCH TO A MAXIMUM OF ¾ INCH.

1.2.4 MASONRY WALLS SHALL BE RUNNING BOND OR STACK BOND CONSTRUCTION. WHEN MASONRY UNITS ARE LAID IN STACK BOND, 9-GUAGE (MINIMUM) HORIZONTAL JOINT REINFORCEMENT SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16 INCHES ON CENTER.

1.2.5 LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OR 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER AND ½ INCH WHEN NOT EXPOSED TO EARTH OR WEATHER.

1.3 REINFORCING STEEL GENERAL

1.3.1 REINFORCING STEEL SHALL BE NO.5 BARS. EXCEPTION: WHERE TWO NO.5 BARS ARE REQUIRED WITHIN THE SAME GROUTED MASONRY CELL OR BOND BEAM, ONE NO.7 BAR MAY BE SUBSTITUTED.

1.3.2 WHEN TWO BARS ARE REQUIRED IN THE SAME CELL OR BOND BEAM, THEY MAY BE BUNDLED.

1.3.3 SPLICES SHALL BE LAP SPLICES.
1. NONCONTACT LAP SPLICES MAY BE USED PROVIDED REINFORCING BARS ARE NOT SPACED FARTHER APART THAN 5 INCHES FOR NO.5 BARS AND 7 INCHES FOR NO.7 BARS.
2. SPLICE LENGTHS SHALL BE A MINIMUM OF 25 INCHES FOR NO.5 BARS AND 35 INCHES FOR NO.7 BARS (40 BAR DIAMETER). SPLICES OF A NO.5 BAR WITH ONE NO.7 BAR SHALL BE A MINIMUM OF 25 INCHES, AND TWO NO.5 BARS WITH ONE NO.7 BAR SHALL BE A MINIMUM OF 35 INCHES.

1.3.4 REINFORCEMENT MAY BE BENT IN THE SHOP OR IN THE FIELD IF:
1. ALL REINFORCEMENT IS BENT COLD, AND
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS, AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT. EXCEPTION: WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

1.4 COVER OVER REINFORCING STEEL

1.4.1 FOR FOUNDATIONS MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE: 3 INCHES IN FOUNDATIONS WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH; OR, 1 ½ INCHES FOR NO.5 AND SMALLER BARS, AND 2 INCHES FOR NO.6 AND LARGER BARS WHERE CONCRETE IS FORMED AND WILL BE EXPOSED TO THE WEATHER. IN NARROW FOOTINGS WHERE INSUFFICIENT WIDTH IS AVAILABLE TO ACCOMMODATE A STANDARD 90 DEGREE HOOK AND PROVIDE THE REQUIRED CONCRETE COVER, THE HOOK SHALL BE ROTATED IN THE HORIZONTAL DIRECTION UNTIL THE REQUIRED CONCRETE COVER IS ACHIEVED.

1.4.2 FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS NOT EXPOSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 1 ½ INCHES REGARDLESS OF BAR SIZE.

1.4.3 FOR CAST-IN-PLACE BOND BEAMS WHERE CONCRETE IS EXPOSED TO WEATHER, THE MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE: 1 ½ INCHES FOR NO.5 BARS AND SMALLER, 2 INCHES FOR NO.6 BARS OR LARGER.

1.4.4 REINFORCEMENT BARS EMBEDDED IN GROUTED MASONRY CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF ¼ INCH FOR FINE GROUT OR ½ INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL.

1.4.5 REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN: 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER, 1 ½ INCH FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

1.5 FRAMING NOTES

1.5.1 ALL WALL AND SHINGLE ROOF SHEATHING SHALL BE 15/32" MINIMUM C-D PLYWOOD SHEATHING OR OSB. TILE ROOF SHEATHING SHALL BE STRUCTURAL ONE GRADE PANELS 15/32" THICK OR BETTER.

1.5.2 ALL ROOF SHEATHING SHALL BE STAGGERED WITH LONG DIMENSION PERPENDICULAR TO THE FRAMING.

1.5.3 NAILING FOR ROOF AND WALL SHEATHING SHALL BE (1) 8d COMMON OR SPIRAL THREAD NAILS FOR ALL SHEATHING UP TO ½ INCH THICK, AND (2) 10d COMMON OR SPIRAL THREAD NAILS FOR SHEATHING LARGER THAN ½ INCH THICK. NAILING SHALL BE 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD.

1.5.4 ALL INTERIOR FRAME BEARING WALLS AND ALL EXTERIOR FRAME WALLS SHALL BE ANCHORED TO THE ABUTTING CMU WALL WITH (3) ½ "X 6" STANDARD HOOK ANCHOR BOLTS EMBEDDED IN GROUT CELLS. THE FLOOR P.T. PLATE SHALL BE ANCHORED WITH ½" X 8" STANDARD HOOK ANCHOR BOLTS AT 32" O.C.

1.5.5 AT ALL INTERIOR BEARING WALLS, WHENEVER AN UPLIFT CONNECTOR IS REQUIRED AT THE TOP OF THE WALL, THE CONNECTOR AT THE BOTTOM SHALL HAVE CONSISTENT UPLIFT VALUE.

1.5.6 WHENEVER A GIRDER TRUSS BEARS ON A FRAME BEARING WALL, IT SHALL BE SUPPORTED BY A MINIMUM OF AN EQUAL NUMBER OF STUDS AS PLIES IN THE GIRDER.

1.5.7 TRUSSES SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, AND SHALL CONFORM TO THE TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED TRUSSES, AND SHALL CONTAIN BOTTOM CHORD WIND BRACING METHODOLOGY.

1.6 FOOTINGS AND FOUNDATIONS

1.6.1 DESIGN

1.6.1.1 TYPICAL FOUNDATION DETAILS AND MINIMUM SIZES ARE SHOWN ON THE FOUNDATION PLAN AND THIS SHEET.

1.6.1.2 A SOIL OR WASTE PIPE OR A BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR THERE SHALL BE BUILT INTO THE MASONRY WALL AN IRON PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.

1.6.2 CONSTRUCTION

1.6.2.1 THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR IN ACCORDANCE WITH 1.3.4 IN BOTH CASES, THE MINIMUM BAR LAP SHALL BE 25 INCHES.

1.6.2.2 FOUNDATION STEMWALLS SHALL BE AS THICK OR THICKER THAN THE WALL SUPPORTED ABOVE, BUT IN NO CASE LESS THAN 8 INCHES THICK, AND SHALL HAVE SAME VERTICAL REINFORCING AS THE WALL ABOVE.

1.6.2.3 ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO ALL FOOTINGS; DOWEL BARS SHALL LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25 INCHES.

1.7 CONCRETE COLUMNS

1.7.1 COLUMNS SHALL BE CONSTRUCTED OF STANDARD MASONRY UNITS OR PILASTER BLOCK OR MAY BE CAST IN PLACE CONCRETE. MAXIMUM COLUMN HEIGHT SHALL BE 12 FEET TO TOP OF BOND BEAM. COLUMNS SHALL CONTAIN A MINIMUM OF FOUR VERTICAL BARS, ONE IN EACH CORNER.
1. VERTICAL COLUMN REINFORCEMENT SHALL BE FOUR NO.3 BARS FOR 8X8 INCH COLUMNS AND FOUR NO.5 BARS FOR ALL OTHER COLUMN SIZES.
2. CLEARANCE FROM THE VERTICAL BAR TO THE MASONRY FACE SHELL SHALL BE ½". MINIMUM COVER FOR CAST IN PLCE COLUMNS SHALL BE 1 ½" OVER THE COLUMN TIES.

1.7.2 CONNECTION OF COLUMNS TO THE FOUNDATION BELOW AND TO THE BOND BEAM AT THE TOP SHALL BE AS FOLLOWS:
1. 8X8 INCH COLUMN; ONE NO.5 STANDARD HOOK INTO THE SUPPORT AT THE BOTTOM AND INTO THE BOND BEAM AT THE TOP.
2. 8X16 INCH COLUMN; TWO NO.5 STANDARD HOOKS (ONE IN EACH CELL) BOTH ATHE BOTTOM AND INTO THE BOND BEAM AT THE TOP.
3. 12X12 INCH COLUMN AND 16X16 INCH COLUMN; FOUR NO.5 STANDARD 90 HOOKS (ONE AT EACH VERTICAL BAR) EXTENDING FROM THE FOUNDATION AND SPLICED WITH THE VERTICAL COLUMN REINFORCEMENT FOR THE BOTTOM; THREE NO.5 90 HOOKS INTO THE BOND BEAM AT TOP, MINIMUM, AND EACH SPLICED INTO A VERTICAL COLUMN BAR FOR CORNER COLUMNS; AND TWO NO.5 STANDARD 90 HOOKS INTO THE BOND BEAM AT THE TOP EACH SPLICED TO SEPARATE VERTICAL COLUMN BARS FOR COLUMNS NOT LOCATED IN A CORNER.

1.7.3 LATERAL TIES OF A MINIMUM ¼ INCH DIAMETER SHALL BE USED TO ENCLOSE VERTICAL COLUMN REINFORCEMENT AS FOLLOWS:
1. MAXIMUM VERTICAL SPACING OF LATERAL TIES SHALL NOT EXCEED THE LEAST NOMINAL CROSS SECTIONAL DIMENSION OF THE COLUMN.
2. LATERAL TIES MAY BE PLACED IN THE MORTAR JOINTS (PROVIDED THAY ARE NO LARGER THAN ¼ INCH DIAMETER) OR IN THE GROUT.
3. THE BOTTOM LATERAL TIES SHALL BE LOCATED VERTICALLY NOT MORE THAN ONE-HALF THE LATERAL TIE SPACING ABOVE THE TOP OF THE FOOTING, SLAB, OR BEAM IN ANY STORY. THE TOP LATERAL TIE SHALL NOT BE MORE THAN ONE-HALF THE LATERAL TIE SPACING BELOW THE LOWEST HORIZONTAL REINFORCEMENT IN THE BEAM ABOVE.

1.8 WINDOWS AND SLIDING GLASS DOORS

1. THE MANUFACTURER'S SPECIFICATIONS AND TEST RESULTS FOR THE REFERENCED WINDOWS AND DOORS IN REGARD TO THE DESIGN DATA AND CODE COMPLIANCE CITED HAVE BEEN REVIEWED AND ACCEPTED BY RONALD M. HAY JR., P.E. WHEN INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S SPECIFICATIONS FOR USE ON THIS PROJECT.
2. ALL EXTERIOR GLAZING MATERIALS SHALL BE IMPACT RESISTANT COVERINGS CERTIFIED BY THE MANUFACTURER TO MEET THE REQUIREMENTS OF SSTD12, ASTM E 1886 AND ASTM E 1996. HOWEVER, IF PANELS MEETING THE LOAD REQUIREMENTS OF FBC 1609.1 FOR THE 150 MPH WIND BORNE MISSILE TEST, OR, WOOD STRUCTURAL PANELS MEETING THE REQUIREMENTS OF FBC 1609.1.4 ARE USED FOR OPENING PROTECTION THEN THE WINDOWS NEED ONLY MEET THE PRESSURE REQUIREMENTS OF FBC 1609.1 FOR THE 150 MPH WIND LOAD AND THE WIND BORNE MISSILE TEST. THE CONTRACTOR IS REQUIRED TO PROVIDE DOCUMENTATION FOR THE WINDOWS AND PANELS DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS.
3. EXTERIOR WINDOWS: PER SCHEDULE/N.O.A.
4. WINDOWS: FASTEN PER MANUFACTURER'S SPECIFICATION

1.9 DOORS

1. ALL EXTERIOR DOOR MATERIAL SHALL BE ABLE TO RESIST THE LOADING RQUIREMENTS OF THE FBC SECTION 1609.1 FOR THE 150 MPH WIND LOAD. THE CONTRACTOR IS REQUIRED TO PROVIDE DOCUMENTATION FOR DOORS DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS.
2. EXTERIOR ENTRY DOORS: PER SCHEDULE/N.O.A.
3. ENTRY DOORS: FASTEN PER MANUFACTURER'E SPECIFICATIONS

1.10 HURRICANE ANCHORS

1. ALL HURRICANE ANCHORS TO BE FBC TESTED AND APPROVED, AND SIZED FOR LOADS REQUIRED.
2. SEE DRAWINGS PLANS AND DETAILS FOR SPECIFIC TYPES.
3. ALL SIMPSON OR USP WOOD CONNECTORS TO BE ZMAX GALVANIZED COATED UNLESS NOTED OTHERWISE.

ADDITIONAL GENERAL & STRUCTURAL NOTES

1. ALL CONSTRUCTION METHODS SHALL COMPLY WITH FBC 2023.
2. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO VERIFY DIMENSIONS, DETAILS, AND/OR ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THESE PLANS WERE REVIEWED BY RONALD M. HAY JR. P.E. FOR STRUCTURAL COMPLIANCE WITH SECTION 1609 ONLY OF THE FLORIDA BUILDING CODE AND THE ATTACHED TRUSS PLANS.
4. THE CONTRACTOR MAINTAINS THE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS METHODS & TECHNIQUES, INCLUDING BUT NOT LIMITED TO THE STANDARD CONNECTIONS OF ALL ROOF, WALL, FLOOR, AND STRUCTURAL PANEL SYSTEMS.
5. UNLESS OTHERWISE NOTED, ANY OPENING GREATER THAN 6' IN A MASONRY WALL SHALL HAVE THE CELLS ON EACH SIDE FILLED WITH CONCRETE AND (1) #5 VERTICAL RE-BAR.
6. UNLESS OTHERWISE NOTED, FOR WOOD BEARING OPENINGS UP TO 6' USE (2) 2X12 BEAM WITH (2) FULL LENGTH STUDS, AND FOR OPENINGS GREATER THAN 6' USE (2) 2X12 BEAM AND (3) FULL LENGTH STUDS AT EACH END. CONNECT BEAMS TO STUDS WITH A MINIMUM OF (2) USP RT 12'S EACH END.

FOUNDATION SOIL NOTES

1. A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.
2. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
3. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
4. SOIL DISTURBED AFTER TREATMENT SHALL BE RE-TREATED INCLUDING SPACES BOXED OR FORMED.
5. A MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
6. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
7. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1' OF THE STRUCTURE SIDE WALLS.
8. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
9. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
10. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE ANY FINAL INSPECTIONS WILL BE ISSUED. THE CERTIFICATE OF COMPLINACE SHALL STATE "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
11. AFTER ALL WORK IS COMPLETED LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1' OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE MATERIAL.
12. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15' OF ANY BUILDING OR PROPOSED BUILDING.
13. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 12" OF THE BUILDING SIDE WALLS.

ENTRY DOOR LIMITATIONS AND BUCK INSTALLATION

WOOD BUCK STRIPS SHALL BE "ONE BY" PRESSURE TREATED WOOD. WIDTH SHALL BE SUFFICIENT TO EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR SGD FRAME.

THE WOOD BUCK STRIPS MAY BE INITIALLY ATTACHED TO THE CMU OR CONCRETE WITH CASEHARD 1 ¾" NAILS AT 16" O.C. THE BUCKS SHALL BE FINALLY ATTACHED WITH RAMSET/ REDHEAD 3/16" TAPCONS (THROUGH THE DOOR FRAME) WITH SUFFICIENT LENGTH FOR A MINIMUM OF 1 ¼" OF PENETRATION INTO THE CMU OR CONCRETE. THERE SHALL BE (5) TAPCONS EVENLY SPACED IN EACH JAMB; (2) REQUIRED IN SILL W/(1) AT 6" MAX FROM EACH END OF HEAD. MAXIMUM SHIM SPACING IS ¼".

DEADBOLT SHALL BE TITAN 780 SGL CYLINDER W/ 2 3/8" BACKSET AT 39" FROM TOP OF SLAB. LOCKSET SHALL BE TITAN 720H SGL CYL W/ 2 3/8" BACKSET AT 44 ½" FROM TOP OF SLAB. USE 4 ½"X1 5/8" WOOD LOCK BLOCK AT EACH LOCK PREP.

WINDOW AND SLIDING GLASS DOOR (I.E. SGD) BUCK INSTALLATION

WOOD BUCK STRIPS SHALL BE "ONE BY" PRESSURE TREATED WOOD. WIDTH SHALL BE SUFFICIENT TO EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR SGD FRAME.

THE WOOD BUCK STRIPS MAY BE INITIALLY ATTACHED TO THE CMU OR CONCRETE WITH CASEHARD 1 ¾" NAILS AT 16" O.C. THE BUCKS SHALL BE FINALLY ATTACHED WITH RAMSET/ REDHEAD 3/16" TAPCONS (THROUGH THE WINDOW OR SGD FRAME) WITH SUFFICIENT LENGTH FOR A MINIMUM OF 1 ¼" OF PENETRATION INTO THE CMU OR CONCRETE. THE NUMBER OF TAPCONS SHALL BE PER THE MANUFACTURER'S TABLES.

PRIOR TO ATTACHING THE WOOD BUCK TO THE CONCRETE, BOTH MATING SURFACES SHALL HAVE A BEAD OF ADHESIVE/SEALANT APPLIED TO BOTH SURFACES TO ENHANCE THE STRENGTH OF THE JOINT.

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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: NOTES

PROJECT DESCRIPTION:
-

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

DATE:
5/7/2024

SCALE:

SHEET:
N-1

Okeechobee County Water Management Report

Proposed Site Improvements

for

Glenwood Park, LLC

City of Okeechobee, FL

Revised August 2022
Revised January 2023
Revised March 2023
Revised June 2023
Revised October 2023
Revised November 2023
Revised January 2024
Revised April 2024

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 Block 110 pond is located is 24 which sets the wet season water table elevation to elevation 23′, around the Block 121 Dry Detention 121 the average elevation is 25 which sets the wet season water table elevation to elevation 24′.

Proposed Use: The owner proposes construction of 10 quadplex homes for a total of 40 dwelling units with associated parking and storage area. 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 areas through 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 BLOCK 110 will be the wet season water table at elevation 23’. This will put the bottom of the pond at elevation 24.00. The control elevation for the BLOCK 121 will be the wet season water table at elevation 24’.

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

Q1 = 15.6 cfs per square mile * 2.07/ 640 = 0.05 cfs

Q2 = 15.6 cfs per square mile * 2.17/ 640 = 0.05 cfs

A. Water Quality

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

Since the proposed water quality system is dry detention, the volume required is 75% 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.

Based on the attached stage storage spreadsheet, the water quality volume is listed in table below.

Total water quality required for 150% of the water quality volume and elevation for the two sites is shown below.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite Blk 110	**0.19**	**24.83**	**0.29**
Onsite Blk 121	**0.20**	**25.63**	**0.29**

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 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 HydroCAD.

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite Blk 110	**0.05 CFS**	**0.29**	**No, But minimum 3″ Bleeder**
Onsite Blk 121	**0.05 CFS**	**0.27**	**No, But minimum 3″ 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 HydroCAD 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	**26.08**	**0.21**	**26.83**	**0.29**	**27.01**
Onsite Blk 121	**26.78**	**0.21**	**27.33**	**0.27**	**27.45**

Recovery:

To provide a recovery analysis showing that the system lowering of the water surface elevations within the water management system will occur in 36 hours or less for the proposed system, dry detention volume bleeder invert elevation was utilized as starting elevation.

Offsite roadside swales:

The offsite swales were modeled using HYDROCAD to review the proposed condition and verify the peak elevation offsite. The actual maximum discharge rate for the 25-year, 72-hour storm event was calculated and shown below.

	25 Year, 72 hr. Storm (9.0")	
	Peak Stage (ft-NGVD'29)	Peak Rate (cfs)
Offsite Blk 110	**24.21**	**4.80**
Offsite Blk 121	**25.12**	**3.72**

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

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

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

Flood Plain Analysis: As shown on the attached FEMA Panel 12093C0480C, property is 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 retention system in order to meet the nutrient removal requirements. In addition, a nutrient analysis was completed using BMP Trains Model version 4.3.5, which indicates an additional 0.276 acre-feet of retention are required to meet the nutrient load reduction on Block 110 and 0.289 acre-feet of retention on Block 121. This will be achieved discharging at elevation of 25.20 NGVD '29 on Block 110 and at elevation 25.90 NGVD' 29 on Block 121, which gives a volume of 0.29 acre-feet of retention on Block 110 and 0.29 acre-feet of retention on Block 121. With this additional retention, the system will be left 12" inches above wet season water table. From the soil survey, the K-sat is 92 micrometers per second or 13" per hour, to be conservative we used 6.5" per hour. This would require less than 4 hours to recover to wet season water table.

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: FL22024-BLOCK 110

Total Basin Area	=	2.07	ac
Total Basin Area (water quality)	=	2.07	ac
Impervious Area			
Roofline/Bldg.	=	0.56	ac
Wetland	=		ac
Lakes	=		ac
Pavement/Sidewalk	=	0.57	ac
Total Impervious Area	=	1.13	ac
Pervious Area			
Dry Detention	=	0.39	ac
Green	=	0.55	ac
Total Pervious Area	=	0.94	ac
Percent Impervious	=	54.6%	
Adjusted Soil Storage	=	0.79	in
Calculated SCS Curve Number	=	81	
Time of Concentration	=	10.00	min

10-year, 1-day	P_{10} =	5.00	in
V = (((5.00-0.2(0.79))^2)/(5.00-0.8(0.79)))*2.07/12 =		0.72	ac-ft
25-year, 3-day	P_{25} =	9.00	in
V = (((9.00-0.2(0.79))^2)/(9.00-0.8(0.79)))*2.07/12 =		1.40	ac-ft
100-year, 3-day	P_{100} =	10.00	in
V = (((10.00-0.2(0.79))^2)/(10.00-0.8(0.79)))*2.07/12		1.57	ac-ft

Control Structure Design

Max. Allowable Discharge	=	0.05	cfs	
Control Elevation	=	23.00	ft-NGVD	
Req. Weir Crest Elevation	=	24.85	ft-NGVD	
Pro. Weir Crest Elevation	=	25.20	ft-NGVD	
Provided Water Quality	=	0.29	ac-ft	
Bleed Down Volume	=	0.15	ac.ft	1/2 detention volume
Allowable Bleeder Discharge	=	0.07	cfs	

Water Quality Calculation

1/2" Pretreatment x Total Area	=	0.09	ac-ft
1" x Total Area	=	0.17	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.16	ac-ft
Required Water Quality Volume	=	0.17	ac-ft
Dry Detention Multiplier	=	1.13	1.5*0.75
Adjusted Required Water Quality Volume	=	**0.19**	**ac-ft**
0.5 Water quality stage (0.09687827859375 ac-ft)	=	24.47	ft-NAVD
Water Quality Stage	=	**24.85**	**ft-NAVD**

Min. Req F.F.E. (100 yr-72 hr zero discharge) = **27.01** ft-NGVD

Stage Storage Calculations for Basin FL22024-BLOCK 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
Dry retention 110-1	Vertical	0.11	24.00		0.00	0.06	0.11	0.17	**0.23**	0.29	0.34	0.40	0.46	0.52	0.57
Dry retention 110-1 bank	Linear	0.12	24.00	26.00	0.00	0.01	0.03	0.07	**0.12**	0.18	0.24	0.30	0.36	0.42	0.49
Dry retention 110-2	Vertical	0.03	24.00		0.00	0.02	0.03	0.05	**0.07**	0.08	0.10	0.12	0.13	0.15	0.16
Dry retention 110-2 bank	Linear	0.05	24.00	26.00	0.00	0.00	0.01	0.03	**0.05**	0.07	0.10	0.12	0.14	0.17	0.19
Dry retention 110-3	Vertical	0.03	24.00		0.00	0.02	0.03	0.05	**0.07**	0.08	0.10	0.12	0.13	0.15	0.17
Dry retention 110-3 bank	Linear	0.04	24.00	26.00	0.00	0.00	0.01	0.02	**0.04**	0.06	0.09	0.11	0.13	0.15	0.17
Building	Vertical	0.56	27.50												
Pavement	Linear	0.57	25.50	27.50	0.00	0.00	0.00	0.00	0.04	0.14	0.32	0.57	0.86	1.14	1.43
Green	Linear	0.55	26.00	27.00	0.00	0.00	0.00	0.00	0.00	0.07	0.27	0.55	0.82	1.09	1.36
	Total:	2.07		**Totals:**	**0.00**	**0.104**	**0.23**	**0.39**	**0.61**	**0.98**	**1.56**	**2.28**	**3.03**	**3.79**	**4.54**

Basin Information For: FL22024-BLOCK 121

Total Basin Area	=	2.17	ac
Total Basin Area (water quality)	=	2.17	ac
Impervious Area			
Roofline/Bldg.	=	0.56	ac
Wetland	=		ac
Lakes	=		ac
Pavement/Sidewalk	=	0.60	ac
Total Impervious Area	=	1.15	ac
Pervious Area			
Dry Detention	=	0.44	ac
Green	=	0.57	ac
Total Pervious Area	=	1.02	ac
Percent Impervious	=	53.2%	
Adjusted Soil Storage	=	0.84	in
Calculated SCS Curve Number	=	81	
Time of Concentration	=	10.00	min

10-year, 1-day	P_{10} =	5.00	in
V = (((5.00-0.2(0.84))^2)/(5.00-0.8(0.84)))*2.17/12 =		0.74	ac-ft
25-year, 3-day	P_{25} =	9.00	in
V = (((9.00-0.2(0.84))^2)/(9.00-0.8(0.84)))*2.17/12 =		1.46	ac-ft
100-year, 3-day	P_{100} =	10.00	in
V = (((10.00-0.2(0.84))^2)/(10.00-0.8(0.84)))*2.17/12		1.64	ac-ft

Control Structure Design

Max. Allowable Discharge	=	0.05	cfs	
Control Elevation	=	24.00	ft-NGVD	
Req. Weir Crest Elevation	=	25.65	ft-NGVD	
Pro. Weir Crest Elevation	=	25.90	ft-NGVD	
Provided Water Quality	=	0.29	ac-ft	
Bleed Down Volume	=	0.14	ac.ft	1/2 detention volume
Allowable Bleeder Discharge	=	0.07	cfs	

Water Quality Calculation

1/2" Pretreatment x Total Area	=	0.09	ac-ft
1" x Total Area	=	0.18	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.17	ac-ft
Required Water Quality Volume	=	0.18	ac-ft
Dry Detention Multiplier	=	1.13	1.5*0.75
Adjusted Required Water Quality Volume	=	**0.20**	**ac-ft**
0.5 Water quality stage (0.101693554149449 ac-ft)	=	25.34	ft-NAVD
Water Quality Stage	=	**25.65**	**ft-NAVD**

Min. Req F.F.E. (100 yr-72 hr zero discharge) = **27.45** ft-NGVD

Stage Storage Calculations for Basin FL22024-BLOCK 121

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50	29.00	29.50	30.00
Dry retention 121-1	Vertical	0.05	25.00		0.00	0.03	0.05	**0.08**	0.11	0.13	0.16	0.19	0.22	0.24	0.27
Dry retention 121-1 bank	Linear	0.04	25.00	26.50	0.00	0.00	0.01	**0.03**	0.05	0.06	0.08	0.10	0.12	0.14	0.16
Dry retention 121-2	Vertical	0.05	25.00		0.00	0.03	0.05	**0.08**	0.10	0.13	0.15	0.18	0.20	0.23	0.25
Dry retention 121-2 bank	Linear	0.04	25.00	26.50	0.00	0.00	0.01	**0.03**	0.05	0.07	0.09	0.11	0.13	0.15	0.17
Dry retention 121-3	Vertical	0.17	25.00		0.00	0.08	0.17	**0.25**	0.33	0.42	0.50	0.58	0.67	0.75	0.83
Dry retention 121-3 bank	Linear	0.09	25.00	26.50	0.00	0.01	0.03	**0.07**	0.12	0.17	0.21	0.26	0.31	0.35	0.40
Building	Vertical	0.56	27.50												
Pavement	Linear	0.60	26.50	27.50	0.00	0.00	0.00	0.00	0.07	0.30	0.60	0.89	1.19	1.49	1.79
Green	Linear	0.57	26.50	27.00	0.00	0.00	0.00	0.00	0.14	0.43	0.72	1.00	1.29	1.58	1.87
	Total:	2.17		**Totals:**	**0.00**	**0.150**	**0.33**	**0.53**	**0.97**	**1.70**	**2.51**	**3.32**	**4.12**	**4.93**	**5.73**

Basin Information For: FL22024-BLOCK 110 OFFSITE SWALES

Total Basin Area	=	1.44	ac
Total Basin Area (water quality)	=	1.44	ac
Impervious Area			
Roofline/Bldg.	=		ac
Wetland	=		ac
Lakes	=		ac
Pavement/Sidewalk	=	0.50	ac
Total Impervious Area	=	0.50	ac
Pervious Area			
Dry Detention	=		ac
Green	=	0.93	ac
Total Pervious Area	=	0.93	ac
Percent Impervious	=	34.9%	
Adjusted Soil Storage	=	1.72	in
Calculated SCS Curve Number	=	74	
Time of Concentration	=	10.00	min

10-year, 1-day	P_{10} =	5.00	in
V = (((5.00-0.2(1.72))^2)/(5.00-0.8(1.72)))*1.44/12 =		0.41	ac-ft
25-year, 3-day	P_{25} =	9.00	in
V = (((9.00-0.2(1.72))^2)/(9.00-0.8(1.72)))*1.44/12 =		0.86	ac-ft
100-year, 3-day	P_{100} =	10.00	in
V = (((10.00-0.2(1.72))^2)/(10.00-0.8(1.72)))*1.44/12 =		0.98	ac-ft

Stage Storage Calculations for Basin FL22024-BLOCK 110 OFFSITE SWALES

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					23.00	23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00
Swale 1	Linear	0.05	26.00	27.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.04	0.06
Swale 2	Linear	0.05	24.00	26.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.07	0.09	0.12	0.14
Swale 3	Linear	0.04	23.50	25.00	0.00	0.00	0.00	0.01	0.03	0.05	0.06	0.08	0.10	0.12	0.14
Swale 4	Linear	0.04	23.00	25.80	0.00	0.00	0.01	0.02	0.03	0.04	0.06	0.08	0.10	0.12	0.14
Swale 5	Linear	0.09	23.43	25.40	0.00	0.00	0.01	0.03	0.06	0.10	0.14	0.19	0.23	0.28	0.32
Swale 6	Linear	0.08	24.00	25.90	0.00	0.00	0.00	0.01	0.02	0.05	0.09	0.13	0.17	0.21	0.25
Green	Linear	0.59													
Sidewalk	Linear	0.15													
Road	Linear	0.35													
	Total:	1.44		Totals:	0.00	0.00	0.02	0.06	0.14	0.26	0.40	0.55	0.71	0.87	1.04

Basin Information For: FL22024-BLOCK 121 OFFSITE SWALES

Total Basin Area	=	1.58	ac
Total Basin Area (water quality)	=	1.58	ac
Impervious Area			
Roofline/Bldg.	=		ac
Wetland	=		ac
Lakes	=		ac
Pavement/Sidewalk	=	0.60	ac
Total Impervious Area	=	0.60	ac
Pervious Area			
Dry Detention	=		ac
Green	=	0.98	ac
Total Pervious Area	=	0.98	ac
Percent Impervious	=	37.8%	
Adjusted Soil Storage	=	1.55	in
Calculated SCS Curve Number	=	75	
Time of Concentration	=	10.00	min

10-year, 1-day	P_{10} =	5.00	in
V = (((5.00-0.2(1.55))^2)/(5.00-0.8(1.55)))*1.58/12 =		0.46	ac-ft
25-year, 3-day	P_{25} =	9.00	in
V = (((9.00-0.2(1.55))^2)/(9.00-0.8(1.55)))*1.58/12 =		0.97	ac-ft
100-year, 3-day	P_{100} =	10.00	in
V = (((10.00-0.2(1.55))^2)/(10.00-0.8(1.55)))*1.58/12 =		1.10	ac-ft

Stage Storage Calculations for Basin FL22024-BLOCK 121 OFFSITE SWALES

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					23.50	24.00	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	28.50
Swale 1'	Linear	0.09	24.70	26.00	0.00	0.00	0.00	0.00	0.02	0.06	0.10	0.15	0.19	0.23	0.28
Swale 2'	Linear	0.09	24.00	25.70	0.00	0.00	0.01	0.03	0.06	0.10	0.14	0.19	0.23	0.27	0.32
Swale 3'	Linear	0.10	23.50	25.80	0.00	0.01	0.02	0.05	0.09	0.14	0.19	0.25	0.30	0.35	0.40
Swale 4'	Linear	0.05	24.80	26.50	0.00	0.00	0.00	0.00	0.01	0.02	0.04	0.06	0.09	0.11	0.13
Swale 5'	Linear	0.04	25.70	27.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.05	0.07	0.10
Green	Linear	0.61													
Sidewalk	Linear	0.15													
Road	Linear	0.45													
	Total:	1.58		Totals:	0.00	0.01	0.03	0.08	0.18	0.32	0.49	0.67	0.86	1.04	1.23

Complete Report (not including cost) Ver 4.3.5

Project: FL22024
Date: 06/05/2024 09:02:41 a. m.

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	BLOCK 121	BLOCK 110
Rainfall Zone	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	51.00	51.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	2.17	2.07
Rational Coefficient (0-1)	0.07	0.07
Non DCIA Curve Number	74.00	74.00
DCIA Percent (0-100)	0.00	0.00
Nitrogen EMC (mg/l)	1.042	1.042
Phosphorus EMC (mg/l)	0.346	0.346
Runoff Volume (ac-ft/yr)	0.688	0.656
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	0.884	0.843
Phosphorus Loading (kg/yr)	0.294	0.280

Post-Condition Landuse Information

Landuse	Multi-Family: TN=2.320 TP=0.520	Multi-Family: TN=2.320 TP=0.520
Area (acres)	2.17	2.07
Rational Coefficient (0-1)	0.45	0.46
Non DCIA Curve Number	61.00	61.00
DCIA Percent (0-100)	53.20	54.60

Wet Pond Area (ac)	0.00	0.00
Nitrogen EMC (mg/l)	2.320	2.320
Phosphorus EMC (mg/l)	0.520	0.520
Runoff Volume (ac-ft/yr)	4.114	4.020
Groundwater N (kg/yr)	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000
Nitrogen Loading (kg/yr)	11.767	11.498
Phosphorus Loading (kg/yr)	2.637	2.577

Catchment Number: 1 Name: BLOCK 121

Project: FL22024
Date: 06/05/2024

Retention Design

Retention Depth (in)	1.600
Retention Volume (ac-ft)	0.289

Watershed Characteristics

Catchment Area (acres)	2.17
Contributing Area (acres)	2.170
Non-DCIA Curve Number	61.00
DCIA Percent	53.20
Rainfall Zone	Florida Zone 2
Rainfall (in)	51.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	92
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	89
Provided TP Treatment Efficiency (%)	93

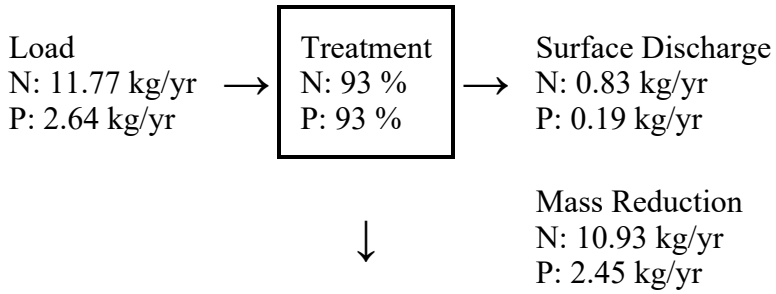
Media Mix Information

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

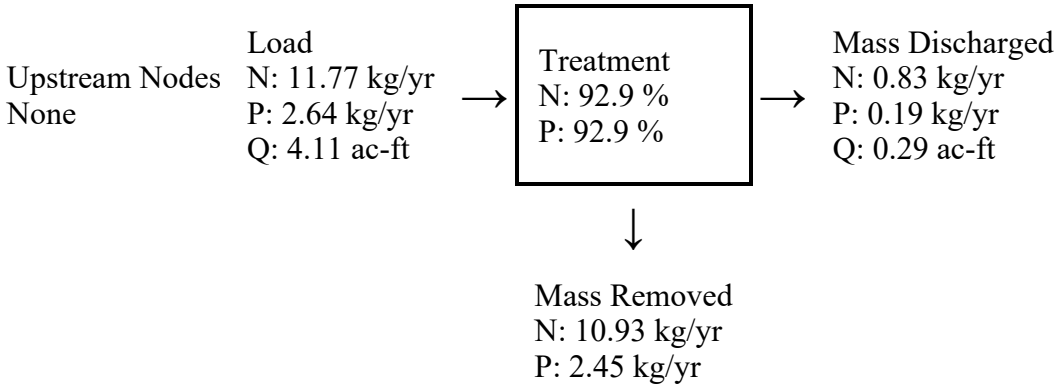
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	10.935
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	2.451
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Catchment Number: 2 Name: BLOCK 110

Project: FL22024
Date: 06/05/2024

Retention Design

Retention Depth (in)	1.600
Retention Volume (ac-ft)	0.276

Watershed Characteristics

Catchment Area (acres)	2.07
Contributing Area (acres)	2.070
Non-DCIA Curve Number	61.00
DCIA Percent	54.60
Rainfall Zone	Florida Zone 2
Rainfall (in)	51.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	93
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	89
Provided TP Treatment Efficiency (%)	93

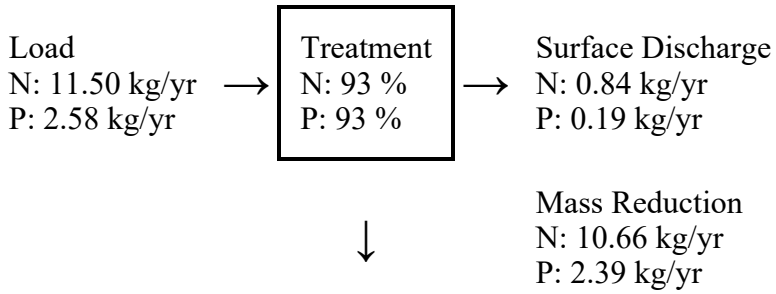
Media Mix Information

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

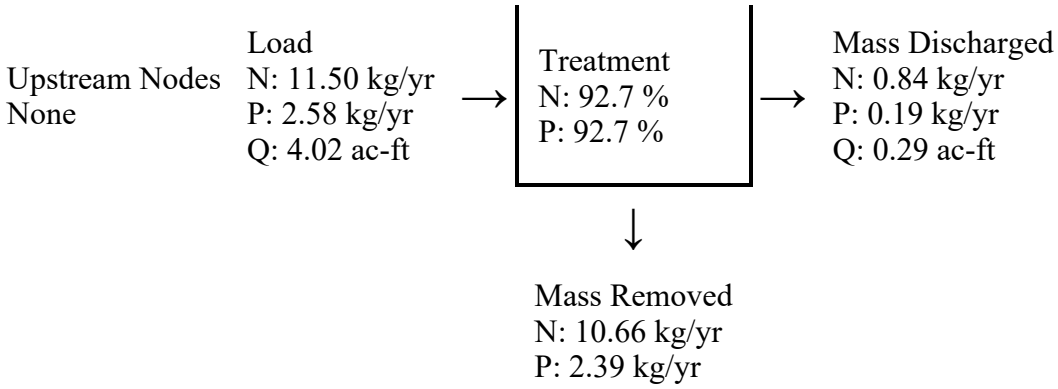
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	10.662
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	2.390
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: FL22024

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - (BLOCK 121) Retention
Catchment 2 - (BLOCK 110) Retention
Based on % removal values to the nearest percent

Date:06/05/2024

Routing Summary
Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

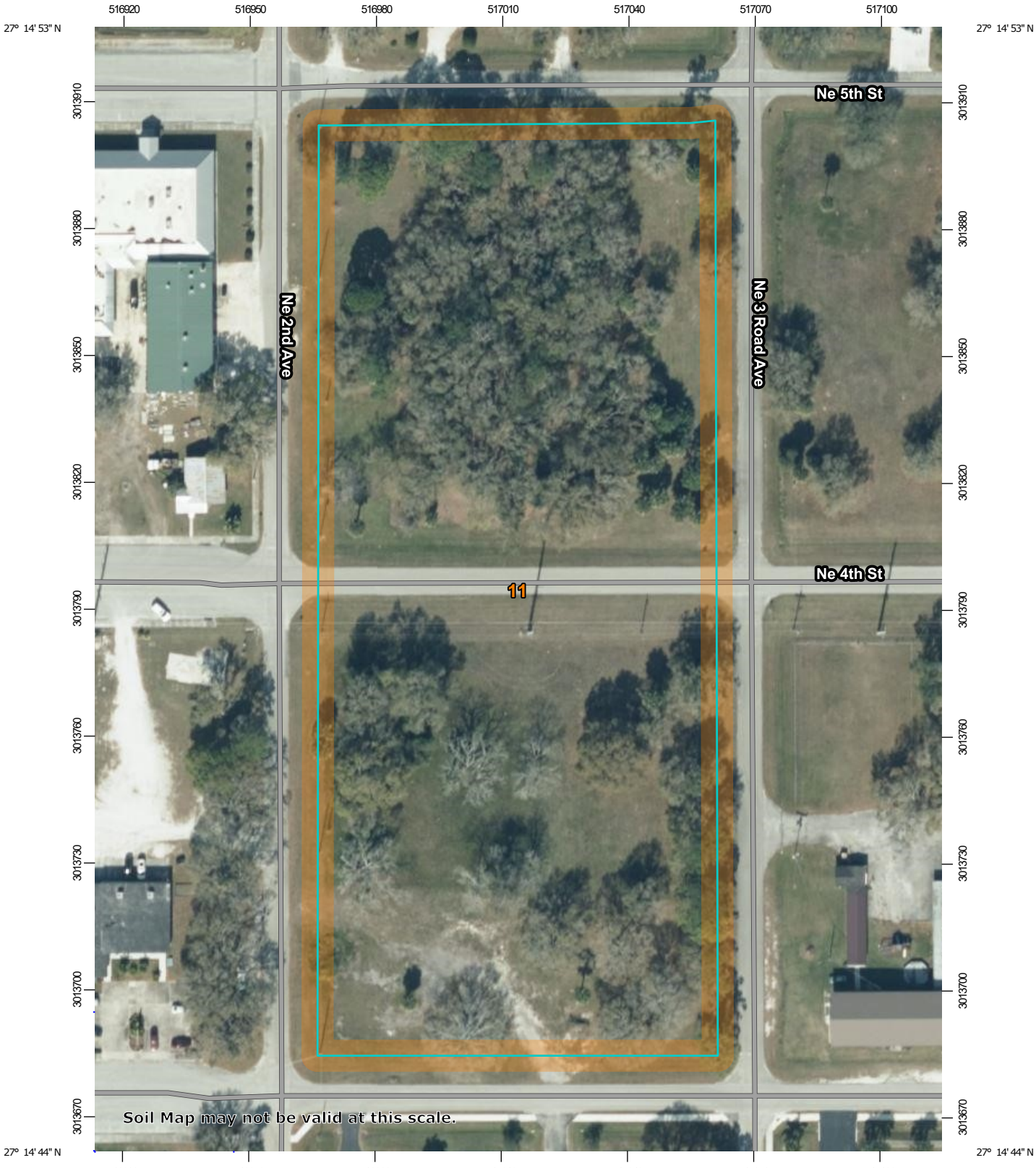
Surface Water Discharge		
Total N pre load	1.73 kg/yr	
Total N post load	23.27 kg/yr	
Target N load reduction	93 %	
Target N discharge load	1.73 kg/yr	
Percent N load reduction	93 %	
Provided N discharge load	1.67 kg/yr	3.68 lb/yr
Provided N load removed	21.6 kg/yr	47.62 lb/yr

Phosphorus

Surface Water Discharge	
Total P pre load	.573 kg/yr

Total P post load	5.215 kg/yr	
Target P load reduction	89 %	
Target P discharge load	.573 kg/yr	
Percent P load reduction	93 %	
Provided P discharge load	.374 kg/yr	.82 lb/yr
Provided P load removed	4.841 kg/yr	10.673 lb/yr

Soil Map—Okeechobee County, Florida
(Soil Map)



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 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.

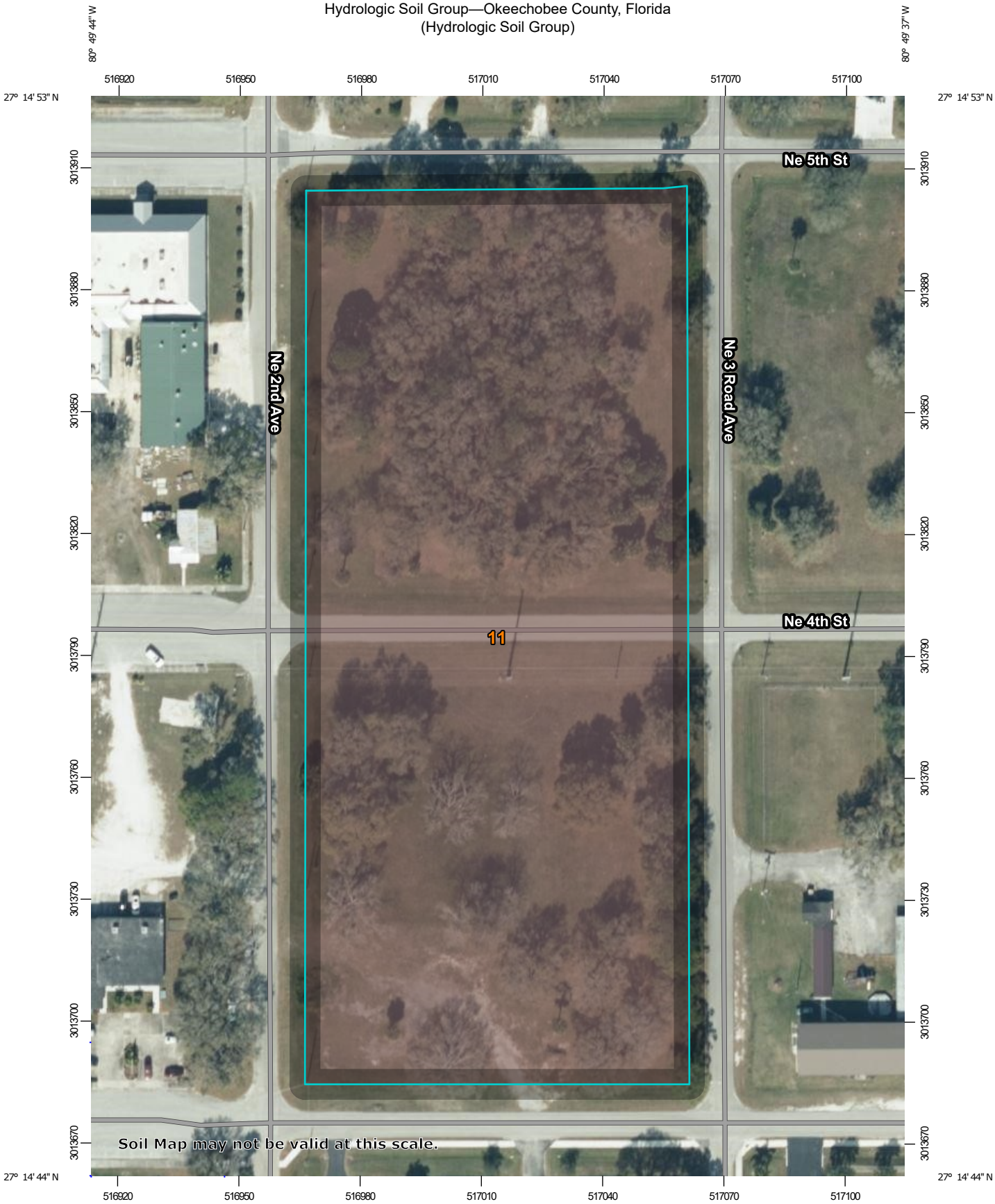
Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

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
11	Immokalee fine sand, 0 to 2 percent slopes	5.2	100.0%
Totals for Area of Interest		**5.2**	**100.0%**

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.

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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)

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.

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 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

Map Scale: 1:1,400 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

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

= 92.0000

Not rated or not available

Soil Rating Lines

= 92.0000

Not rated or not available

Soil Rating Points

= 92.0000

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 21, Aug 28, 2023

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

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

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.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	92.0000	6.7	100.0%
Totals for Area of Interest			**6.7**	**100.0%**

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, 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.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

Top Depth: 0

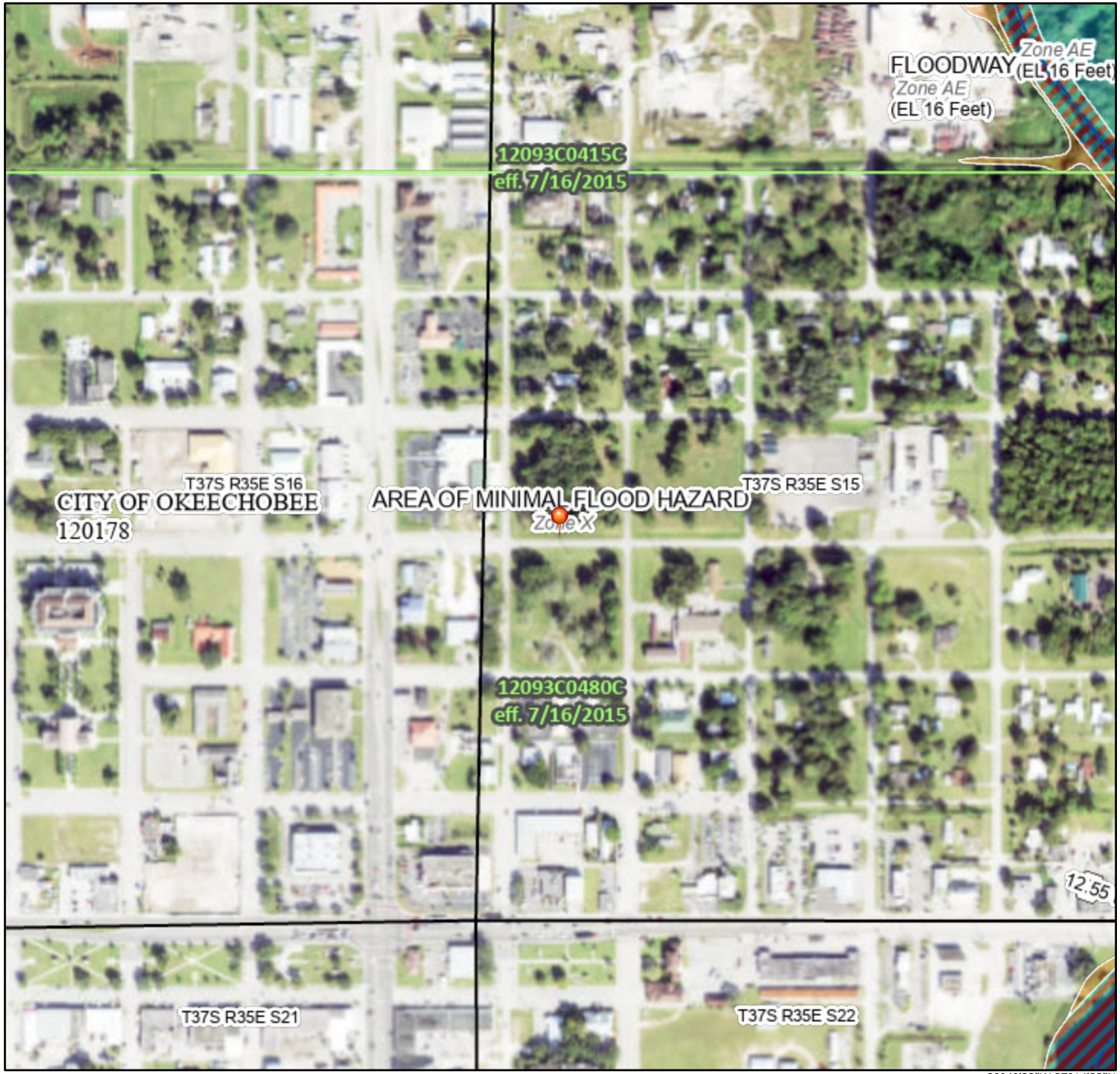
Bottom Depth: 12

Units of Measure: Inches

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

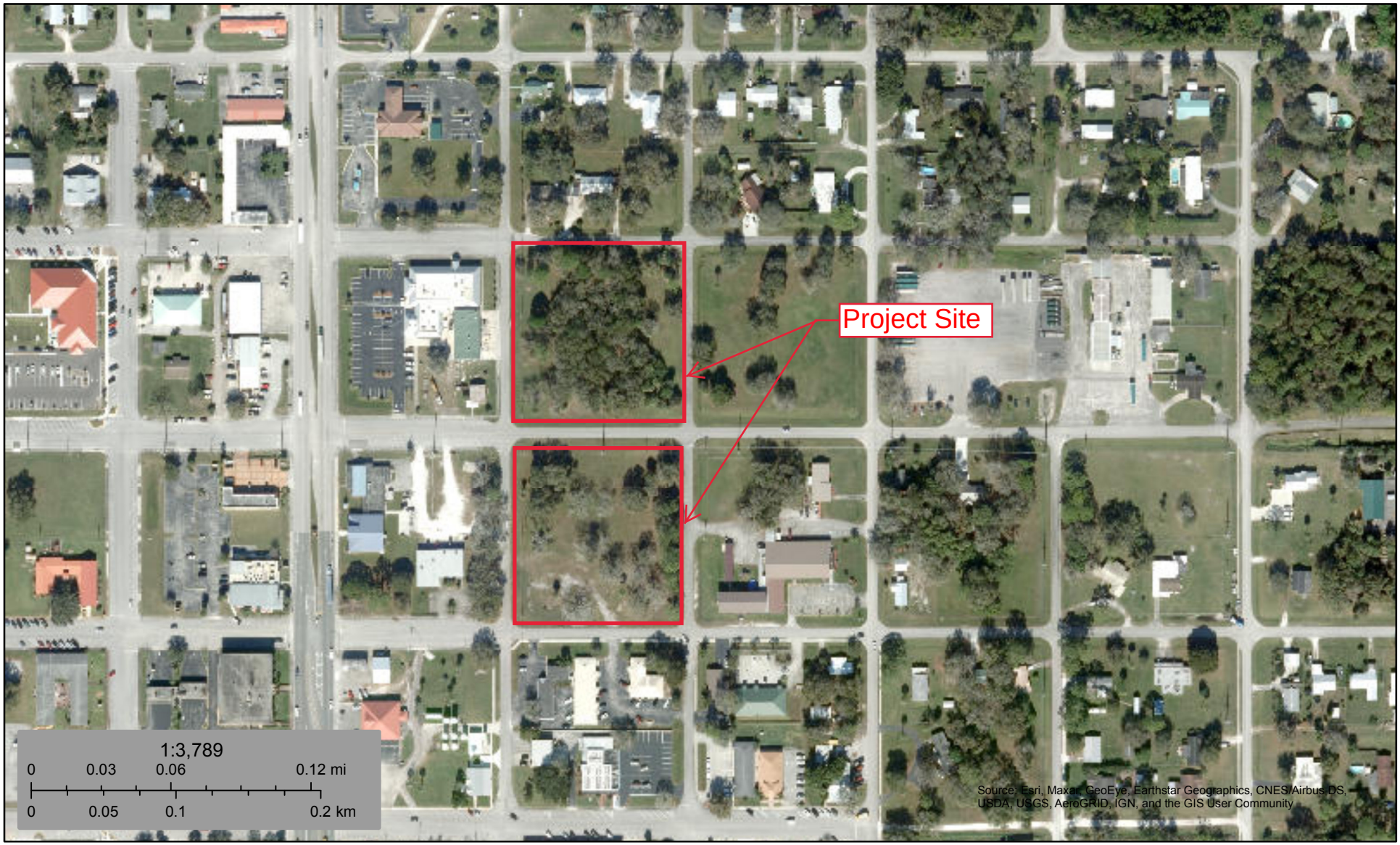
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/4/2022 at 10:28 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland Mapper

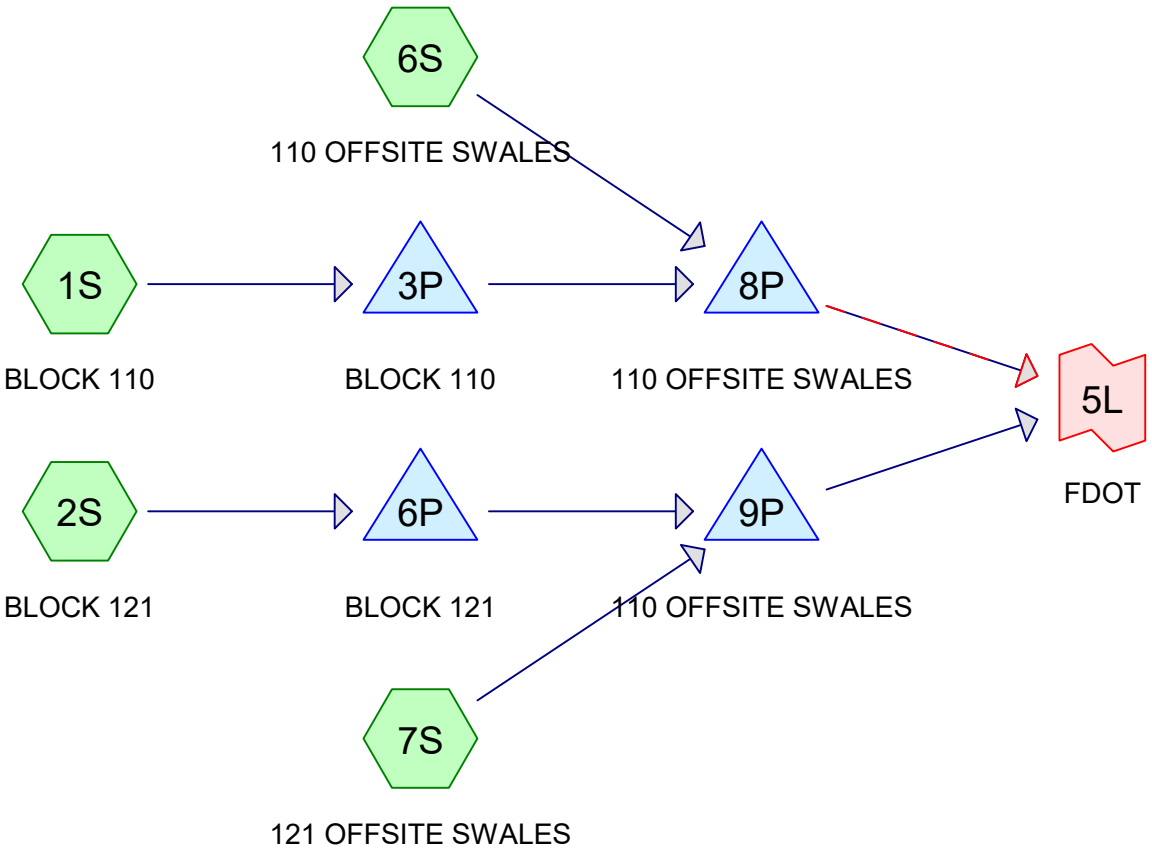


May 4, 2022

Wetlands

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

WMD CALCULATIONS



Subcat Reach Pond Link

Routing Diagram for FL22024 POST

Prepared by Newlines Engineering & Surveying, Printed 09/05/2024

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10y-24h	Type II FL 24-hr		Default	24.00	1	5.00	2
2	25y-72h	SFWMD 72-hr		Default	72.00	1	9.00	2

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	21.50	21.50	36.3	0.0000	0.011	0.0	18.0	0.0	
2	6P	21.50	21.50	111.0	0.0000	0.011	0.0	18.0	0.0	
3	8P	23.50	23.50	11.0	0.0000	0.011	0.0	12.0	0.0	
4	8P	23.50	23.50	8.0	0.0000	0.011	0.0	12.0	0.0	
5	8P	23.00	23.00	7.0	0.0000	0.011	0.0	12.0	0.0	
6	9P	23.50	23.50	9.0	0.0000	0.013	0.0	12.0	0.0	

Time span=0.00-400.00 hrs, dt=0.01 hrs, 40001 points
Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: BLOCK 110 Runoff Area=2.070 ac 54.59% Impervious Runoff Depth=2.99"
Tc=10.0 min CN=81 Runoff=3.36 cfs 0.515 af

Subcatchment 2S: BLOCK 121 Runoff Area=2.170 ac 53.00% Impervious Runoff Depth=2.99"
Tc=10.0 min CN=81 Runoff=3.53 cfs 0.540 af

Subcatchment 6S: 110 OFFSITE SWALES Runoff Area=1.430 ac 34.97% Impervious Runoff Depth=2.36"
Tc=10.0 min CN=74 Runoff=1.82 cfs 0.282 af

Subcatchment 7S: 121 OFFSITE SWALES Runoff Area=1.580 ac 37.97% Impervious Runoff Depth=2.45"
Tc=10.0 min CN=75 Runoff=2.09 cfs 0.322 af

Pond 3P: BLOCK 110 Peak Elev=26.08' Storage=0.637 af Inflow=3.36 cfs 0.515 af
Outflow=0.21 cfs 0.515 af

Pond 6P: BLOCK 121 Peak Elev=26.78' Storage=0.657 af Inflow=3.53 cfs 0.540 af
Outflow=0.21 cfs 0.540 af

Pond 8P: 110 OFFSITE SWALES Peak Elev=23.82' Storage=0.013 af Inflow=1.95 cfs 0.797 af
Primary=0.47 cfs 0.030 af Secondary=1.44 cfs 0.767 af Outflow=1.91 cfs 0.797 af

Pond 9P: 110 OFFSITE SWALES Peak Elev=24.52' Storage=0.032 af Inflow=2.22 cfs 0.862 af
12.0" Round Culvert n=0.013 L=9.0' S=0.0000 '/' Outflow=2.00 cfs 0.862 af

Link 5L: FDOT Inflow=3.89 cfs 1.659 af
Primary=3.89 cfs 1.659 af

Total Runoff Area = 7.250 ac Runoff Volume = 1.659 af Average Runoff Depth = 2.75"
53.38% Pervious = 3.870 ac 46.62% Impervious = 3.380 ac

Summary for Subcatchment 1S: BLOCK 110

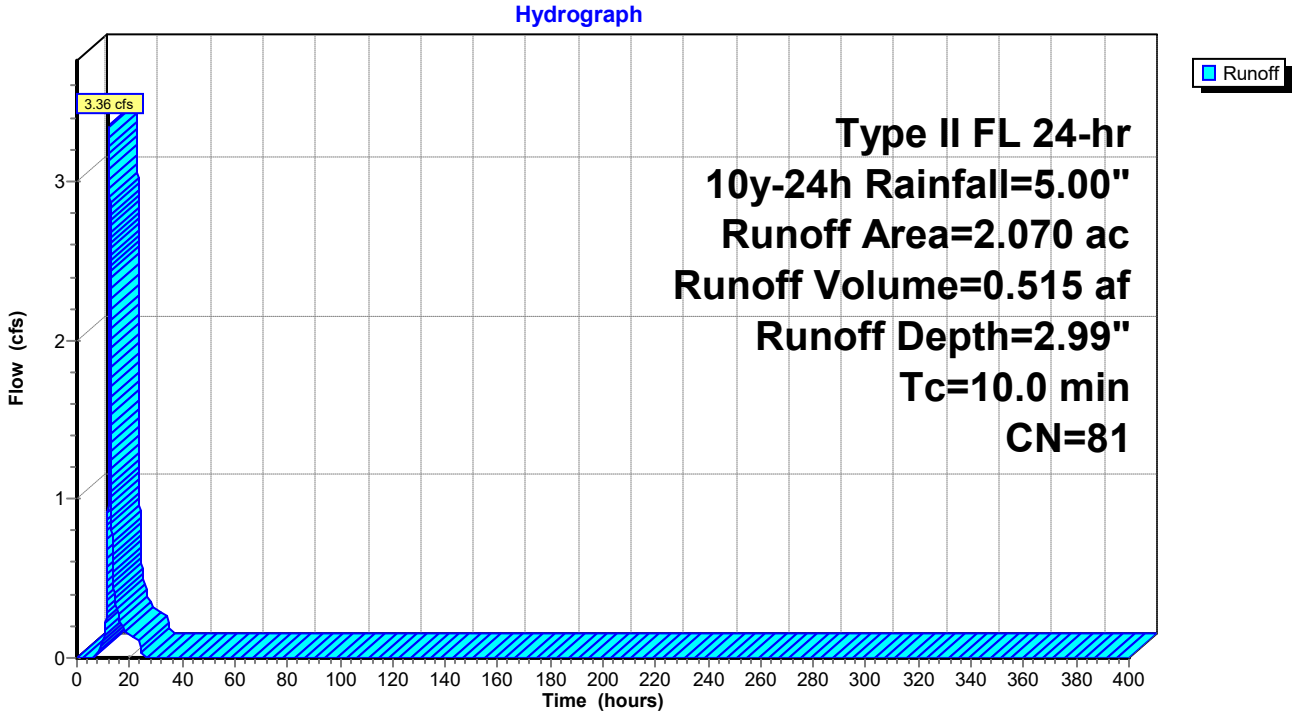
Runoff = 3.36 cfs @ 12.31 hrs, Volume= 0.515 af, Depth= 2.99"
Routed to Pond 3P : BLOCK 110

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10y-24h Rainfall=5.00"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG A
0.940	61	>75% Grass cover, Good, HSG B
2.070	81	Weighted Average
0.940	61	45.41% Pervious Area
1.130	98	54.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: BLOCK 110



Hydrograph for Subcatchment 1S: BLOCK 110

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.33	0.00	0.00
10.00	0.96	0.08	**0.11**
15.00	4.18	2.27	**0.31**
20.00	**4.73**	**2.75**	0.15
25.00	**5.00**	**2.99**	0.00
30.00	5.00	2.99	0.00
35.00	5.00	2.99	0.00
40.00	5.00	2.99	0.00
45.00	5.00	2.99	0.00
50.00	5.00	2.99	0.00
55.00	5.00	2.99	0.00
60.00	5.00	2.99	0.00
65.00	5.00	2.99	0.00
70.00	5.00	2.99	0.00
75.00	5.00	2.99	0.00
80.00	5.00	2.99	0.00
85.00	5.00	2.99	0.00
90.00	5.00	2.99	0.00
95.00	5.00	2.99	0.00
100.00	5.00	2.99	0.00
105.00	5.00	2.99	0.00
110.00	5.00	2.99	0.00
115.00	5.00	2.99	0.00
120.00	5.00	2.99	0.00
125.00	5.00	2.99	0.00
130.00	5.00	2.99	0.00
135.00	5.00	2.99	0.00
140.00	5.00	2.99	0.00
145.00	5.00	2.99	0.00
150.00	5.00	2.99	0.00
155.00	5.00	2.99	0.00
160.00	5.00	2.99	0.00
165.00	5.00	2.99	0.00
170.00	5.00	2.99	0.00
175.00	5.00	2.99	0.00
180.00	5.00	2.99	0.00
185.00	5.00	2.99	0.00
190.00	5.00	2.99	0.00
195.00	5.00	2.99	0.00
200.00	5.00	2.99	0.00
205.00	5.00	2.99	0.00
210.00	5.00	2.99	0.00
215.00	5.00	2.99	0.00
220.00	5.00	2.99	0.00
225.00	5.00	2.99	0.00
230.00	5.00	2.99	0.00
235.00	5.00	2.99	0.00
240.00	5.00	2.99	0.00
245.00	5.00	2.99	0.00
250.00	5.00	2.99	0.00
255.00	5.00	2.99	0.00
260.00	5.00	2.99	0.00
265.00	5.00	2.99	0.00
270.00	5.00	2.99	0.00
275.00	5.00	2.99	0.00
280.00	5.00	2.99	0.00
285.00	5.00	2.99	0.00
290.00	5.00	2.99	0.00
295.00	5.00	2.99	0.00
300.00	5.00	2.99	0.00
305.00	5.00	2.99	0.00
310.00	5.00	2.99	0.00
315.00	5.00	2.99	0.00
320.00	5.00	2.99	0.00
325.00	5.00	2.99	0.00
330.00	5.00	2.99	0.00
335.00	5.00	2.99	0.00
340.00	5.00	2.99	0.00
345.00	5.00	2.99	0.00
350.00	5.00	2.99	0.00
355.00	5.00	2.99	0.00
360.00	5.00	2.99	0.00
365.00	5.00	2.99	0.00
370.00	5.00	2.99	0.00
375.00	5.00	2.99	0.00
380.00	5.00	2.99	0.00
385.00	5.00	2.99	0.00
390.00	5.00	2.99	0.00
395.00	5.00	2.99	0.00
400.00	5.00	2.99	0.00

Summary for Subcatchment 2S: BLOCK 121

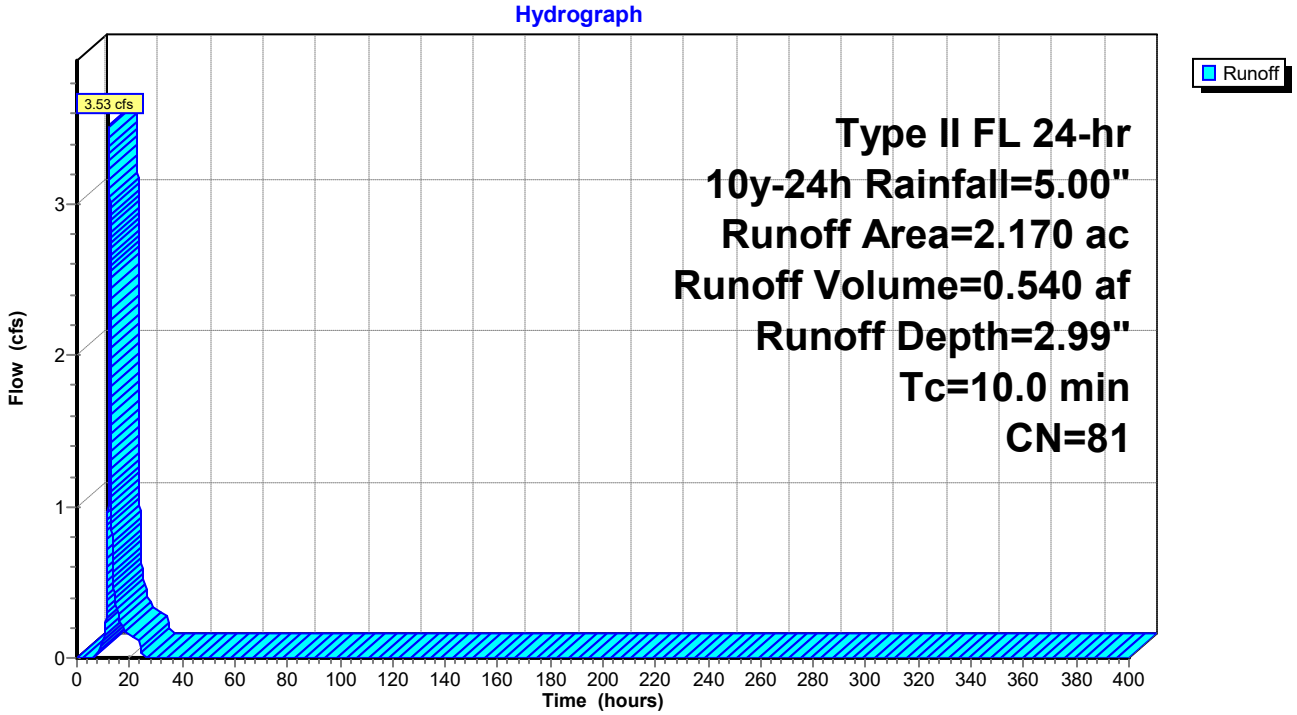
Runoff = 3.53 cfs @ 12.31 hrs, Volume= 0.540 af, Depth= 2.99"
Routed to Pond 6P : BLOCK 121

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10y-24h Rainfall=5.00"

Area (ac)	CN	Description
1.150	98	Paved parking, HSG A
1.020	61	>75% Grass cover, Good, HSG B
2.170	81	Weighted Average
1.020	61	47.00% Pervious Area
1.150	98	53.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: BLOCK 121



Hydrograph for Subcatchment 2S: BLOCK 121

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.33	0.00	0.00
10.00	0.96	0.08	**0.12**
15.00	4.18	2.27	**0.33**
20.00	**4.73**	**2.75**	0.16
25.00	**5.00**	**2.99**	0.00
30.00	5.00	2.99	0.00
35.00	5.00	2.99	0.00
40.00	5.00	2.99	0.00
45.00	5.00	2.99	0.00
50.00	5.00	2.99	0.00
55.00	5.00	2.99	0.00
60.00	5.00	2.99	0.00
65.00	5.00	2.99	0.00
70.00	5.00	2.99	0.00
75.00	5.00	2.99	0.00
80.00	5.00	2.99	0.00
85.00	5.00	2.99	0.00
90.00	5.00	2.99	0.00
95.00	5.00	2.99	0.00
100.00	5.00	2.99	0.00
105.00	5.00	2.99	0.00
110.00	5.00	2.99	0.00
115.00	5.00	2.99	0.00
120.00	5.00	2.99	0.00
125.00	5.00	2.99	0.00
130.00	5.00	2.99	0.00
135.00	5.00	2.99	0.00
140.00	5.00	2.99	0.00
145.00	5.00	2.99	0.00
150.00	5.00	2.99	0.00
155.00	5.00	2.99	0.00
160.00	5.00	2.99	0.00
165.00	5.00	2.99	0.00
170.00	5.00	2.99	0.00
175.00	5.00	2.99	0.00
180.00	5.00	2.99	0.00
185.00	5.00	2.99	0.00
190.00	5.00	2.99	0.00
195.00	5.00	2.99	0.00
200.00	5.00	2.99	0.00
205.00	5.00	2.99	0.00
210.00	5.00	2.99	0.00
215.00	5.00	2.99	0.00
220.00	5.00	2.99	0.00
225.00	5.00	2.99	0.00
230.00	5.00	2.99	0.00
235.00	5.00	2.99	0.00
240.00	5.00	2.99	0.00
245.00	5.00	2.99	0.00
250.00	5.00	2.99	0.00
255.00	5.00	2.99	0.00
260.00	5.00	2.99	0.00
265.00	5.00	2.99	0.00
270.00	5.00	2.99	0.00
275.00	5.00	2.99	0.00
280.00	5.00	2.99	0.00
285.00	5.00	2.99	0.00
290.00	5.00	2.99	0.00
295.00	5.00	2.99	0.00
300.00	5.00	2.99	0.00
305.00	5.00	2.99	0.00
310.00	5.00	2.99	0.00
315.00	5.00	2.99	0.00
320.00	5.00	2.99	0.00
325.00	5.00	2.99	0.00
330.00	5.00	2.99	0.00
335.00	5.00	2.99	0.00
340.00	5.00	2.99	0.00
345.00	5.00	2.99	0.00
350.00	5.00	2.99	0.00
355.00	5.00	2.99	0.00
360.00	5.00	2.99	0.00
365.00	5.00	2.99	0.00
370.00	5.00	2.99	0.00
375.00	5.00	2.99	0.00
380.00	5.00	2.99	0.00
385.00	5.00	2.99	0.00
390.00	5.00	2.99	0.00
395.00	5.00	2.99	0.00
400.00	5.00	2.99	0.00

Summary for Subcatchment 6S: 110 OFFSITE SWALES

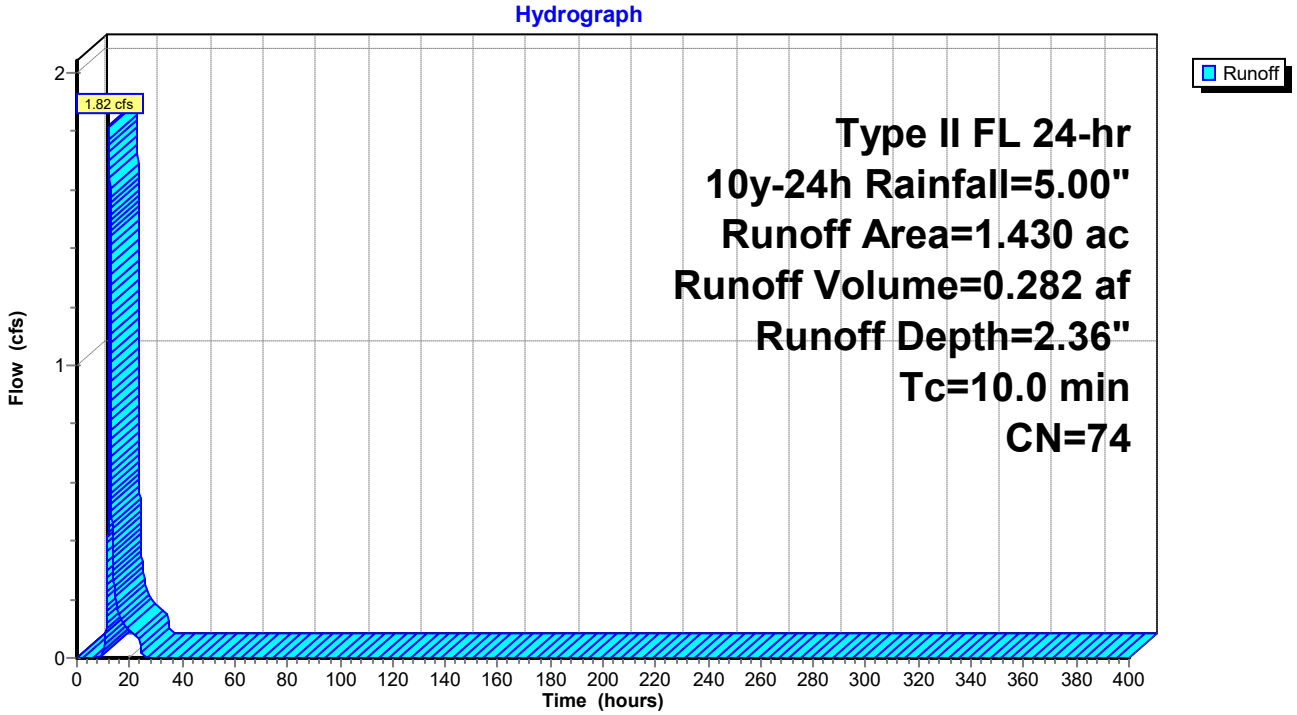
Runoff = 1.82 cfs @ 12.34 hrs, Volume= 0.282 af, Depth= 2.36"
Routed to Pond 8P : 110 OFFSITE SWALES

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10y-24h Rainfall=5.00"

Area (ac)	CN	Description
0.500	98	Paved parking, HSG A
0.930	61	>75% Grass cover, Good, HSG B
1.430	74	Weighted Average
0.930	61	65.03% Pervious Area
0.500	98	34.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 6S: 110 OFFSITE SWALES



Hydrograph for Subcatchment 6S: 110 OFFSITE SWALES

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.33	0.00	0.00
10.00	0.96	0.02	**0.03**
15.00	4.18	1.73	**0.19**
20.00	**4.73**	**2.15**	0.10
25.00	**5.00**	**2.36**	0.00
30.00	5.00	2.36	0.00
35.00	5.00	2.36	0.00
40.00	5.00	2.36	0.00
45.00	5.00	2.36	0.00
50.00	5.00	2.36	0.00
55.00	5.00	2.36	0.00
60.00	5.00	2.36	0.00
65.00	5.00	2.36	0.00
70.00	5.00	2.36	0.00
75.00	5.00	2.36	0.00
80.00	5.00	2.36	0.00
85.00	5.00	2.36	0.00
90.00	5.00	2.36	0.00
95.00	5.00	2.36	0.00
100.00	5.00	2.36	0.00
105.00	5.00	2.36	0.00
110.00	5.00	2.36	0.00
115.00	5.00	2.36	0.00
120.00	5.00	2.36	0.00
125.00	5.00	2.36	0.00
130.00	5.00	2.36	0.00
135.00	5.00	2.36	0.00
140.00	5.00	2.36	0.00
145.00	5.00	2.36	0.00
150.00	5.00	2.36	0.00
155.00	5.00	2.36	0.00
160.00	5.00	2.36	0.00
165.00	5.00	2.36	0.00
170.00	5.00	2.36	0.00
175.00	5.00	2.36	0.00
180.00	5.00	2.36	0.00
185.00	5.00	2.36	0.00
190.00	5.00	2.36	0.00
195.00	5.00	2.36	0.00
200.00	5.00	2.36	0.00
205.00	5.00	2.36	0.00
210.00	5.00	2.36	0.00
215.00	5.00	2.36	0.00
220.00	5.00	2.36	0.00
225.00	5.00	2.36	0.00
230.00	5.00	2.36	0.00
235.00	5.00	2.36	0.00
240.00	5.00	2.36	0.00
245.00	5.00	2.36	0.00
250.00	5.00	2.36	0.00
255.00	5.00	2.36	0.00
260.00	5.00	2.36	0.00
265.00	5.00	2.36	0.00
270.00	5.00	2.36	0.00
275.00	5.00	2.36	0.00
280.00	5.00	2.36	0.00
285.00	5.00	2.36	0.00
290.00	5.00	2.36	0.00
295.00	5.00	2.36	0.00
300.00	5.00	2.36	0.00
305.00	5.00	2.36	0.00
310.00	5.00	2.36	0.00
315.00	5.00	2.36	0.00
320.00	5.00	2.36	0.00
325.00	5.00	2.36	0.00
330.00	5.00	2.36	0.00
335.00	5.00	2.36	0.00
340.00	5.00	2.36	0.00
345.00	5.00	2.36	0.00
350.00	5.00	2.36	0.00
355.00	5.00	2.36	0.00
360.00	5.00	2.36	0.00
365.00	5.00	2.36	0.00
370.00	5.00	2.36	0.00
375.00	5.00	2.36	0.00
380.00	5.00	2.36	0.00
385.00	5.00	2.36	0.00
390.00	5.00	2.36	0.00
395.00	5.00	2.36	0.00
400.00	5.00	2.36	0.00

Summary for Subcatchment 7S: 121 OFFSITE SWALES

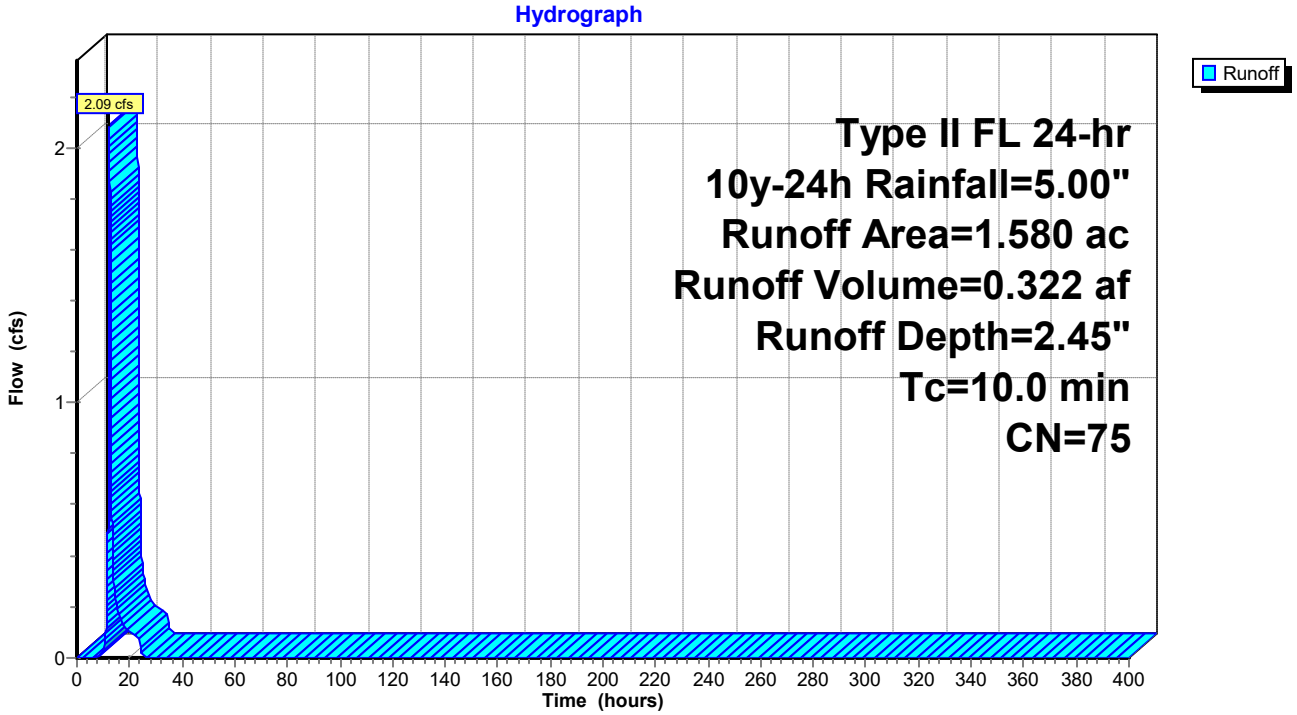
Runoff = 2.09 cfs @ 12.33 hrs, Volume= 0.322 af, Depth= 2.45"
Routed to Pond 9P : 110 OFFSITE SWALES

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Type II FL 24-hr 10y-24h Rainfall=5.00"

Area (ac)	CN	Description
0.600	98	Paved parking, HSG A
0.980	61	>75% Grass cover, Good, HSG B
1.580	75	Weighted Average
0.980	61	62.03% Pervious Area
0.600	98	37.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 7S: 121 OFFSITE SWALES



Hydrograph for Subcatchment 7S: 121 OFFSITE SWALES

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.33	0.00	0.00
10.00	0.96	0.02	**0.04**
15.00	4.18	1.80	**0.21**
20.00	**4.73**	**2.23**	0.11
25.00	**5.00**	**2.45**	0.00
30.00	5.00	2.45	0.00
35.00	5.00	2.45	0.00
40.00	5.00	2.45	0.00
45.00	5.00	2.45	0.00
50.00	5.00	2.45	0.00
55.00	5.00	2.45	0.00
60.00	5.00	2.45	0.00
65.00	5.00	2.45	0.00
70.00	5.00	2.45	0.00
75.00	5.00	2.45	0.00
80.00	5.00	2.45	0.00
85.00	5.00	2.45	0.00
90.00	5.00	2.45	0.00
95.00	5.00	2.45	0.00
100.00	5.00	2.45	0.00
105.00	5.00	2.45	0.00
110.00	5.00	2.45	0.00
115.00	5.00	2.45	0.00
120.00	5.00	2.45	0.00
125.00	5.00	2.45	0.00
130.00	5.00	2.45	0.00
135.00	5.00	2.45	0.00
140.00	5.00	2.45	0.00
145.00	5.00	2.45	0.00
150.00	5.00	2.45	0.00
155.00	5.00	2.45	0.00
160.00	5.00	2.45	0.00
165.00	5.00	2.45	0.00
170.00	5.00	2.45	0.00
175.00	5.00	2.45	0.00
180.00	5.00	2.45	0.00
185.00	5.00	2.45	0.00
190.00	5.00	2.45	0.00
195.00	5.00	2.45	0.00
200.00	5.00	2.45	0.00
205.00	5.00	2.45	0.00
210.00	5.00	2.45	0.00
215.00	5.00	2.45	0.00
220.00	5.00	2.45	0.00
225.00	5.00	2.45	0.00
230.00	5.00	2.45	0.00
235.00	5.00	2.45	0.00
240.00	5.00	2.45	0.00
245.00	5.00	2.45	0.00
250.00	5.00	2.45	0.00
255.00	5.00	2.45	0.00
260.00	5.00	2.45	0.00
265.00	5.00	2.45	0.00
270.00	5.00	2.45	0.00
275.00	5.00	2.45	0.00
280.00	5.00	2.45	0.00
285.00	5.00	2.45	0.00
290.00	5.00	2.45	0.00
295.00	5.00	2.45	0.00
300.00	5.00	2.45	0.00
305.00	5.00	2.45	0.00
310.00	5.00	2.45	0.00
315.00	5.00	2.45	0.00
320.00	5.00	2.45	0.00
325.00	5.00	2.45	0.00
330.00	5.00	2.45	0.00
335.00	5.00	2.45	0.00
340.00	5.00	2.45	0.00
345.00	5.00	2.45	0.00
350.00	5.00	2.45	0.00
355.00	5.00	2.45	0.00
360.00	5.00	2.45	0.00
365.00	5.00	2.45	0.00
370.00	5.00	2.45	0.00
375.00	5.00	2.45	0.00
380.00	5.00	2.45	0.00
385.00	5.00	2.45	0.00
390.00	5.00	2.45	0.00
395.00	5.00	2.45	0.00
400.00	5.00	2.45	0.00

Summary for Pond 3P: BLOCK 110

Inflow Area = 2.070 ac, 54.59% Impervious, Inflow Depth = 2.99" for 10y-24h event
Inflow = 3.36 cfs @ 12.31 hrs, Volume= 0.515 af
Outflow = 0.21 cfs @ 17.09 hrs, Volume= 0.515 af, Atten= 94%, Lag= 286.8 min
Primary = 0.21 cfs @ 17.09 hrs, Volume= 0.515 af
Routed to Pond 8P : 110 OFFSITE SWALES

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.20' Surf.Area= 0.306 ac Storage= 0.292 af
Peak Elev= 26.08' @ 17.09 hrs Surf.Area= 0.390 ac Storage= 0.637 af (0.346 af above start)

Plug-Flow detention time= 2,147.5 min calculated for 0.223 af (43% of inflow)
Center-of-Mass det. time= 1,107.1 min (1,952.7 - 845.6)

Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	0.570 af	**Dry retention 110 (Prismatic)** Listed below (Recalc)
#2	25.50'	1.120 af	**LOT** Listed below -Impervious
		1.690 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
24.00	0.180	0.000	0.000
26.00	0.390	0.570	0.570

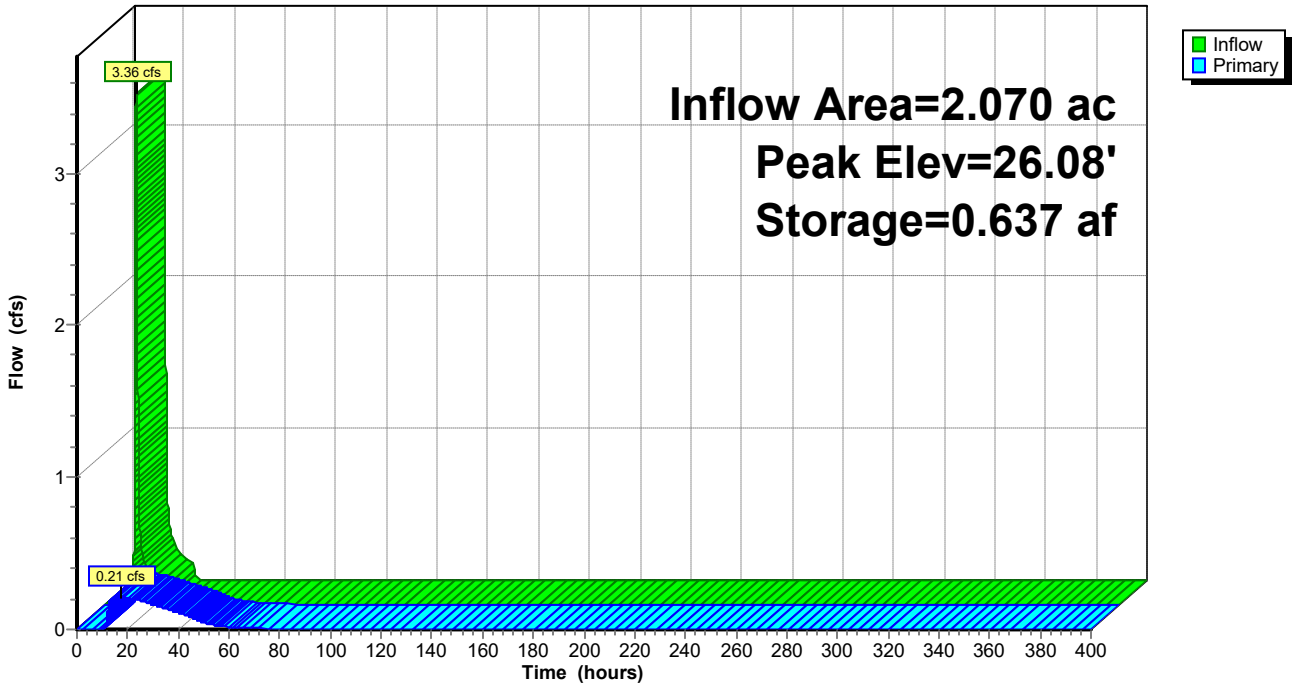
Elevation (feet)	Cum.Store (acre-feet)
25.50	0.000
26.00	0.040
26.50	0.210
27.00	0.590
27.50	1.120

Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 36.3' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.20'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.85'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.21 cfs @ 17.09 hrs HW=26.08' (Free Discharge)
└**1=Culvert** (Passes 0.21 cfs of 16.65 cfs potential flow)
├**2=Orifice** (Orifice Controls 0.21 cfs @ 4.19 fps)
└**3=Grate** (Controls 0.00 cfs)

Pond 3P: BLOCK 110

Hydrograph



Hydrograph for Pond 3P: BLOCK 110

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.292	25.20	0.00
10.00	**0.11**	**0.303**	**25.24**	**0.00**
20.00	**0.15**	**0.630**	**26.06**	**0.20**
30.00	0.00	0.520	25.81	0.16
40.00	0.00	0.407	25.54	0.11
50.00	0.00	0.342	25.36	0.05
60.00	0.00	0.319	25.29	0.02
70.00	0.00	0.310	25.26	0.01
80.00	0.00	0.305	25.24	0.00
90.00	0.00	0.302	25.23	0.00
100.00	0.00	0.300	25.23	0.00
110.00	0.00	0.299	25.22	0.00
120.00	0.00	0.298	25.22	0.00
130.00	0.00	0.297	25.22	0.00
140.00	0.00	0.296	25.22	0.00
150.00	0.00	0.296	25.21	0.00
160.00	0.00	0.295	25.21	0.00
170.00	0.00	0.295	25.21	0.00
180.00	0.00	0.294	25.21	0.00
190.00	0.00	0.294	25.21	0.00
200.00	0.00	0.294	25.21	0.00
210.00	0.00	0.293	25.21	0.00
220.00	0.00	0.293	25.20	0.00
230.00	0.00	0.293	25.20	0.00
240.00	0.00	0.293	25.20	0.00
250.00	0.00	0.293	25.20	0.00
260.00	0.00	0.292	25.20	0.00
270.00	0.00	0.292	25.20	0.00
280.00	0.00	0.292	25.20	0.00
290.00	0.00	0.292	25.20	0.00
300.00	0.00	0.292	25.20	0.00
310.00	0.00	0.292	25.20	0.00
320.00	0.00	0.292	25.20	0.00
330.00	0.00	0.292	25.20	0.00
340.00	0.00	0.292	25.20	0.00
350.00	0.00	0.292	25.20	0.00
360.00	0.00	0.292	25.20	0.00
370.00	0.00	0.292	25.20	0.00
380.00	0.00	0.292	25.20	0.00
390.00	0.00	0.292	25.20	0.00
400.00	0.00	0.292	25.20	0.00

Summary for Pond 6P: BLOCK 121

Inflow Area = 2.170 ac, 53.00% Impervious, Inflow Depth = 2.99" for 10y-24h event
Inflow = 3.53 cfs @ 12.31 hrs, Volume= 0.540 af
Outflow = 0.21 cfs @ 17.72 hrs, Volume= 0.540 af, Atten= 94%, Lag= 324.7 min
Primary = 0.21 cfs @ 17.72 hrs, Volume= 0.540 af
Routed to Pond 9P : 110 OFFSITE SWALES

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.90' Surf.Area= 0.372 ac Storage= 0.289 af
Peak Elev= 26.78' @ 17.72 hrs Surf.Area= 0.440 ac Storage= 0.657 af (0.368 af above start)

Plug-Flow detention time= 2,317.7 min calculated for 0.251 af (46% of inflow)
Center-of-Mass det. time= 1,234.5 min (2,080.0 - 845.6)

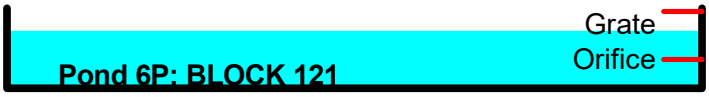
Volume	Invert	Avail.Storage	Storage Description
#1	25.00'	0.532 af	**Dry retention 121 (Prismatic)** Listed below (Recalc)
#2	26.50'	0.730 af	**LOT** Listed below -Impervious
		1.262 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
25.00	0.270	0.000	0.000
26.50	0.440	0.532	0.532

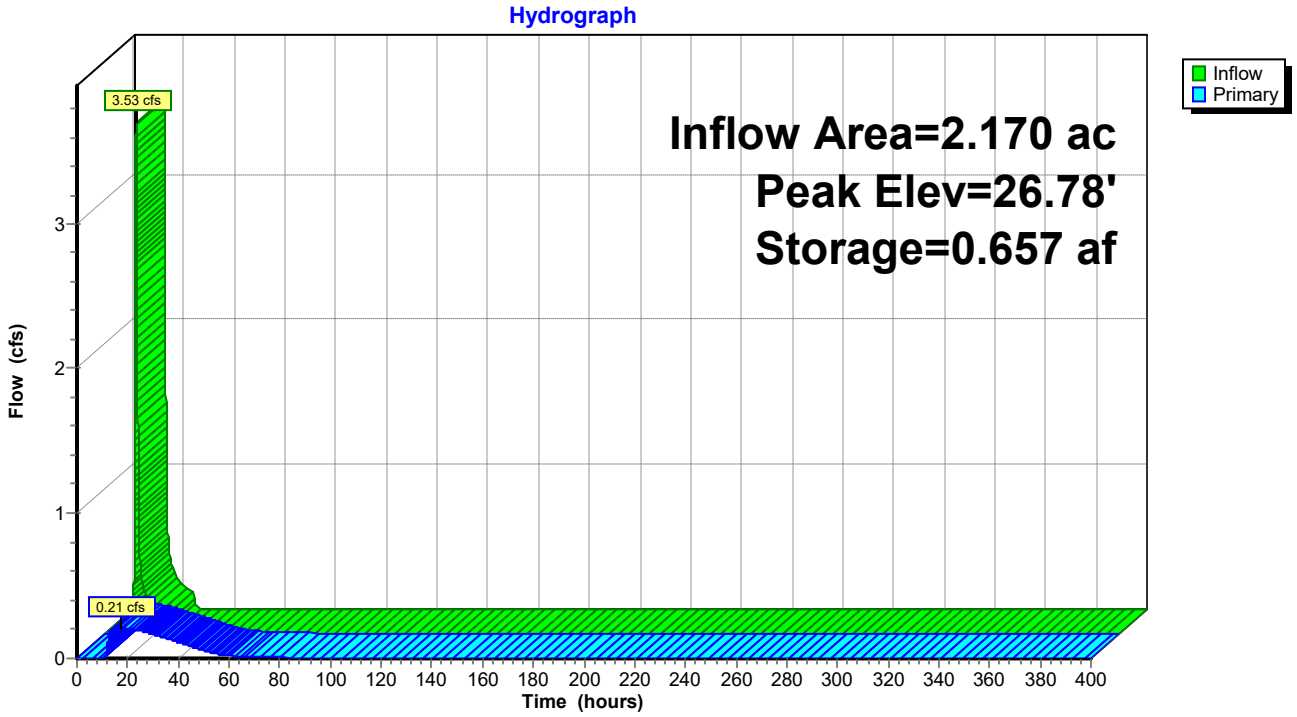
Elevation (feet)	Cum.Store (acre-feet)
26.50	0.000
27.00	0.220
27.50	0.730

Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 111.0' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.90'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	27.40'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.21 cfs @ 17.72 hrs HW=26.78' (Free Discharge)
└**1=Culvert** (Passes 0.21 cfs of 16.05 cfs potential flow)
└**2=Orifice** (Orifice Controls 0.21 cfs @ 4.19 fps)
└**3=Grate** (Controls 0.00 cfs)



Pond 6P: BLOCK 121



Hydrograph for Pond 6P: BLOCK 121

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.289	25.90	0.00
10.00	**0.12**	**0.301**	**25.93**	**0.00**
20.00	**0.16**	**0.651**	**26.77**	**0.20**
30.00	0.00	0.541	26.52	0.17
40.00	0.00	0.426	26.25	0.11
50.00	0.00	0.357	26.08	0.05
60.00	0.00	0.328	26.00	0.02
70.00	0.00	0.316	25.97	0.01
80.00	0.00	0.309	25.95	0.01
90.00	0.00	0.305	25.94	0.00
100.00	0.00	0.302	25.93	0.00
110.00	0.00	0.300	25.93	0.00
120.00	0.00	0.298	25.93	0.00
130.00	0.00	0.297	25.92	0.00
140.00	0.00	0.296	25.92	0.00
150.00	0.00	0.296	25.92	0.00
160.00	0.00	0.295	25.92	0.00
170.00	0.00	0.294	25.91	0.00
180.00	0.00	0.294	25.91	0.00
190.00	0.00	0.293	25.91	0.00
200.00	0.00	0.293	25.91	0.00
210.00	0.00	0.292	25.91	0.00
220.00	0.00	0.292	25.91	0.00
230.00	0.00	0.291	25.91	0.00
240.00	0.00	0.291	25.91	0.00
250.00	0.00	0.291	25.91	0.00
260.00	0.00	0.291	25.90	0.00
270.00	0.00	0.290	25.90	0.00
280.00	0.00	0.290	25.90	0.00
290.00	0.00	0.290	25.90	0.00
300.00	0.00	0.290	25.90	0.00
310.00	0.00	0.290	25.90	0.00
320.00	0.00	0.290	25.90	0.00
330.00	0.00	0.290	25.90	0.00
340.00	0.00	0.290	25.90	0.00
350.00	0.00	0.289	25.90	0.00
360.00	0.00	0.289	25.90	0.00
370.00	0.00	0.289	25.90	0.00
380.00	0.00	0.289	25.90	0.00
390.00	0.00	0.289	25.90	0.00
400.00	0.00	0.289	25.90	0.00

Summary for Pond 8P: 110 OFFSITE SWALES

Inflow Area = 3.500 ac, 46.57% Impervious, Inflow Depth = 2.73" for 10y-24h event
Inflow = 1.95 cfs @ 12.35 hrs, Volume= 0.797 af
Outflow = 1.91 cfs @ 12.44 hrs, Volume= 0.797 af, Atten= 2%, Lag= 5.7 min
Primary = 0.47 cfs @ 12.44 hrs, Volume= 0.030 af
Routed to Link 5L : FDOT
Secondary = 1.44 cfs @ 12.44 hrs, Volume= 0.767 af
Routed to Link 5L : FDOT

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Peak Elev= 23.82' @ 12.44 hrs Storage= 0.013 af

Plug-Flow detention time= 2.1 min calculated for 0.797 af (100% of inflow)
Center-of-Mass det. time= 2.1 min (1,570.4 - 1,568.3)

Volume	Invert	Avail.Storage	Storage Description
#1	23.50'	0.710 af	**Custom Stage Data** Listed below

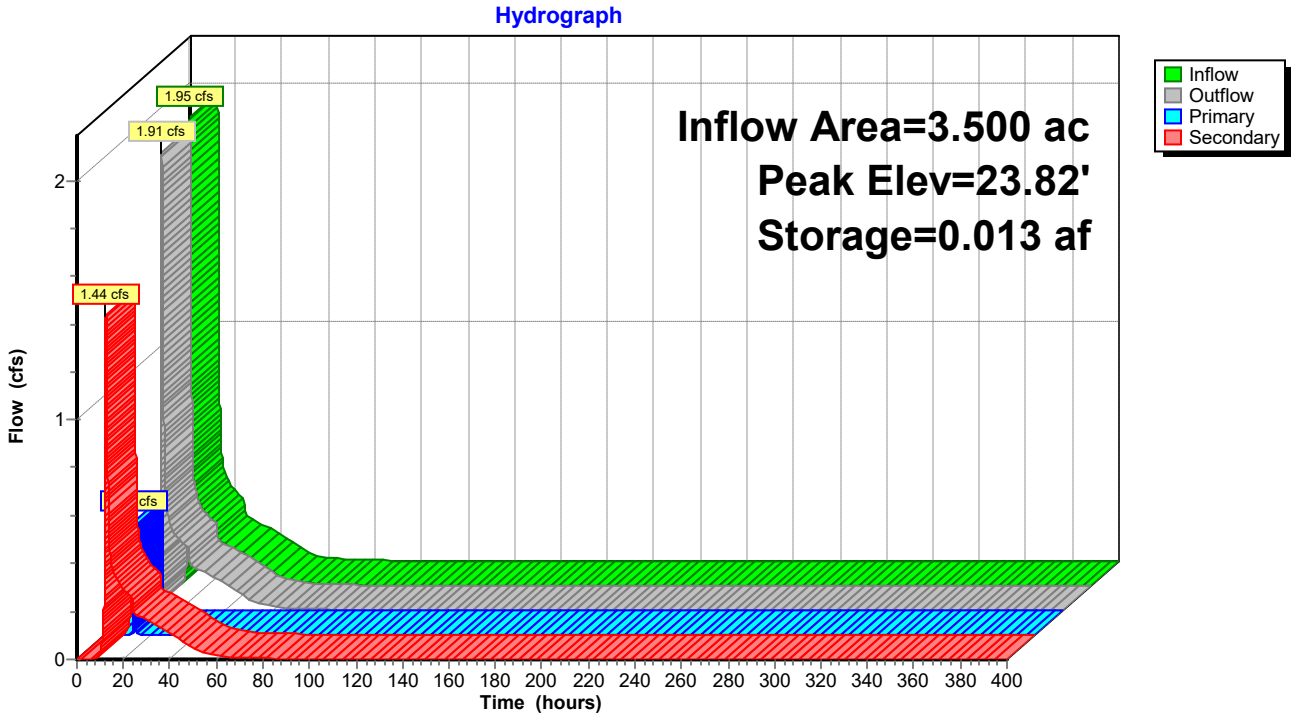
Elevation (feet)	Cum.Store (acre-feet)
23.50	0.000
24.00	0.020
24.50	0.060
25.00	0.140
25.50	0.260
26.00	0.400
26.50	0.550
27.00	0.710

Device	Routing	Invert	Outlet Devices
#1	Primary	23.50'	**12.0" Round Culvert** L= 11.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf
#2	Primary	23.50'	**12.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf
#3	Secondary	23.00'	**12.0" Round Culvert** L= 7.0' Ke= 0.500 Inlet / Outlet Invert= 23.00' / 23.00' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf

Primary OutFlow Max=0.47 cfs @ 12.44 hrs HW=23.82' (Free Discharge)
└─**1=Culvert** (Barrel Controls 0.23 cfs @ 1.59 fps)
└─**2=Culvert** (Barrel Controls 0.24 cfs @ 1.65 fps)

Secondary OutFlow Max=1.44 cfs @ 12.44 hrs HW=23.82' (Free Discharge)
└─**3=Culvert** (Barrel Controls 1.44 cfs @ 2.84 fps)

Pond 8P: 110 OFFSITE SWALES



Hydrograph for Pond 8P: 110 OFFSITE SWALES

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0.000	23.50	0.00	0.00	0.00
10.00	**0.03**	**0.000**	**23.50**	**0.03**	**0.00**	**0.03**
20.00	**0.30**	**0.001**	**23.52**	**0.30**	**0.00**	**0.30**
30.00	0.16	0.000	23.51	0.16	0.00	0.16
40.00	0.11	0.000	23.51	0.11	0.00	0.11
50.00	0.05	0.000	23.50	0.05	0.00	0.05
60.00	0.02	0.000	23.50	0.02	0.00	0.02
70.00	0.01	0.000	23.50	0.01	0.00	0.01
80.00	0.00	0.000	23.50	0.00	0.00	0.00
90.00	0.00	0.000	23.50	0.00	0.00	0.00
100.00	0.00	0.000	23.50	0.00	0.00	0.00
110.00	0.00	0.000	23.50	0.00	0.00	0.00
120.00	0.00	0.000	23.50	0.00	0.00	0.00
130.00	0.00	0.000	23.50	0.00	0.00	0.00
140.00	0.00	0.000	23.50	0.00	0.00	0.00
150.00	0.00	0.000	23.50	0.00	0.00	0.00
160.00	0.00	0.000	23.50	0.00	0.00	0.00
170.00	0.00	0.000	23.50	0.00	0.00	0.00
180.00	0.00	0.000	23.50	0.00	0.00	0.00
190.00	0.00	0.000	23.50	0.00	0.00	0.00
200.00	0.00	0.000	23.50	0.00	0.00	0.00
210.00	0.00	0.000	23.50	0.00	0.00	0.00
220.00	0.00	0.000	23.50	0.00	0.00	0.00
230.00	0.00	0.000	23.50	0.00	0.00	0.00
240.00	0.00	0.000	23.50	0.00	0.00	0.00
250.00	0.00	0.000	23.50	0.00	0.00	0.00
260.00	0.00	0.000	23.50	0.00	0.00	0.00
270.00	0.00	0.000	23.50	0.00	0.00	0.00
280.00	0.00	0.000	23.50	0.00	0.00	0.00
290.00	0.00	0.000	23.50	0.00	0.00	0.00
300.00	0.00	0.000	23.50	0.00	0.00	0.00
310.00	0.00	0.000	23.50	0.00	0.00	0.00
320.00	0.00	0.000	23.50	0.00	0.00	0.00
330.00	0.00	0.000	23.50	0.00	0.00	0.00
340.00	0.00	0.000	23.50	0.00	0.00	0.00
350.00	0.00	0.000	23.50	0.00	0.00	0.00
360.00	0.00	0.000	23.50	0.00	0.00	0.00
370.00	0.00	0.000	23.50	0.00	0.00	0.00
380.00	0.00	0.000	23.50	0.00	0.00	0.00
390.00	0.00	0.000	23.50	0.00	0.00	0.00
400.00	0.00	0.000	23.50	0.00	0.00	0.00

Summary for Pond 9P: 110 OFFSITE SWALES

Inflow Area = 3.750 ac, 46.67% Impervious, Inflow Depth = 2.76" for 10y-24h event
Inflow = 2.22 cfs @ 12.34 hrs, Volume= 0.862 af
Outflow = 2.00 cfs @ 12.55 hrs, Volume= 0.862 af, Atten= 10%, Lag= 12.1 min
Primary = 2.00 cfs @ 12.55 hrs, Volume= 0.862 af
Routed to Link 5L : FDOT

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Peak Elev= 24.52' @ 12.55 hrs Storage= 0.032 af

Plug-Flow detention time= 29.3 min calculated for 0.862 af (100% of inflow)
Center-of-Mass det. time= 28.6 min (1,653.3 - 1,624.7)

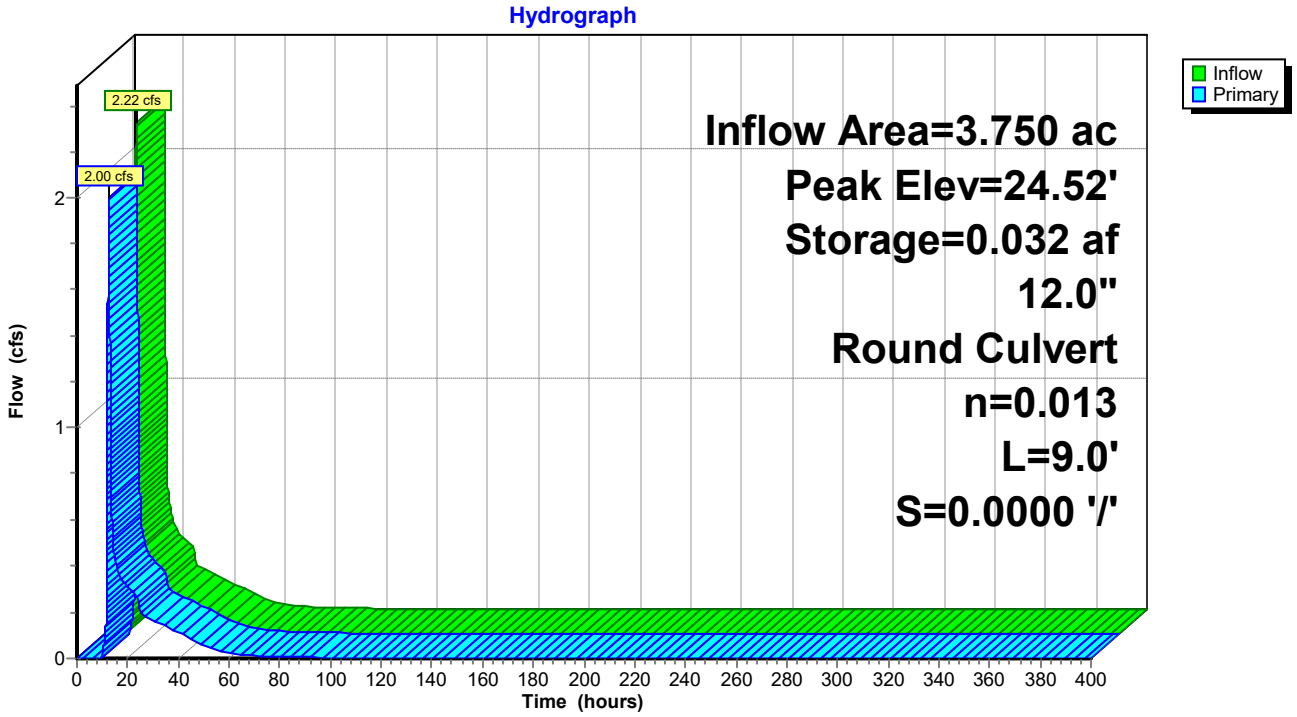
Volume	Invert	Avail.Storage	Storage Description
#1	23.50'	0.670 af	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (acre-feet)
23.50	0.000
24.00	0.010
24.50	0.030
25.00	0.080
25.50	0.180
26.00	0.320
26.50	0.490
27.00	0.670

Device	Routing	Invert	Outlet Devices
#1	Primary	23.50'	**12.0" Round Culvert** L= 9.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.00 cfs @ 12.55 hrs HW=24.52' (Free Discharge)
↑—**1=Culvert** (Barrel Controls 2.00 cfs @ 3.09 fps)

Pond 9P: 110 OFFSITE SWALES



Hydrograph for Pond 9P: 110 OFFSITE SWALES

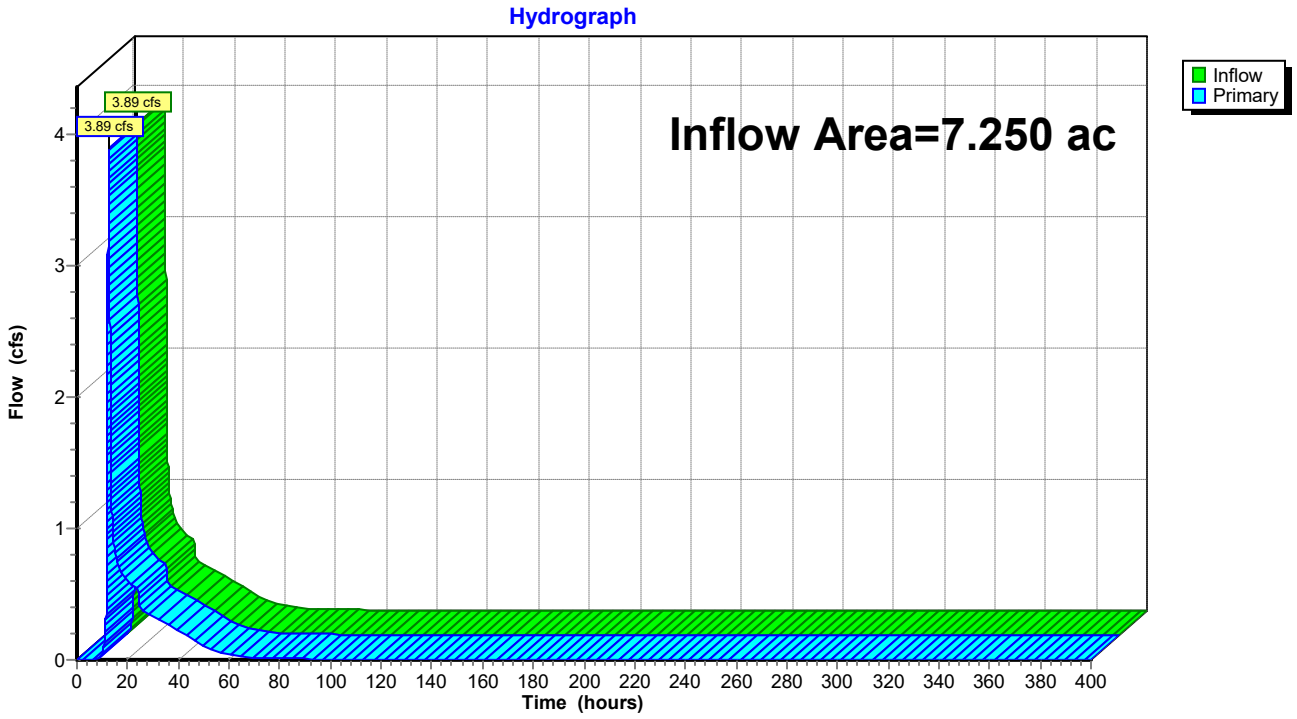
Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	23.50	0.00
10.00	**0.04**	**0.002**	**23.59**	**0.02**
20.00	**0.31**	**0.007**	**23.87**	**0.31**
30.00	0.17	0.006	23.78	0.17
40.00	0.11	0.005	23.73	0.11
50.00	0.05	0.003	23.67	0.06
60.00	0.02	0.002	23.61	0.02
70.00	0.01	0.002	23.58	0.01
80.00	0.01	0.001	23.57	0.01
90.00	0.00	0.001	23.55	0.00
100.00	0.00	0.001	23.55	0.00
110.00	0.00	0.001	23.54	0.00
120.00	0.00	0.001	23.54	0.00
130.00	0.00	0.001	23.54	0.00
140.00	0.00	0.001	23.53	0.00
150.00	0.00	0.001	23.53	0.00
160.00	0.00	0.001	23.53	0.00
170.00	0.00	0.000	23.52	0.00
180.00	0.00	0.000	23.52	0.00
190.00	0.00	0.000	23.52	0.00
200.00	0.00	0.000	23.52	0.00
210.00	0.00	0.000	23.51	0.00
220.00	0.00	0.000	23.51	0.00
230.00	0.00	0.000	23.51	0.00
240.00	0.00	0.000	23.51	0.00
250.00	0.00	0.000	23.51	0.00
260.00	0.00	0.000	23.51	0.00
270.00	0.00	0.000	23.51	0.00
280.00	0.00	0.000	23.51	0.00
290.00	0.00	0.000	23.51	0.00
300.00	0.00	0.000	23.50	0.00
310.00	0.00	0.000	23.50	0.00
320.00	0.00	0.000	23.50	0.00
330.00	0.00	0.000	23.50	0.00
340.00	0.00	0.000	23.50	0.00
350.00	0.00	0.000	23.50	0.00
360.00	0.00	0.000	23.50	0.00
370.00	0.00	0.000	23.50	0.00
380.00	0.00	0.000	23.50	0.00
390.00	0.00	0.000	23.50	0.00
400.00	0.00	0.000	23.50	0.00

Summary for Link 5L: FDOT

Inflow Area = 7.250 ac, 46.62% Impervious, Inflow Depth = 2.75" for 10y-24h event
Inflow = 3.89 cfs @ 12.47 hrs, Volume= 1.659 af
Primary = 3.89 cfs @ 12.47 hrs, Volume= 1.659 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs

Link 5L: FDOT



Hydrograph for Link 5L: FDOT

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	**0.00**	0.00
5.00	0.00	0.00	0.00
10.00	**0.05**	0.00	**0.05**
15.00	**0.82**	0.00	**0.82**
20.00	0.61	0.00	0.61
25.00	0.39	0.00	0.39
30.00	0.33	0.00	0.33
35.00	0.28	0.00	0.28
40.00	0.22	0.00	0.22
45.00	0.17	0.00	0.17
50.00	0.10	0.00	0.10
55.00	0.06	0.00	0.06
60.00	0.04	0.00	0.04
65.00	0.03	0.00	0.03
70.00	0.02	0.00	0.02
75.00	0.01	0.00	0.01
80.00	0.01	0.00	0.01
85.00	0.01	0.00	0.01
90.00	0.01	0.00	0.01
95.00	0.01	0.00	0.01
100.00	0.00	0.00	0.00
105.00	0.00	0.00	0.00
110.00	0.00	0.00	0.00
115.00	0.00	0.00	0.00
120.00	0.00	0.00	0.00
125.00	0.00	0.00	0.00
130.00	0.00	0.00	0.00
135.00	0.00	0.00	0.00
140.00	0.00	0.00	0.00
145.00	0.00	0.00	0.00
150.00	0.00	0.00	0.00
155.00	0.00	0.00	0.00
160.00	0.00	0.00	0.00
165.00	0.00	0.00	0.00
170.00	0.00	0.00	0.00
175.00	0.00	0.00	0.00
180.00	0.00	0.00	0.00
185.00	0.00	0.00	0.00
190.00	0.00	0.00	0.00
195.00	0.00	0.00	0.00
200.00	0.00	0.00	0.00
205.00	0.00	0.00	0.00
210.00	0.00	0.00	0.00
215.00	0.00	0.00	0.00
220.00	0.00	0.00	0.00
225.00	0.00	0.00	0.00
230.00	0.00	0.00	0.00
235.00	0.00	0.00	0.00
240.00	0.00	0.00	0.00
245.00	0.00	0.00	0.00
250.00	0.00	0.00	0.00
255.00	0.00	0.00	0.00
260.00	0.00	0.00	0.00
265.00	0.00	0.00	0.00
270.00	0.00	0.00	0.00
275.00	0.00	0.00	0.00
280.00	0.00	0.00	0.00
285.00	0.00	0.00	0.00
290.00	0.00	0.00	0.00
295.00	0.00	0.00	0.00
300.00	0.00	0.00	0.00
305.00	0.00	0.00	0.00
310.00	0.00	0.00	0.00
315.00	0.00	0.00	0.00
320.00	0.00	0.00	0.00
325.00	0.00	0.00	0.00
330.00	0.00	0.00	0.00
335.00	0.00	0.00	0.00
340.00	0.00	0.00	0.00
345.00	0.00	0.00	0.00
350.00	0.00	0.00	0.00
355.00	0.00	0.00	0.00
360.00	0.00	0.00	0.00
365.00	0.00	0.00	0.00
370.00	0.00	0.00	0.00
375.00	0.00	0.00	0.00
380.00	0.00	0.00	0.00
385.00	0.00	0.00	0.00
390.00	0.00	0.00	0.00
395.00	0.00	0.00	0.00
400.00	0.00	0.00	0.00

Time span=0.00-400.00 hrs, dt=0.01 hrs, 40001 points
Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: BLOCK 110 Runoff Area=2.070 ac 54.59% Impervious Runoff Depth=6.69"
Tc=10.0 min CN=81 Runoff=7.90 cfs 1.155 af

Subcatchment 2S: BLOCK 121 Runoff Area=2.170 ac 53.00% Impervious Runoff Depth=6.69"
Tc=10.0 min CN=81 Runoff=8.28 cfs 1.210 af

Subcatchment 6S: 110 OFFSITE SWALES Runoff Area=1.430 ac 34.97% Impervious Runoff Depth=5.83"
Tc=10.0 min CN=74 Runoff=5.00 cfs 0.695 af

Subcatchment 7S: 121 OFFSITE SWALES Runoff Area=1.580 ac 37.97% Impervious Runoff Depth=5.95"
Tc=10.0 min CN=75 Runoff=5.60 cfs 0.784 af

Pond 3P: BLOCK 110 Peak Elev=26.83' Storage=1.033 af Inflow=7.90 cfs 1.155 af
Outflow=0.29 cfs 1.154 af

Pond 6P: BLOCK 121 Peak Elev=27.33' Storage=1.092 af Inflow=8.28 cfs 1.210 af
Outflow=0.27 cfs 1.210 af

Pond 8P: 110 OFFSITE SWALES Peak Elev=24.21' Storage=0.037 af Inflow=5.22 cfs 1.849 af
Primary=2.21 cfs 0.122 af Secondary=2.59 cfs 1.727 af Outflow=4.80 cfs 1.849 af

Pond 9P: 110 OFFSITE SWALES Peak Elev=25.12' Storage=0.104 af Inflow=5.82 cfs 1.993 af
12.0" Round Culvert n=0.013 L=9.0' S=0.0000 '/' Outflow=3.72 cfs 1.993 af

Link 5L: FDOT Inflow=8.41 cfs 3.842 af
Primary=8.41 cfs 3.842 af

Total Runoff Area = 7.250 ac Runoff Volume = 3.843 af Average Runoff Depth = 6.36"
53.38% Pervious = 3.870 ac 46.62% Impervious = 3.380 ac

Summary for Subcatchment 1S: BLOCK 110

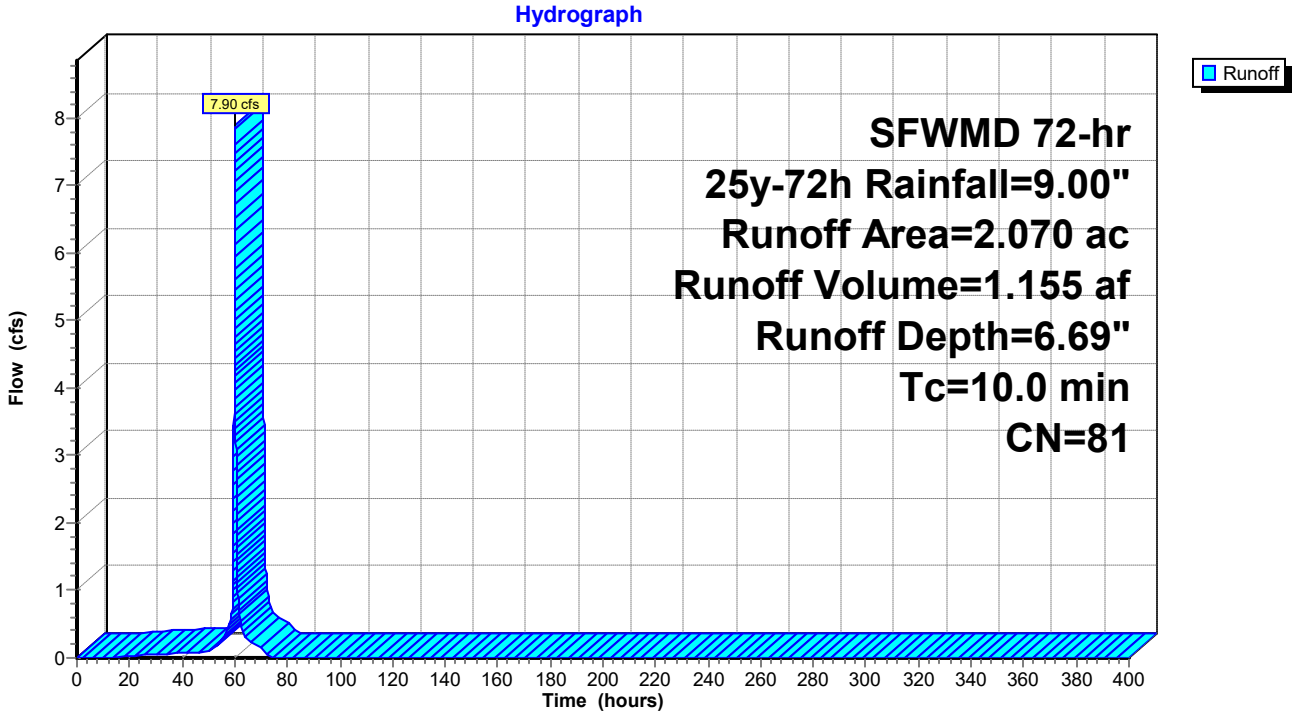
Runoff = 7.90 cfs @ 59.96 hrs, Volume= 1.155 af, Depth= 6.69"
Routed to Pond 3P : BLOCK 110

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-72h Rainfall=9.00"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG A
0.940	61	>75% Grass cover, Good, HSG B
2.070	81	Weighted Average
0.940	61	45.41% Pervious Area
1.130	98	54.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: BLOCK 110



Hydrograph for Subcatchment 1S: BLOCK 110

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.20	0.00	0.00
10.00	0.41	0.00	0.00
15.00	0.61	0.01	0.01
20.00	0.81	0.04	0.02
25.00	1.02	0.10	0.04
30.00	1.31	0.22	0.06
35.00	1.61	0.37	0.07
40.00	1.90	0.54	0.07
45.00	2.20	0.73	0.08
50.00	2.51	0.95	0.10
55.00	3.09	1.39	**0.28**
60.00	6.72	4.55	**7.82**
65.00	8.32	6.05	0.23
70.00	**8.84**	**6.54**	0.16
75.00	**9.00**	**6.69**	0.00
80.00	9.00	6.69	0.00
85.00	9.00	6.69	0.00
90.00	9.00	6.69	0.00
95.00	9.00	6.69	0.00
100.00	9.00	6.69	0.00
105.00	9.00	6.69	0.00
110.00	9.00	6.69	0.00
115.00	9.00	6.69	0.00
120.00	9.00	6.69	0.00
125.00	9.00	6.69	0.00
130.00	9.00	6.69	0.00
135.00	9.00	6.69	0.00
140.00	9.00	6.69	0.00
145.00	9.00	6.69	0.00
150.00	9.00	6.69	0.00
155.00	9.00	6.69	0.00
160.00	9.00	6.69	0.00
165.00	9.00	6.69	0.00
170.00	9.00	6.69	0.00
175.00	9.00	6.69	0.00
180.00	9.00	6.69	0.00
185.00	9.00	6.69	0.00
190.00	9.00	6.69	0.00
195.00	9.00	6.69	0.00
200.00	9.00	6.69	0.00
205.00	9.00	6.69	0.00
210.00	9.00	6.69	0.00
215.00	9.00	6.69	0.00
220.00	9.00	6.69	0.00
225.00	9.00	6.69	0.00
230.00	9.00	6.69	0.00
235.00	9.00	6.69	0.00
240.00	9.00	6.69	0.00
245.00	9.00	6.69	0.00
250.00	9.00	6.69	0.00
255.00	9.00	6.69	0.00
260.00	9.00	6.69	0.00
265.00	9.00	6.69	0.00
270.00	9.00	6.69	0.00
275.00	9.00	6.69	0.00
280.00	9.00	6.69	0.00
285.00	9.00	6.69	0.00
290.00	9.00	6.69	0.00
295.00	9.00	6.69	0.00
300.00	9.00	6.69	0.00
305.00	9.00	6.69	0.00
310.00	9.00	6.69	0.00
315.00	9.00	6.69	0.00
320.00	9.00	6.69	0.00
325.00	9.00	6.69	0.00
330.00	9.00	6.69	0.00
335.00	9.00	6.69	0.00
340.00	9.00	6.69	0.00
345.00	9.00	6.69	0.00
350.00	9.00	6.69	0.00
355.00	9.00	6.69	0.00
360.00	9.00	6.69	0.00
365.00	9.00	6.69	0.00
370.00	9.00	6.69	0.00
375.00	9.00	6.69	0.00
380.00	9.00	6.69	0.00
385.00	9.00	6.69	0.00
390.00	9.00	6.69	0.00
395.00	9.00	6.69	0.00
400.00	9.00	6.69	0.00

Summary for Subcatchment 2S: BLOCK 121

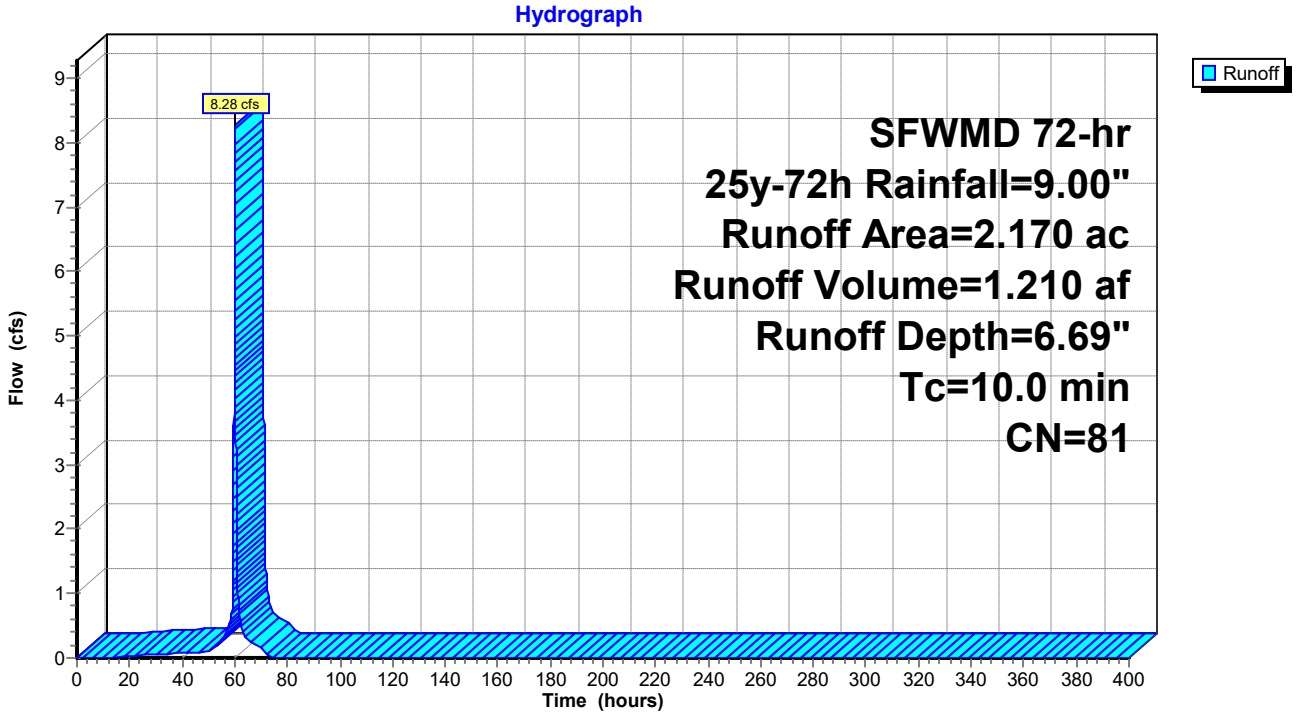
Runoff = 8.28 cfs @ 59.96 hrs, Volume= 1.210 af, Depth= 6.69"
Routed to Pond 6P : BLOCK 121

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-72h Rainfall=9.00"

Area (ac)	CN	Description
1.150	98	Paved parking, HSG A
1.020	61	>75% Grass cover, Good, HSG B
2.170	81	Weighted Average
1.020	61	47.00% Pervious Area
1.150	98	53.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: BLOCK 121



Hydrograph for Subcatchment 2S: BLOCK 121

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.20	0.00	0.00
10.00	0.41	0.00	0.00
15.00	0.61	0.01	0.01
20.00	0.81	0.04	0.02
25.00	1.02	0.10	0.04
30.00	1.31	0.22	0.06
35.00	1.61	0.37	0.07
40.00	1.90	0.54	0.08
45.00	2.20	0.73	0.09
50.00	2.51	0.95	0.10
55.00	3.09	1.39	**0.29**
60.00	6.72	4.55	**8.20**
65.00	8.32	6.05	0.25
70.00	**8.84**	**6.54**	0.16
75.00	**9.00**	**6.69**	0.00
80.00	9.00	6.69	0.00
85.00	9.00	6.69	0.00
90.00	9.00	6.69	0.00
95.00	9.00	6.69	0.00
100.00	9.00	6.69	0.00
105.00	9.00	6.69	0.00
110.00	9.00	6.69	0.00
115.00	9.00	6.69	0.00
120.00	9.00	6.69	0.00
125.00	9.00	6.69	0.00
130.00	9.00	6.69	0.00
135.00	9.00	6.69	0.00
140.00	9.00	6.69	0.00
145.00	9.00	6.69	0.00
150.00	9.00	6.69	0.00
155.00	9.00	6.69	0.00
160.00	9.00	6.69	0.00
165.00	9.00	6.69	0.00
170.00	9.00	6.69	0.00
175.00	9.00	6.69	0.00
180.00	9.00	6.69	0.00
185.00	9.00	6.69	0.00
190.00	9.00	6.69	0.00
195.00	9.00	6.69	0.00
200.00	9.00	6.69	0.00
205.00	9.00	6.69	0.00
210.00	9.00	6.69	0.00
215.00	9.00	6.69	0.00
220.00	9.00	6.69	0.00
225.00	9.00	6.69	0.00
230.00	9.00	6.69	0.00
235.00	9.00	6.69	0.00
240.00	9.00	6.69	0.00
245.00	9.00	6.69	0.00
250.00	9.00	6.69	0.00
255.00	9.00	6.69	0.00
260.00	9.00	6.69	0.00
265.00	9.00	6.69	0.00
270.00	9.00	6.69	0.00
275.00	9.00	6.69	0.00
280.00	9.00	6.69	0.00
285.00	9.00	6.69	0.00
290.00	9.00	6.69	0.00
295.00	9.00	6.69	0.00
300.00	9.00	6.69	0.00
305.00	9.00	6.69	0.00
310.00	9.00	6.69	0.00
315.00	9.00	6.69	0.00
320.00	9.00	6.69	0.00
325.00	9.00	6.69	0.00
330.00	9.00	6.69	0.00
335.00	9.00	6.69	0.00
340.00	9.00	6.69	0.00
345.00	9.00	6.69	0.00
350.00	9.00	6.69	0.00
355.00	9.00	6.69	0.00
360.00	9.00	6.69	0.00
365.00	9.00	6.69	0.00
370.00	9.00	6.69	0.00
375.00	9.00	6.69	0.00
380.00	9.00	6.69	0.00
385.00	9.00	6.69	0.00
390.00	9.00	6.69	0.00
395.00	9.00	6.69	0.00
400.00	9.00	6.69	0.00

Summary for Subcatchment 6S: 110 OFFSITE SWALES

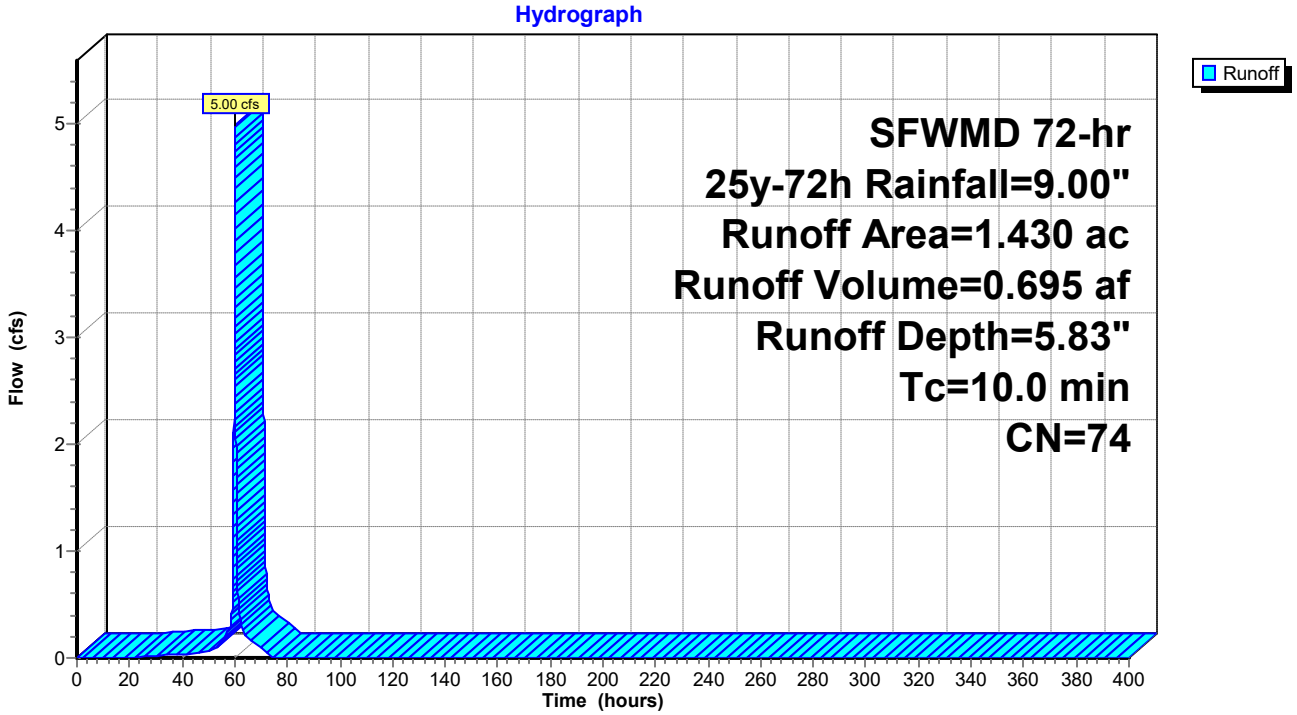
Runoff = 5.00 cfs @ 59.96 hrs, Volume= 0.695 af, Depth= 5.83"
Routed to Pond 8P : 110 OFFSITE SWALES

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-72h Rainfall=9.00"

Area (ac)	CN	Description
0.500	98	Paved parking, HSG A
0.930	61	>75% Grass cover, Good, HSG B
1.430	74	Weighted Average
0.930	61	65.03% Pervious Area
0.500	98	34.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 6S: 110 OFFSITE SWALES



Hydrograph for Subcatchment 6S: 110 OFFSITE SWALES

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.20	0.00	0.00
10.00	0.41	0.00	0.00
15.00	0.61	0.00	0.00
20.00	0.81	0.00	0.00
25.00	1.02	0.03	0.01
30.00	1.31	0.09	0.02
35.00	1.61	0.19	0.03
40.00	1.90	0.31	0.04
45.00	2.20	0.44	0.04
50.00	2.51	0.61	0.05
55.00	3.09	0.97	**0.16**
60.00	6.72	3.80	**4.96**
65.00	8.32	5.22	0.15
70.00	**8.84**	**5.68**	0.10
75.00	**9.00**	**5.83**	0.00
80.00	9.00	5.83	0.00
85.00	9.00	5.83	0.00
90.00	9.00	5.83	0.00
95.00	9.00	5.83	0.00
100.00	9.00	5.83	0.00
105.00	9.00	5.83	0.00
110.00	9.00	5.83	0.00
115.00	9.00	5.83	0.00
120.00	9.00	5.83	0.00
125.00	9.00	5.83	0.00
130.00	9.00	5.83	0.00
135.00	9.00	5.83	0.00
140.00	9.00	5.83	0.00
145.00	9.00	5.83	0.00
150.00	9.00	5.83	0.00
155.00	9.00	5.83	0.00
160.00	9.00	5.83	0.00
165.00	9.00	5.83	0.00
170.00	9.00	5.83	0.00
175.00	9.00	5.83	0.00
180.00	9.00	5.83	0.00
185.00	9.00	5.83	0.00
190.00	9.00	5.83	0.00
195.00	9.00	5.83	0.00
200.00	9.00	5.83	0.00
205.00	9.00	5.83	0.00
210.00	9.00	5.83	0.00
215.00	9.00	5.83	0.00
220.00	9.00	5.83	0.00
225.00	9.00	5.83	0.00
230.00	9.00	5.83	0.00
235.00	9.00	5.83	0.00
240.00	9.00	5.83	0.00
245.00	9.00	5.83	0.00
250.00	9.00	5.83	0.00
255.00	9.00	5.83	0.00
260.00	9.00	5.83	0.00
265.00	9.00	5.83	0.00
270.00	9.00	5.83	0.00
275.00	9.00	5.83	0.00
280.00	9.00	5.83	0.00
285.00	9.00	5.83	0.00
290.00	9.00	5.83	0.00
295.00	9.00	5.83	0.00
300.00	9.00	5.83	0.00
305.00	9.00	5.83	0.00
310.00	9.00	5.83	0.00
315.00	9.00	5.83	0.00
320.00	9.00	5.83	0.00
325.00	9.00	5.83	0.00
330.00	9.00	5.83	0.00
335.00	9.00	5.83	0.00
340.00	9.00	5.83	0.00
345.00	9.00	5.83	0.00
350.00	9.00	5.83	0.00
355.00	9.00	5.83	0.00
360.00	9.00	5.83	0.00
365.00	9.00	5.83	0.00
370.00	9.00	5.83	0.00
375.00	9.00	5.83	0.00
380.00	9.00	5.83	0.00
385.00	9.00	5.83	0.00
390.00	9.00	5.83	0.00
395.00	9.00	5.83	0.00
400.00	9.00	5.83	0.00

Summary for Subcatchment 7S: 121 OFFSITE SWALES

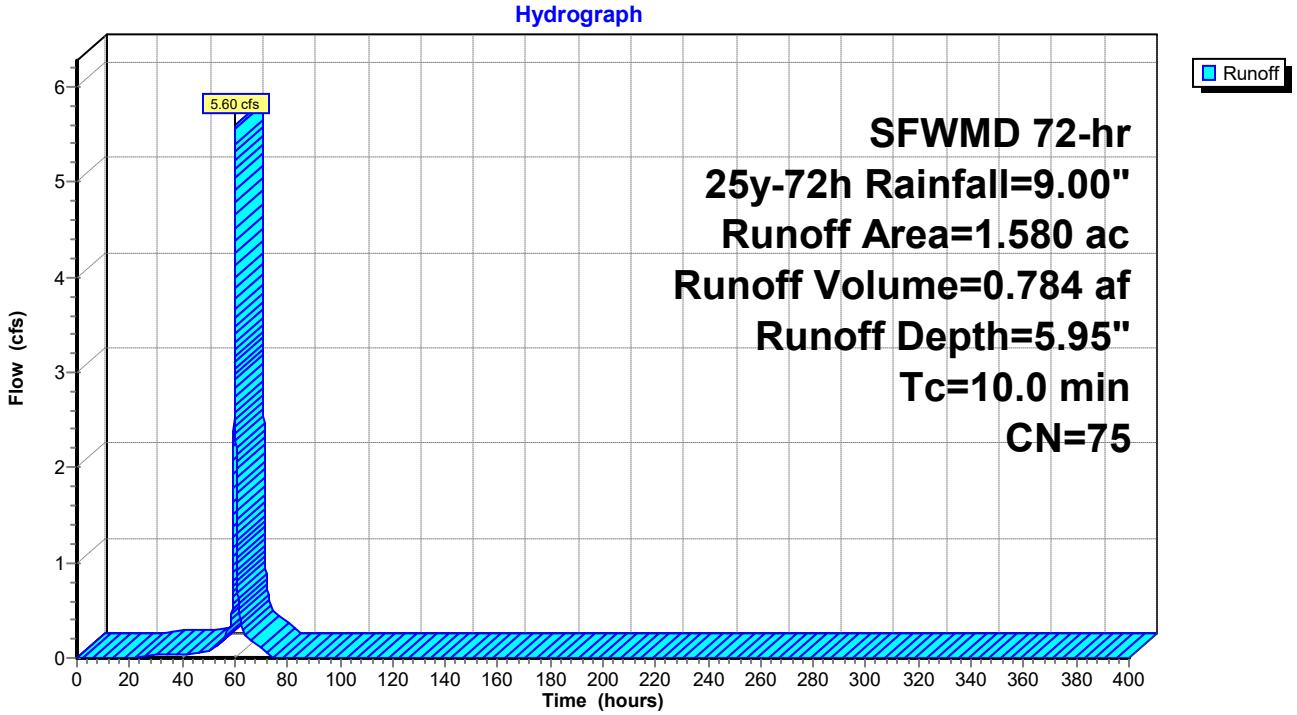
Runoff = 5.60 cfs @ 59.96 hrs, Volume= 0.784 af, Depth= 5.95"
Routed to Pond 9P : 110 OFFSITE SWALES

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-72h Rainfall=9.00"

Area (ac)	CN	Description
0.600	98	Paved parking, HSG A
0.980	61	>75% Grass cover, Good, HSG B
1.580	75	Weighted Average
0.980	61	62.03% Pervious Area
0.600	98	37.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 7S: 121 OFFSITE SWALES



Hydrograph for Subcatchment 7S: 121 OFFSITE SWALES

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
5.00	0.20	0.00	0.00
10.00	0.41	0.00	0.00
15.00	0.61	0.00	0.00
20.00	0.81	0.01	0.00
25.00	1.02	0.03	0.01
30.00	1.31	0.11	0.03
35.00	1.61	0.21	0.04
40.00	1.90	0.33	0.04
45.00	2.20	0.48	0.05
50.00	2.51	0.66	0.06
55.00	3.09	1.02	**0.18**
60.00	6.72	3.91	**5.56**
65.00	8.32	5.34	0.17
70.00	**8.84**	**5.81**	0.12
75.00	**9.00**	**5.95**	0.00
80.00	9.00	5.95	0.00
85.00	9.00	5.95	0.00
90.00	9.00	5.95	0.00
95.00	9.00	5.95	0.00
100.00	9.00	5.95	0.00
105.00	9.00	5.95	0.00
110.00	9.00	5.95	0.00
115.00	9.00	5.95	0.00
120.00	9.00	5.95	0.00
125.00	9.00	5.95	0.00
130.00	9.00	5.95	0.00
135.00	9.00	5.95	0.00
140.00	9.00	5.95	0.00
145.00	9.00	5.95	0.00
150.00	9.00	5.95	0.00
155.00	9.00	5.95	0.00
160.00	9.00	5.95	0.00
165.00	9.00	5.95	0.00
170.00	9.00	5.95	0.00
175.00	9.00	5.95	0.00
180.00	9.00	5.95	0.00
185.00	9.00	5.95	0.00
190.00	9.00	5.95	0.00
195.00	9.00	5.95	0.00
200.00	9.00	5.95	0.00
205.00	9.00	5.95	0.00
210.00	9.00	5.95	0.00
215.00	9.00	5.95	0.00
220.00	9.00	5.95	0.00
225.00	9.00	5.95	0.00
230.00	9.00	5.95	0.00
235.00	9.00	5.95	0.00
240.00	9.00	5.95	0.00
245.00	9.00	5.95	0.00
250.00	9.00	5.95	0.00
255.00	9.00	5.95	0.00
260.00	9.00	5.95	0.00
265.00	9.00	5.95	0.00
270.00	9.00	5.95	0.00
275.00	9.00	5.95	0.00
280.00	9.00	5.95	0.00
285.00	9.00	5.95	0.00
290.00	9.00	5.95	0.00
295.00	9.00	5.95	0.00
300.00	9.00	5.95	0.00
305.00	9.00	5.95	0.00
310.00	9.00	5.95	0.00
315.00	9.00	5.95	0.00
320.00	9.00	5.95	0.00
325.00	9.00	5.95	0.00
330.00	9.00	5.95	0.00
335.00	9.00	5.95	0.00
340.00	9.00	5.95	0.00
345.00	9.00	5.95	0.00
350.00	9.00	5.95	0.00
355.00	9.00	5.95	0.00
360.00	9.00	5.95	0.00
365.00	9.00	5.95	0.00
370.00	9.00	5.95	0.00
375.00	9.00	5.95	0.00
380.00	9.00	5.95	0.00
385.00	9.00	5.95	0.00
390.00	9.00	5.95	0.00
395.00	9.00	5.95	0.00
400.00	9.00	5.95	0.00

Summary for Pond 3P: BLOCK 110

Inflow Area = 2.070 ac, 54.59% Impervious, Inflow Depth = 6.69" for 25y-72h event
Inflow = 7.90 cfs @ 59.96 hrs, Volume= 1.155 af
Outflow = 0.29 cfs @ 64.20 hrs, Volume= 1.154 af, Atten= 96%, Lag= 254.2 min
Primary = 0.29 cfs @ 64.20 hrs, Volume= 1.154 af
Routed to Pond 8P : 110 OFFSITE SWALES

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.20' Surf.Area= 0.306 ac Storage= 0.292 af
Peak Elev= 26.83' @ 64.20 hrs Surf.Area= 0.390 ac Storage= 1.033 af (0.741 af above start)

Plug-Flow detention time= 1,999.1 min calculated for 0.863 af (75% of inflow)
Center-of-Mass det. time= 1,324.9 min (4,758.5 - 3,433.7)

Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	0.570 af	**Dry retention 110 (Prismatic)** Listed below (Recalc)
#2	25.50'	1.120 af	**LOT** Listed below -Impervious
		1.690 af	Total Available Storage

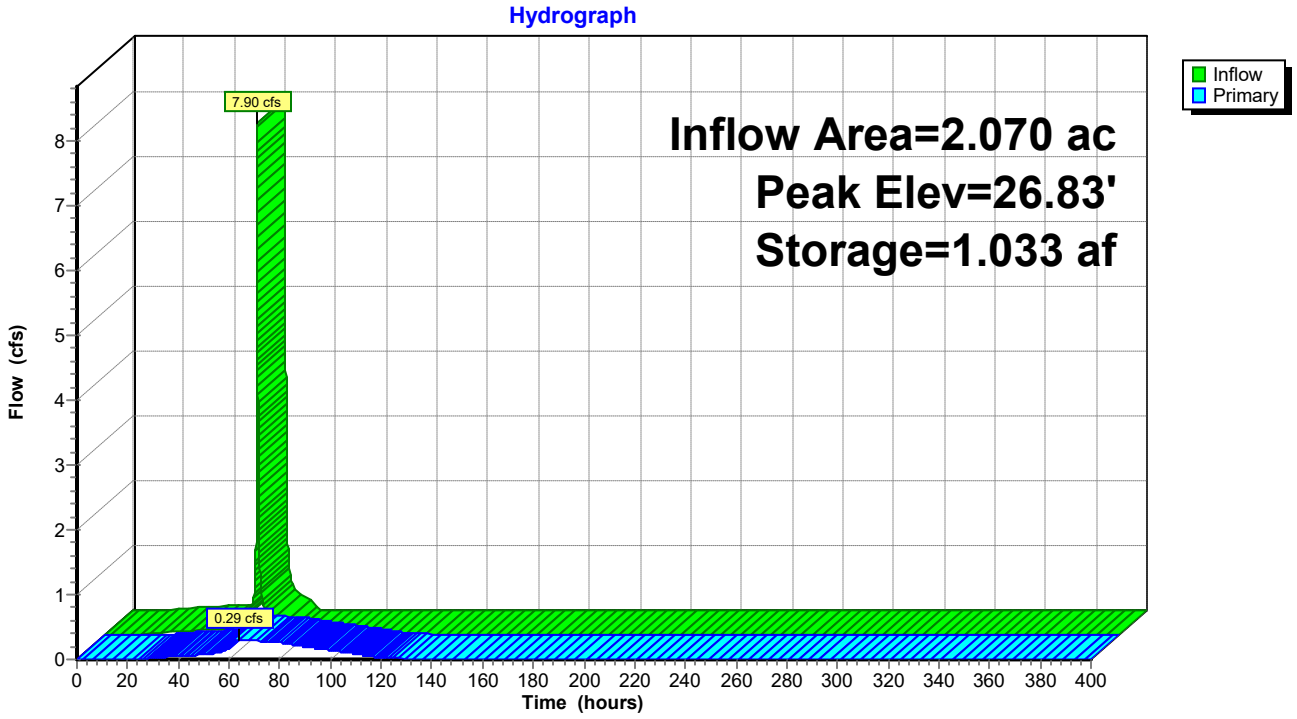
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
24.00	0.180	0.000	0.000
26.00	0.390	0.570	0.570

Elevation (feet)	Cum.Store (acre-feet)
25.50	0.000
26.00	0.040
26.50	0.210
27.00	0.590
27.50	1.120

Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 36.3' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.20'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.85'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.29 cfs @ 64.20 hrs HW=26.83' (Free Discharge)
└**1=Culvert** (Passes 0.29 cfs of 18.21 cfs potential flow)
  ├**2=Orifice** (Orifice Controls 0.29 cfs @ 5.91 fps)
  └**3=Grate** (Controls 0.00 cfs)

Pond 3P: BLOCK 110



Hydrograph for Pond 3P: BLOCK 110

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.292	25.20	0.00
10.00	0.00	0.292	25.20	0.00
20.00	0.02	0.298	25.22	0.00
30.00	0.06	0.322	25.30	0.02
40.00	0.07	0.347	25.38	0.05
50.00	**0.10**	0.363	25.43	0.08
60.00	**7.82**	**0.714**	**26.30**	**0.23**
70.00	0.16	**0.997**	**26.79**	**0.29**
80.00	0.00	0.801	26.53	0.26
90.00	0.00	0.612	26.01	0.19
100.00	0.00	0.472	25.70	0.14
110.00	0.00	0.375	25.46	0.09
120.00	0.00	0.330	25.32	0.03
130.00	0.00	0.315	25.27	0.01
140.00	0.00	0.308	25.25	0.01
150.00	0.00	0.304	25.24	0.00
160.00	0.00	0.301	25.23	0.00
170.00	0.00	0.300	25.23	0.00
180.00	0.00	0.298	25.22	0.00
190.00	0.00	0.297	25.22	0.00
200.00	0.00	0.297	25.22	0.00
210.00	0.00	0.296	25.21	0.00
220.00	0.00	0.295	25.21	0.00
230.00	0.00	0.295	25.21	0.00
240.00	0.00	0.294	25.21	0.00
250.00	0.00	0.294	25.21	0.00
260.00	0.00	0.294	25.21	0.00
270.00	0.00	0.293	25.21	0.00
280.00	0.00	0.293	25.21	0.00
290.00	0.00	0.293	25.20	0.00
300.00	0.00	0.293	25.20	0.00
310.00	0.00	0.293	25.20	0.00
320.00	0.00	0.292	25.20	0.00
330.00	0.00	0.292	25.20	0.00
340.00	0.00	0.292	25.20	0.00
350.00	0.00	0.292	25.20	0.00
360.00	0.00	0.292	25.20	0.00
370.00	0.00	0.292	25.20	0.00
380.00	0.00	0.292	25.20	0.00
390.00	0.00	0.292	25.20	0.00
400.00	0.00	0.292	25.20	0.00

Summary for Pond 6P: BLOCK 121

Inflow Area = 2.170 ac, 53.00% Impervious, Inflow Depth = 6.69" for 25y-72h event
Inflow = 8.28 cfs @ 59.96 hrs, Volume= 1.210 af
Outflow = 0.27 cfs @ 64.39 hrs, Volume= 1.210 af, Atten= 97%, Lag= 266.0 min
Primary = 0.27 cfs @ 64.39 hrs, Volume= 1.210 af
Routed to Pond 9P : 110 OFFSITE SWALES

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.90' Surf.Area= 0.372 ac Storage= 0.289 af
Peak Elev= 27.33' @ 64.39 hrs Surf.Area= 0.440 ac Storage= 1.092 af (0.803 af above start)

Plug-Flow detention time= 2,206.9 min calculated for 0.921 af (76% of inflow)
Center-of-Mass det. time= 1,525.5 min (4,959.1 - 3,433.7)

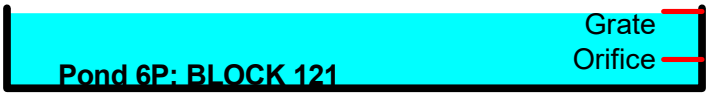
Volume	Invert	Avail.Storage	Storage Description
#1	25.00'	0.532 af	**Dry retention 121 (Prismatic)** Listed below (Recalc)
#2	26.50'	0.730 af	**LOT** Listed below -Impervious
		1.262 af	Total Available Storage

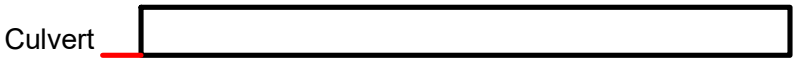
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
25.00	0.270	0.000	0.000
26.50	0.440	0.532	0.532

Elevation (feet)	Cum.Store (acre-feet)
26.50	0.000
27.00	0.220
27.50	0.730

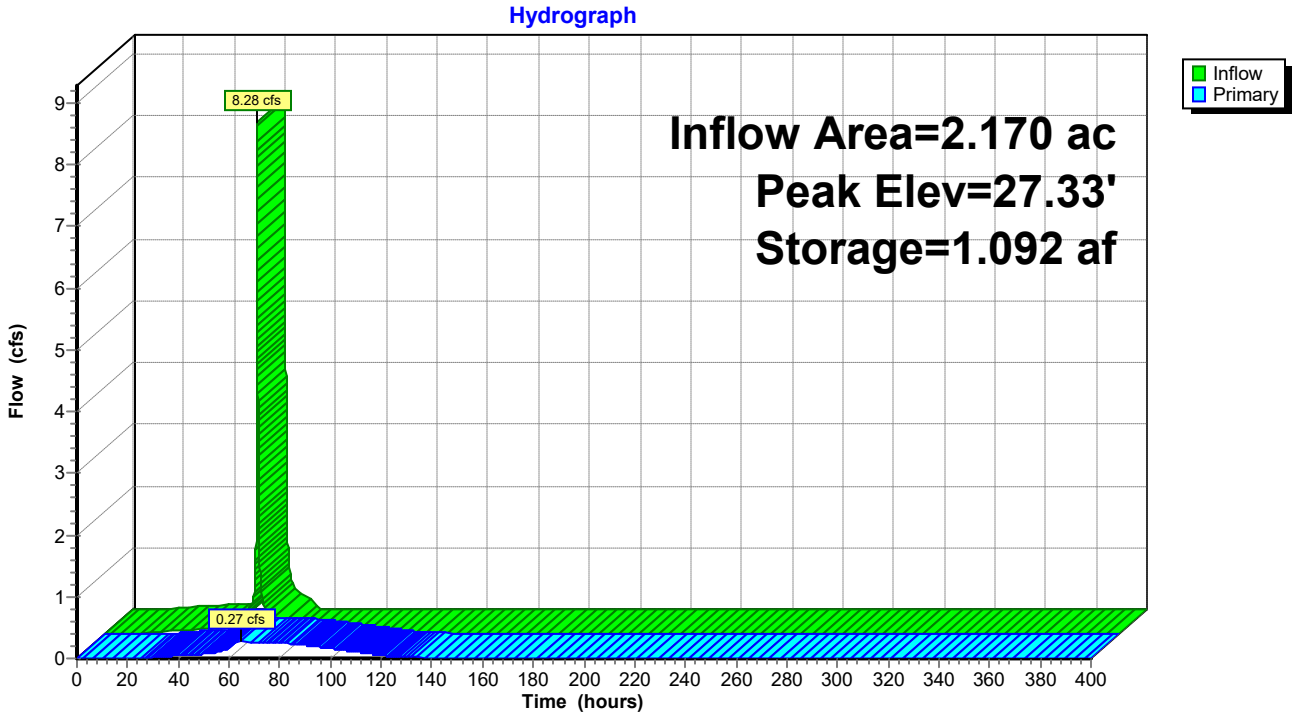
Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 111.0' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.90'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	27.40'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads

Primary OutFlow Max=0.27 cfs @ 64.39 hrs HW=27.33' (Free Discharge)
└**1=Culvert** (Passes 0.27 cfs of 17.18 cfs potential flow)
└**2=Orifice** (Orifice Controls 0.27 cfs @ 5.51 fps)
└**3=Grate** (Controls 0.00 cfs)





Pond 6P: BLOCK 121



Hydrograph for Pond 6P: BLOCK 121

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.289	25.90	0.00
10.00	0.00	0.289	25.90	0.00
20.00	0.02	0.296	25.92	0.00
30.00	0.06	0.323	25.99	0.02
40.00	0.08	0.353	26.07	0.05
50.00	**0.10**	0.375	26.12	0.07
60.00	**8.20**	**0.746**	**26.99**	**0.23**
70.00	0.16	**1.071**	**27.31**	**0.27**
80.00	0.00	0.887	27.13	0.25
90.00	0.00	0.693	26.86	0.22
100.00	0.00	0.535	26.51	0.16
110.00	0.00	0.422	26.24	0.11
120.00	0.00	0.355	26.07	0.05
130.00	0.00	0.328	26.00	0.02
140.00	0.00	0.315	25.97	0.01
150.00	0.00	0.309	25.95	0.01
160.00	0.00	0.305	25.94	0.00
170.00	0.00	0.302	25.93	0.00
180.00	0.00	0.300	25.93	0.00
190.00	0.00	0.298	25.93	0.00
200.00	0.00	0.297	25.92	0.00
210.00	0.00	0.296	25.92	0.00
220.00	0.00	0.295	25.92	0.00
230.00	0.00	0.295	25.92	0.00
240.00	0.00	0.294	25.91	0.00
250.00	0.00	0.293	25.91	0.00
260.00	0.00	0.293	25.91	0.00
270.00	0.00	0.292	25.91	0.00
280.00	0.00	0.292	25.91	0.00
290.00	0.00	0.292	25.91	0.00
300.00	0.00	0.291	25.91	0.00
310.00	0.00	0.291	25.91	0.00
320.00	0.00	0.291	25.91	0.00
330.00	0.00	0.291	25.90	0.00
340.00	0.00	0.290	25.90	0.00
350.00	0.00	0.290	25.90	0.00
360.00	0.00	0.290	25.90	0.00
370.00	0.00	0.290	25.90	0.00
380.00	0.00	0.290	25.90	0.00
390.00	0.00	0.290	25.90	0.00
400.00	0.00	0.290	25.90	0.00

Summary for Pond 8P: 110 OFFSITE SWALES

Inflow Area = 3.500 ac, 46.57% Impervious, Inflow Depth = 6.34" for 25y-72h event
Inflow = 5.22 cfs @ 59.97 hrs, Volume= 1.849 af
Outflow = 4.80 cfs @ 60.07 hrs, Volume= 1.849 af, Atten= 8%, Lag= 6.2 min
Primary = 2.21 cfs @ 60.07 hrs, Volume= 0.122 af
Routed to Link 5L : FDOT
Secondary = 2.59 cfs @ 60.07 hrs, Volume= 1.727 af
Routed to Link 5L : FDOT

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Peak Elev= 24.21' @ 60.07 hrs Storage= 0.037 af

Plug-Flow detention time= 2.2 min calculated for 1.849 af (100% of inflow)
Center-of-Mass det. time= 2.2 min (4,290.3 - 4,288.1)

Volume	Invert	Avail.Storage	Storage Description
#1	23.50'	0.710 af	**Custom Stage Data** Listed below

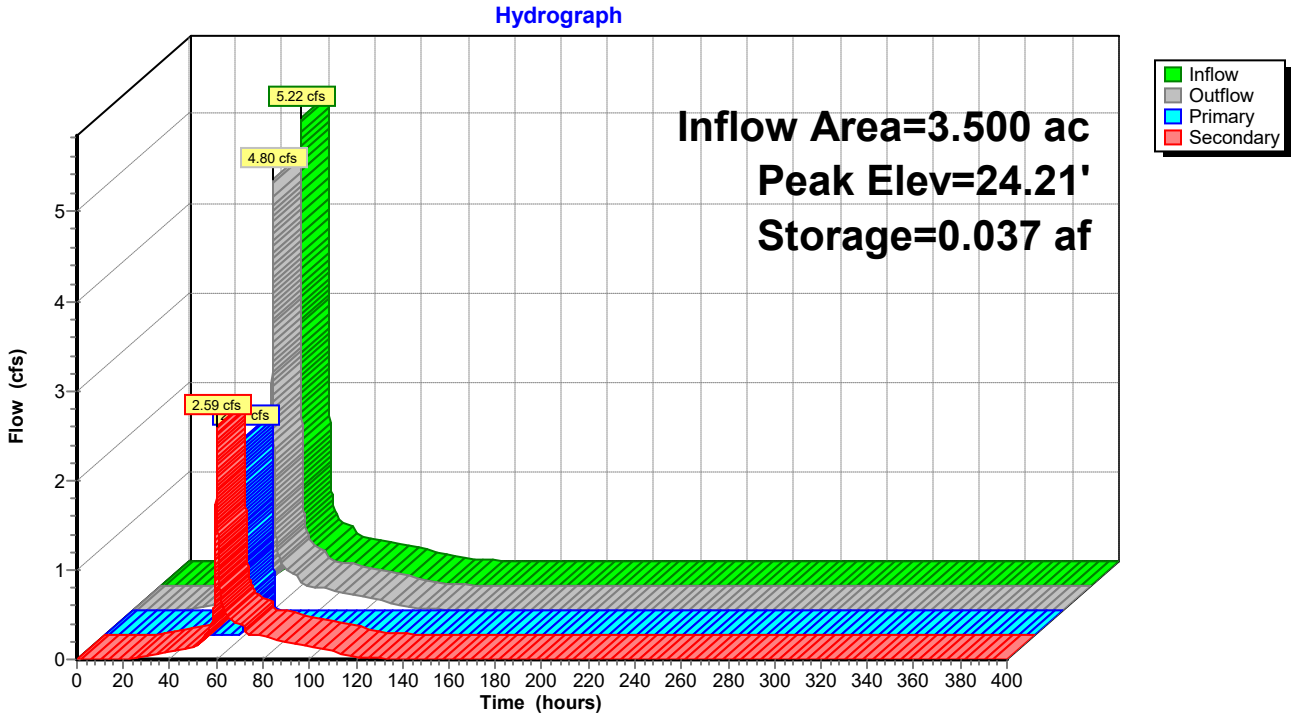
Elevation (feet)	Cum.Store (acre-feet)
23.50	0.000
24.00	0.020
24.50	0.060
25.00	0.140
25.50	0.260
26.00	0.400
26.50	0.550
27.00	0.710

Device	Routing	Invert	Outlet Devices
#1	Primary	23.50'	**12.0" Round Culvert** L= 11.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf
#2	Primary	23.50'	**12.0" Round Culvert** L= 8.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf
#3	Secondary	23.00'	**12.0" Round Culvert** L= 7.0' Ke= 0.500 Inlet / Outlet Invert= 23.00' / 23.00' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf

Primary OutFlow Max=2.21 cfs @ 60.07 hrs HW=24.21' (Free Discharge)
└─**1=Culvert** (Barrel Controls 1.09 cfs @ 2.57 fps)
└─**2=Culvert** (Barrel Controls 1.11 cfs @ 2.62 fps)

Secondary OutFlow Max=2.59 cfs @ 60.07 hrs HW=24.21' (Free Discharge)
└─**3=Culvert** (Barrel Controls 2.59 cfs @ 3.46 fps)

Pond 8P: 110 OFFSITE SWALES



Hydrograph for Pond 8P: 110 OFFSITE SWALES

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0.000	23.50	0.00	0.00	0.00
10.00	0.00	0.000	23.50	0.00	0.00	0.00
20.00	0.00	0.000	23.50	0.00	0.00	0.00
30.00	0.04	0.000	23.50	0.04	0.00	0.04
40.00	0.09	0.000	23.50	0.09	0.00	0.09
50.00	**0.13**	0.000	23.51	0.13	0.00	0.13
60.00	**5.19**	**0.035**	**24.19**	**4.62**	**2.08**	**2.53**
70.00	0.39	**0.001**	**23.52**	**0.39**	**0.00**	**0.39**
80.00	0.26	0.001	23.51	0.26	0.00	0.26
90.00	0.19	0.000	23.51	0.20	0.00	0.19
100.00	0.14	0.000	23.51	0.14	0.00	0.14
110.00	0.09	0.000	23.50	0.09	0.00	0.09
120.00	0.03	0.000	23.50	0.03	0.00	0.03
130.00	0.01	0.000	23.50	0.01	0.00	0.01
140.00	0.01	0.000	23.50	0.01	0.00	0.01
150.00	0.00	0.000	23.50	0.00	0.00	0.00
160.00	0.00	0.000	23.50	0.00	0.00	0.00
170.00	0.00	0.000	23.50	0.00	0.00	0.00
180.00	0.00	0.000	23.50	0.00	0.00	0.00
190.00	0.00	0.000	23.50	0.00	0.00	0.00
200.00	0.00	0.000	23.50	0.00	0.00	0.00
210.00	0.00	0.000	23.50	0.00	0.00	0.00
220.00	0.00	0.000	23.50	0.00	0.00	0.00
230.00	0.00	0.000	23.50	0.00	0.00	0.00
240.00	0.00	0.000	23.50	0.00	0.00	0.00
250.00	0.00	0.000	23.50	0.00	0.00	0.00
260.00	0.00	0.000	23.50	0.00	0.00	0.00
270.00	0.00	0.000	23.50	0.00	0.00	0.00
280.00	0.00	0.000	23.50	0.00	0.00	0.00
290.00	0.00	0.000	23.50	0.00	0.00	0.00
300.00	0.00	0.000	23.50	0.00	0.00	0.00
310.00	0.00	0.000	23.50	0.00	0.00	0.00
320.00	0.00	0.000	23.50	0.00	0.00	0.00
330.00	0.00	0.000	23.50	0.00	0.00	0.00
340.00	0.00	0.000	23.50	0.00	0.00	0.00
350.00	0.00	0.000	23.50	0.00	0.00	0.00
360.00	0.00	0.000	23.50	0.00	0.00	0.00
370.00	0.00	0.000	23.50	0.00	0.00	0.00
380.00	0.00	0.000	23.50	0.00	0.00	0.00
390.00	0.00	0.000	23.50	0.00	0.00	0.00
400.00	0.00	0.000	23.50	0.00	0.00	0.00

Summary for Pond 9P: 110 OFFSITE SWALES

Inflow Area = 3.750 ac, 46.67% Impervious, Inflow Depth = 6.38" for 25y-72h event
Inflow = 5.82 cfs @ 59.97 hrs, Volume= 1.993 af
Outflow = 3.72 cfs @ 60.21 hrs, Volume= 1.993 af, Atten= 36%, Lag= 14.7 min
Primary = 3.72 cfs @ 60.21 hrs, Volume= 1.993 af
Routed to Link 5L : FDOT

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Peak Elev= 25.12' @ 60.21 hrs Storage= 0.104 af

Plug-Flow detention time= 24.4 min calculated for 1.993 af (100% of inflow)
Center-of-Mass det. time= 23.7 min (4,407.8 - 4,384.1)

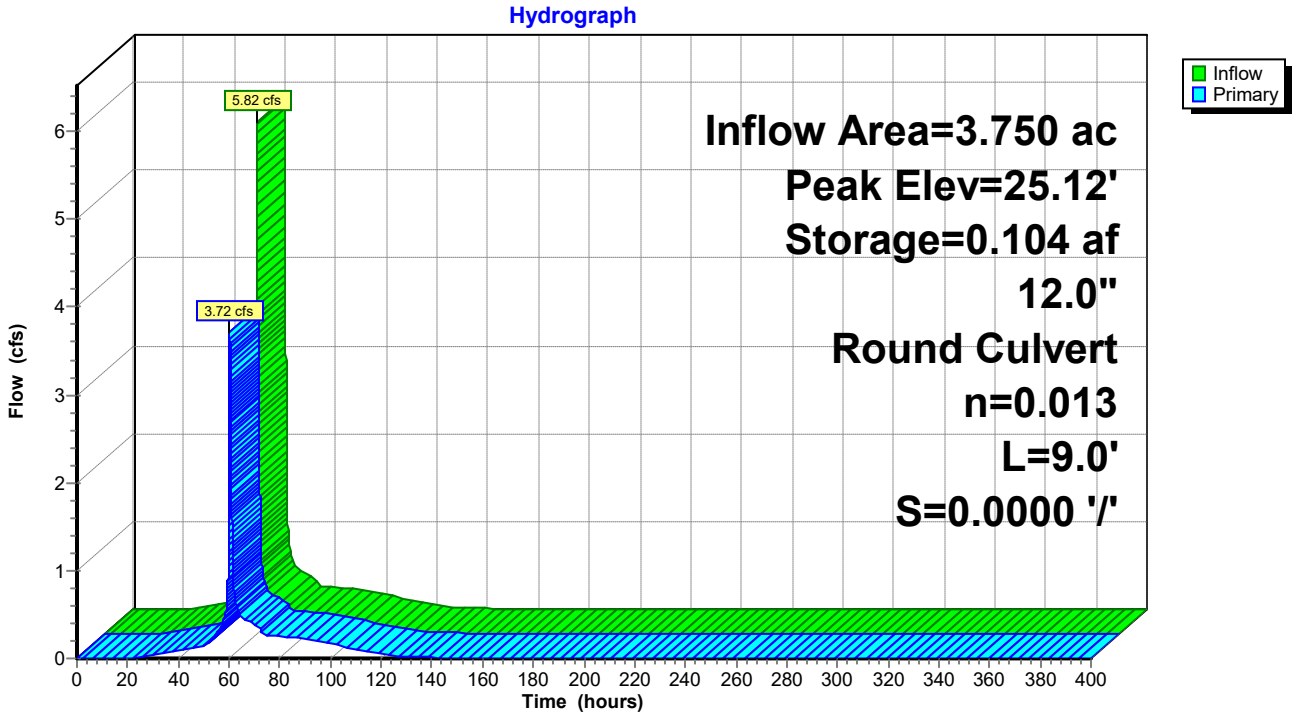
Volume	Invert	Avail.Storage	Storage Description
#1	23.50'	0.670 af	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (acre-feet)
23.50	0.000
24.00	0.010
24.50	0.030
25.00	0.080
25.50	0.180
26.00	0.320
26.50	0.490
27.00	0.670

Device	Routing	Invert	Outlet Devices
#1	Primary	23.50'	**12.0" Round Culvert** L= 9.0' Ke= 0.500 Inlet / Outlet Invert= 23.50' / 23.50' S= 0.0000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.72 cfs @ 60.21 hrs HW=25.12' (Free Discharge)
└**1=Culvert** (Barrel Controls 3.72 cfs @ 4.73 fps)

Pond 9P: 110 OFFSITE SWALES



Hydrograph for Pond 9P: 110 OFFSITE SWALES

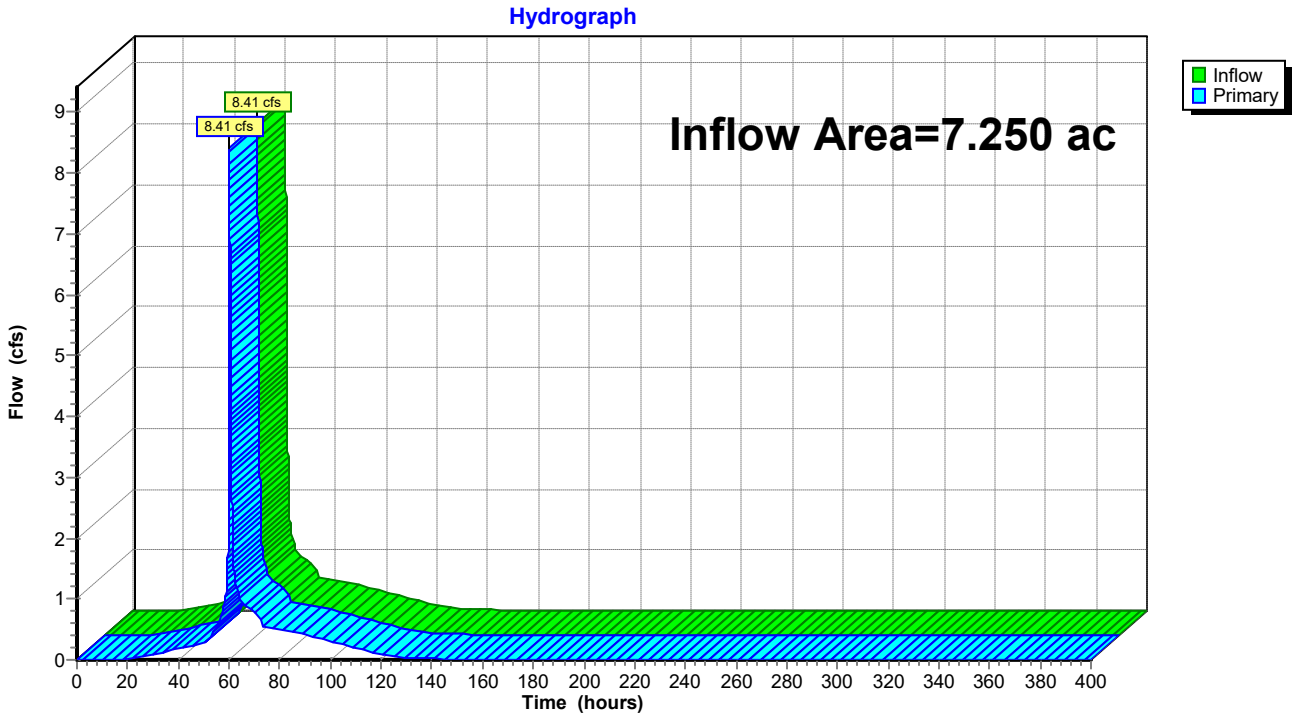
Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	23.50	0.00
10.00	0.00	0.000	23.50	0.00
20.00	0.01	0.001	23.54	0.00
30.00	0.05	0.003	23.65	0.04
40.00	0.09	0.004	23.71	0.09
50.00	**0.14**	0.005	23.75	0.14
60.00	**5.79**	**0.082**	**25.01**	**3.37**
70.00	0.38	**0.008**	**23.91**	**0.38**
80.00	0.25	0.007	23.83	0.25
90.00	0.22	0.006	23.81	0.22
100.00	0.16	0.005	23.77	0.17
110.00	0.11	0.005	23.73	0.11
120.00	0.05	0.003	23.66	0.05
130.00	0.02	0.002	23.61	0.02
140.00	0.01	0.002	23.58	0.01
150.00	0.01	0.001	23.57	0.01
160.00	0.00	0.001	23.55	0.00
170.00	0.00	0.001	23.55	0.00
180.00	0.00	0.001	23.54	0.00
190.00	0.00	0.001	23.54	0.00
200.00	0.00	0.001	23.54	0.00
210.00	0.00	0.001	23.53	0.00
220.00	0.00	0.001	23.53	0.00
230.00	0.00	0.001	23.53	0.00
240.00	0.00	0.000	23.52	0.00
250.00	0.00	0.000	23.52	0.00
260.00	0.00	0.000	23.52	0.00
270.00	0.00	0.000	23.52	0.00
280.00	0.00	0.000	23.51	0.00
290.00	0.00	0.000	23.51	0.00
300.00	0.00	0.000	23.51	0.00
310.00	0.00	0.000	23.51	0.00
320.00	0.00	0.000	23.51	0.00
330.00	0.00	0.000	23.51	0.00
340.00	0.00	0.000	23.51	0.00
350.00	0.00	0.000	23.51	0.00
360.00	0.00	0.000	23.51	0.00
370.00	0.00	0.000	23.50	0.00
380.00	0.00	0.000	23.50	0.00
390.00	0.00	0.000	23.50	0.00
400.00	0.00	0.000	23.50	0.00

Summary for Link 5L: FDOT

Inflow Area = 7.250 ac, 46.62% Impervious, Inflow Depth = 6.36" for 25y-72h event
Inflow = 8.41 cfs @ 60.10 hrs, Volume= 3.842 af
Primary = 8.41 cfs @ 60.10 hrs, Volume= 3.842 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs

Link 5L: FDOT



Hydrograph for Link 5L: FDOT

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	**0.00**	0.00
5.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00
15.00	0.00	0.00	0.00
20.00	0.01	0.00	0.01
25.00	0.03	0.00	0.03
30.00	0.09	0.00	0.09
35.00	0.14	0.00	0.14
40.00	0.18	0.00	0.18
45.00	0.22	0.00	0.22
50.00	0.26	0.00	0.26
55.00	0.54	0.00	0.54
60.00	**7.98**	0.00	**7.98**
65.00	**0.89**	0.00	**0.89**
70.00	0.77	0.00	0.77
75.00	0.53	0.00	0.53
80.00	0.51	0.00	0.51
85.00	0.47	0.00	0.47
90.00	0.41	0.00	0.41
95.00	0.36	0.00	0.36
100.00	0.31	0.00	0.31
105.00	0.26	0.00	0.26
110.00	0.20	0.00	0.20
115.00	0.13	0.00	0.13
120.00	0.08	0.00	0.08
125.00	0.05	0.00	0.05
130.00	0.03	0.00	0.03
135.00	0.02	0.00	0.02
140.00	0.02	0.00	0.02
145.00	0.01	0.00	0.01
150.00	0.01	0.00	0.01
155.00	0.01	0.00	0.01
160.00	0.01	0.00	0.01
165.00	0.01	0.00	0.01
170.00	0.00	0.00	0.00
175.00	0.00	0.00	0.00
180.00	0.00	0.00	0.00
185.00	0.00	0.00	0.00
190.00	0.00	0.00	0.00
195.00	0.00	0.00	0.00
200.00	0.00	0.00	0.00
205.00	0.00	0.00	0.00
210.00	0.00	0.00	0.00
215.00	0.00	0.00	0.00
220.00	0.00	0.00	0.00
225.00	0.00	0.00	0.00
230.00	0.00	0.00	0.00
235.00	0.00	0.00	0.00
240.00	0.00	0.00	0.00
245.00	0.00	0.00	0.00
250.00	0.00	0.00	0.00
255.00	0.00	0.00	0.00
260.00	0.00	0.00	0.00
265.00	0.00	0.00	0.00
270.00	0.00	0.00	0.00
275.00	0.00	0.00	0.00
280.00	0.00	0.00	0.00
285.00	0.00	0.00	0.00
290.00	0.00	0.00	0.00
295.00	0.00	0.00	0.00
300.00	0.00	0.00	0.00
305.00	0.00	0.00	0.00
310.00	0.00	0.00	0.00
315.00	0.00	0.00	0.00
320.00	0.00	0.00	0.00
325.00	0.00	0.00	0.00
330.00	0.00	0.00	0.00
335.00	0.00	0.00	0.00
340.00	0.00	0.00	0.00
345.00	0.00	0.00	0.00
350.00	0.00	0.00	0.00
355.00	0.00	0.00	0.00
360.00	0.00	0.00	0.00
365.00	0.00	0.00	0.00
370.00	0.00	0.00	0.00
375.00	0.00	0.00	0.00
380.00	0.00	0.00	0.00
385.00	0.00	0.00	0.00
390.00	0.00	0.00	0.00
395.00	0.00	0.00	0.00
400.00	0.00	0.00	0.00

Events for Subcatchment 1S: BLOCK 110

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10y-24h	5.00	3.36	0.515	2.99
25y-72h	**9.00**	**7.90**	**1.155**	**6.69**

Events for Subcatchment 2S: BLOCK 121

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10y-24h	5.00	3.53	0.540	2.99
25y-72h	**9.00**	**8.28**	**1.210**	**6.69**

Events for Subcatchment 6S: 110 OFFSITE SWALES

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10y-24h	5.00	1.82	0.282	2.36
25y-72h	**9.00**	**5.00**	**0.695**	**5.83**

Events for Subcatchment 7S: 121 OFFSITE SWALES

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
10y-24h	5.00	2.09	0.322	2.45
25y-72h	**9.00**	**5.60**	**0.784**	**5.95**

Events for Pond 3P: BLOCK 110

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
10y-24h	3.36	0.21	26.08	0.637
25y-72h	**7.90**	**0.29**	**26.83**	**1.033**

Events for Pond 6P: BLOCK 121

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
10y-24h	3.53	0.21	26.78	0.657
25y-72h	**8.28**	**0.27**	**27.33**	**1.092**

Events for Pond 8P: 110 OFFSITE SWALES

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (acre-feet)
10y-24h	1.95	1.91	0.47	1.44	23.82	0.013
25y-72h	**5.22**	**4.80**	**2.21**	**2.59**	**24.21**	**0.037**

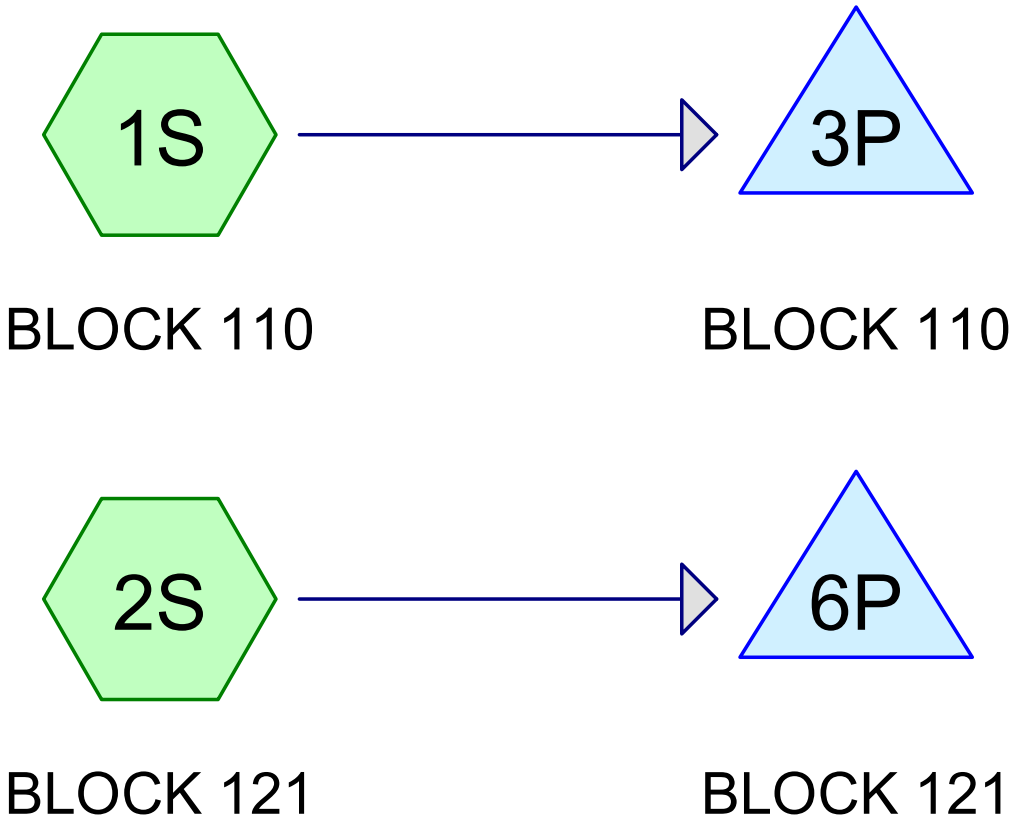
Events for Pond 9P: 110 OFFSITE SWALES

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
10y-24h	2.22	2.00	24.52	0.032
25y-72h	**5.82**	**3.72**	**25.12**	**0.104**

Events for Link 5L: FDOT

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
10y-24h	3.89	3.89	**0.00**
25y-72h	**8.41**	**8.41**	0.00

RECOVERY ANALYSIS



Subcat Reach Pond Link

Routing Diagram for FL22024 POST-RECOVER
Prepared by Newlines Engineering & Surveying, Printed 09/05/2024

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	RECOVER	SFWMD 72-hr		Default	72.00	1	0.04	2

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	21.50	21.50	36.3	0.0000	0.011	0.0	18.0	0.0	
2	6P	21.50	21.50	111.0	0.0000	0.011	0.0	18.0	0.0	

Time span=0.00-400.00 hrs, dt=0.01 hrs, 40001 points
Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: BLOCK 110 Runoff Area=2.070 ac 54.59% Impervious Runoff Depth=0.00"
Tc=10.0 min CN=81 Runoff=0.00 cfs 0.000 af

Subcatchment 2S: BLOCK 121 Runoff Area=2.170 ac 53.00% Impervious Runoff Depth=0.00"
Tc=10.0 min CN=81 Runoff=0.00 cfs 0.000 af

Pond 3P: BLOCK 110 Peak Elev=25.20' Storage=0.292 af Inflow=0.00 cfs 0.000 af
Discarded=1.19 cfs 0.292 af Primary=0.00 cfs 0.000 af Outflow=1.19 cfs 0.292 af

Pond 6P: BLOCK 121 Peak Elev=25.90' Storage=0.289 af Inflow=0.00 cfs 0.000 af
Discarded=0.90 cfs 0.289 af Primary=0.00 cfs 0.000 af Outflow=0.90 cfs 0.289 af

Total Runoff Area = 4.240 ac Runoff Volume = 0.000 af Average Runoff Depth = 0.00"
46.23% Pervious = 1.960 ac 53.77% Impervious = 2.280 ac

Summary for Subcatchment 1S: BLOCK 110

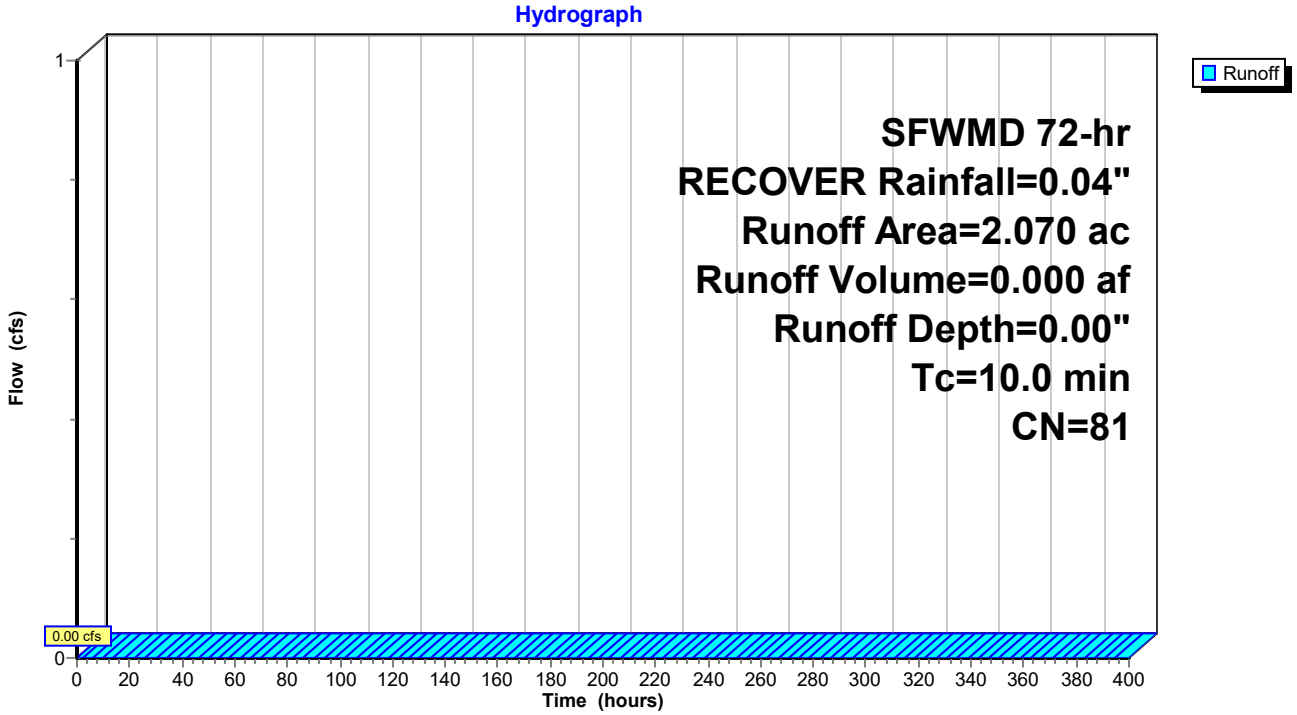
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"
Routed to Pond 3P : BLOCK 110

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr RECOVER Rainfall=0.04"

Area (ac)	CN	Description
1.130	98	Paved parking, HSG A
0.940	61	>75% Grass cover, Good, HSG B
2.070	81	Weighted Average
0.940	61	45.41% Pervious Area
1.130	98	54.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: BLOCK 110



Hydrograph for Subcatchment 1S: BLOCK 110

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	**0.00**	**0.00**
5.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00
15.00	0.00	0.00	0.00
20.00	0.00	0.00	0.00
25.00	0.00	0.00	0.00
30.00	0.01	0.00	0.00
35.00	0.01	0.00	0.00
40.00	0.01	0.00	0.00
45.00	0.01	0.00	0.00
50.00	0.01	0.00	0.00
55.00	0.01	0.00	0.00
60.00	0.03	0.00	0.00
65.00	0.04	0.00	0.00
70.00	**0.04**	0.00	0.00
75.00	**0.04**	0.00	0.00
80.00	0.04	0.00	0.00
85.00	0.04	0.00	0.00
90.00	0.04	0.00	0.00
95.00	0.04	0.00	0.00
100.00	0.04	0.00	0.00
105.00	0.04	0.00	0.00
110.00	0.04	0.00	0.00
115.00	0.04	0.00	0.00
120.00	0.04	0.00	0.00
125.00	0.04	0.00	0.00
130.00	0.04	0.00	0.00
135.00	0.04	0.00	0.00
140.00	0.04	0.00	0.00
145.00	0.04	0.00	0.00
150.00	0.04	0.00	0.00
155.00	0.04	0.00	0.00
160.00	0.04	0.00	0.00
165.00	0.04	0.00	0.00
170.00	0.04	0.00	0.00
175.00	0.04	0.00	0.00
180.00	0.04	0.00	0.00
185.00	0.04	0.00	0.00
190.00	0.04	0.00	0.00
195.00	0.04	0.00	0.00
200.00	0.04	0.00	0.00
205.00	0.04	0.00	0.00
210.00	0.04	0.00	0.00
215.00	0.04	0.00	0.00
220.00	0.04	0.00	0.00
225.00	0.04	0.00	0.00
230.00	0.04	0.00	0.00
235.00	0.04	0.00	0.00
240.00	0.04	0.00	0.00
245.00	0.04	0.00	0.00
250.00	0.04	0.00	0.00
255.00	0.04	0.00	0.00
260.00	0.04	0.00	0.00
265.00	0.04	0.00	0.00
270.00	0.04	0.00	0.00
275.00	0.04	0.00	0.00
280.00	0.04	0.00	0.00
285.00	0.04	0.00	0.00
290.00	0.04	0.00	0.00
295.00	0.04	0.00	0.00
300.00	0.04	0.00	0.00
305.00	0.04	0.00	0.00
310.00	0.04	0.00	0.00
315.00	0.04	0.00	0.00
320.00	0.04	0.00	0.00
325.00	0.04	0.00	0.00
330.00	0.04	0.00	0.00
335.00	0.04	0.00	0.00
340.00	0.04	0.00	0.00
345.00	0.04	0.00	0.00
350.00	0.04	0.00	0.00
355.00	0.04	0.00	0.00
360.00	0.04	0.00	0.00
365.00	0.04	0.00	0.00
370.00	0.04	0.00	0.00
375.00	0.04	0.00	0.00
380.00	0.04	0.00	0.00
385.00	0.04	0.00	0.00
390.00	0.04	0.00	0.00
395.00	0.04	0.00	0.00
400.00	0.04	0.00	0.00

Summary for Subcatchment 2S: BLOCK 121

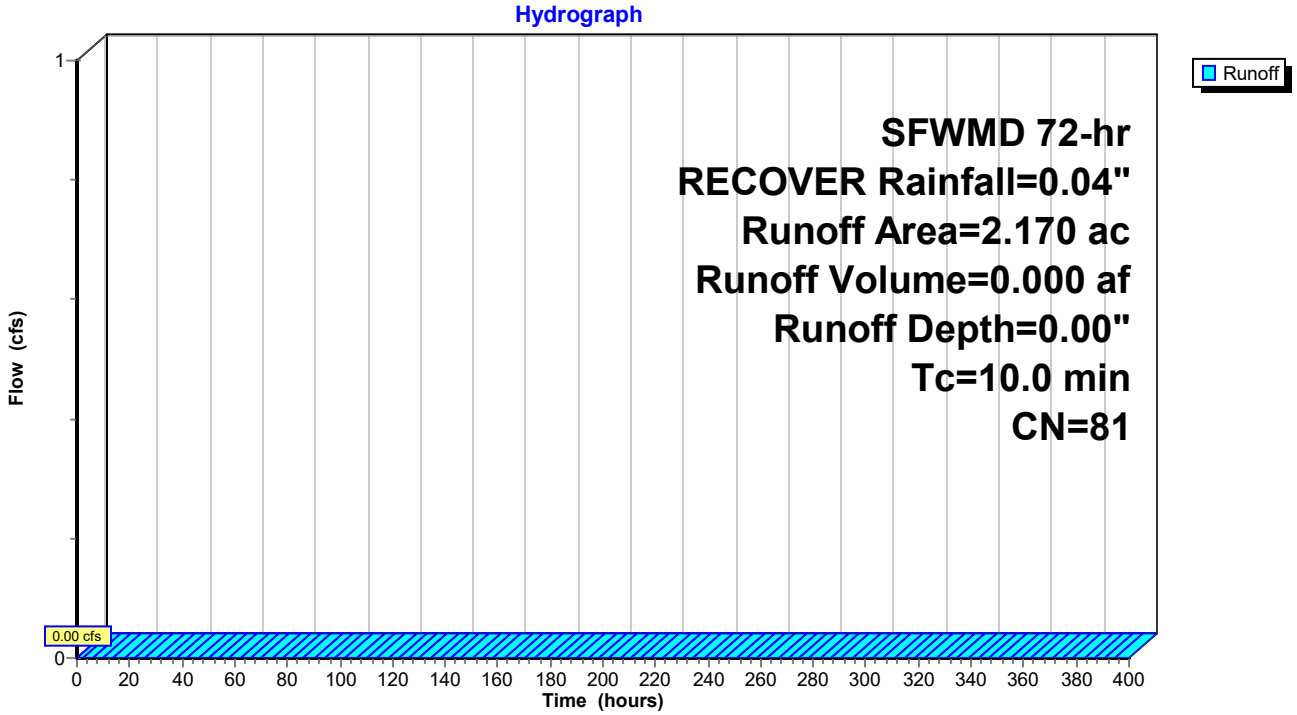
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"
Routed to Pond 6P : BLOCK 121

Runoff by SCS TR-20 method, UH=SWFWMD-256, Weighted-CN, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
SFWMD 72-hr RECOVER Rainfall=0.04"

Area (ac)	CN	Description
1.150	98	Paved parking, HSG A
1.020	61	>75% Grass cover, Good, HSG B
2.170	81	Weighted Average
1.020	61	47.00% Pervious Area
1.150	98	53.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: BLOCK 121



Hydrograph for Subcatchment 2S: BLOCK 121

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	**0.00**	**0.00**
5.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00
15.00	0.00	0.00	0.00
20.00	0.00	0.00	0.00
25.00	0.00	0.00	0.00
30.00	0.01	0.00	0.00
35.00	0.01	0.00	0.00
40.00	0.01	0.00	0.00
45.00	0.01	0.00	0.00
50.00	0.01	0.00	0.00
55.00	0.01	0.00	0.00
60.00	0.03	0.00	0.00
65.00	0.04	0.00	0.00
70.00	**0.04**	0.00	0.00
75.00	**0.04**	0.00	0.00
80.00	0.04	0.00	0.00
85.00	0.04	0.00	0.00
90.00	0.04	0.00	0.00
95.00	0.04	0.00	0.00
100.00	0.04	0.00	0.00
105.00	0.04	0.00	0.00
110.00	0.04	0.00	0.00
115.00	0.04	0.00	0.00
120.00	0.04	0.00	0.00
125.00	0.04	0.00	0.00
130.00	0.04	0.00	0.00
135.00	0.04	0.00	0.00
140.00	0.04	0.00	0.00
145.00	0.04	0.00	0.00
150.00	0.04	0.00	0.00
155.00	0.04	0.00	0.00
160.00	0.04	0.00	0.00
165.00	0.04	0.00	0.00
170.00	0.04	0.00	0.00
175.00	0.04	0.00	0.00
180.00	0.04	0.00	0.00
185.00	0.04	0.00	0.00
190.00	0.04	0.00	0.00
195.00	0.04	0.00	0.00
200.00	0.04	0.00	0.00
205.00	0.04	0.00	0.00
210.00	0.04	0.00	0.00
215.00	0.04	0.00	0.00
220.00	0.04	0.00	0.00
225.00	0.04	0.00	0.00
230.00	0.04	0.00	0.00
235.00	0.04	0.00	0.00
240.00	0.04	0.00	0.00
245.00	0.04	0.00	0.00
250.00	0.04	0.00	0.00
255.00	0.04	0.00	0.00
260.00	0.04	0.00	0.00
265.00	0.04	0.00	0.00
270.00	0.04	0.00	0.00
275.00	0.04	0.00	0.00
280.00	0.04	0.00	0.00
285.00	0.04	0.00	0.00
290.00	0.04	0.00	0.00
295.00	0.04	0.00	0.00
300.00	0.04	0.00	0.00
305.00	0.04	0.00	0.00
310.00	0.04	0.00	0.00
315.00	0.04	0.00	0.00
320.00	0.04	0.00	0.00
325.00	0.04	0.00	0.00
330.00	0.04	0.00	0.00
335.00	0.04	0.00	0.00
340.00	0.04	0.00	0.00
345.00	0.04	0.00	0.00
350.00	0.04	0.00	0.00
355.00	0.04	0.00	0.00
360.00	0.04	0.00	0.00
365.00	0.04	0.00	0.00
370.00	0.04	0.00	0.00
375.00	0.04	0.00	0.00
380.00	0.04	0.00	0.00
385.00	0.04	0.00	0.00
390.00	0.04	0.00	0.00
395.00	0.04	0.00	0.00
400.00	0.04	0.00	0.00

Summary for Pond 3P: BLOCK 110

Inflow Area = 2.070 ac, 54.59% Impervious, Inflow Depth = 0.00" for RECOVER event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 1.19 cfs @ 0.00 hrs, Volume= 0.292 af, Atten= 0%, Lag= 0.0 min
Discarded = 1.19 cfs @ 0.00 hrs, Volume= 0.292 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 8P

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.20' Surf.Area= 0.306 ac Storage= 0.292 af
Peak Elev= 25.20' @ 0.00 hrs Surf.Area= 0.306 ac Storage= 0.292 af

Plug-Flow detention time= (not calculated: no plugs found)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	24.00'	0.570 af	**Dry retention 110 (Prismatic)** Listed below (Recalc)
#2	25.50'	1.120 af	**LOT** Listed below -Impervious
		1.690 af	Total Available Storage

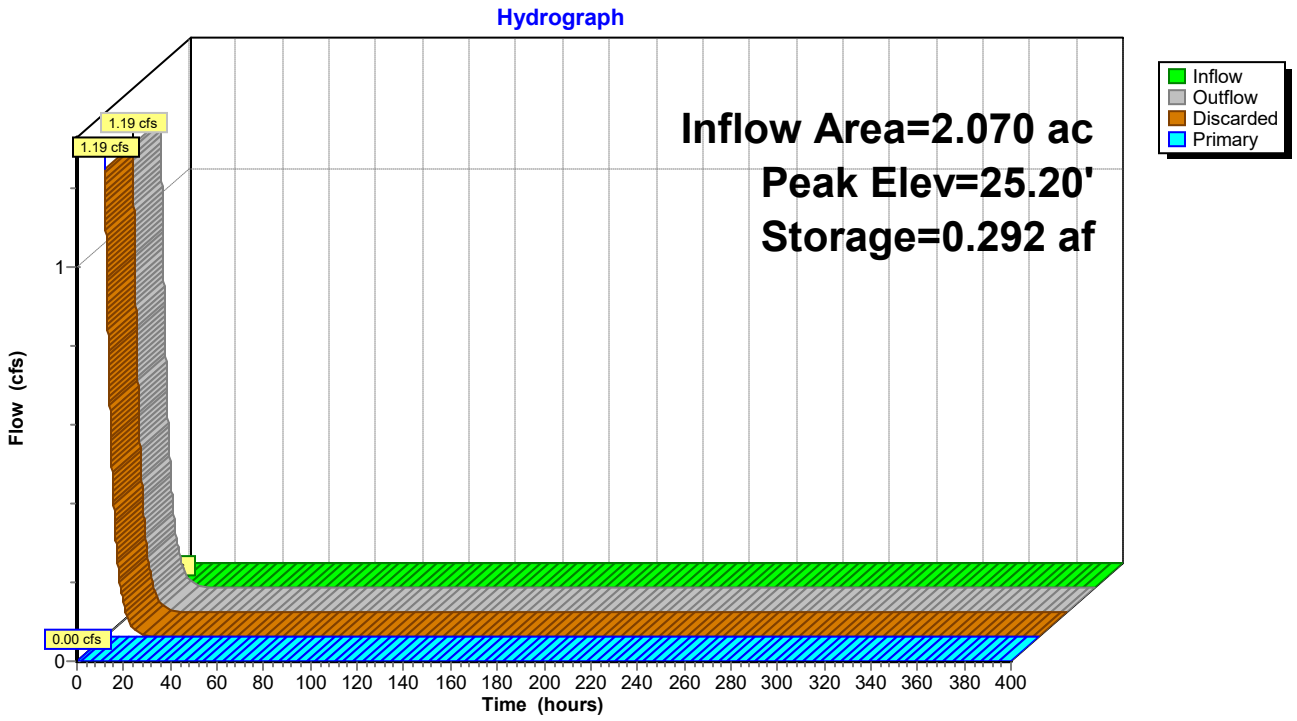
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
24.00	0.180	0.000	0.000
26.00	0.390	0.570	0.570

Elevation (feet)	Cum.Store (acre-feet)
25.50	0.000
26.00	0.040
26.50	0.210
27.00	0.590
27.50	1.120

Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 36.3' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.20'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	26.85'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads
#4	Discarded	24.00'	**6.500 in/hr Exfiltration over Surface area above 24.00'** Conductivity to Groundwater Elevation = 23.00' Excluded Surface area = 0.180 ac

Discarded OutFlow Max=1.19 cfs @ 0.00 hrs HW=25.20' (Free Discharge)
└**4=Exfiltration** (Controls 1.19 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=25.20' (Free Discharge)
└**1=Culvert** (Passes 0.00 cfs of 14.61 cfs potential flow)
  └**2=Orifice** (Controls 0.00 cfs)
  └**3=Grate** (Controls 0.00 cfs)



Hydrograph for Pond 3P: BLOCK 110

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	**0.00**	**0.292**	**25.20**	**1.19**	**1.19**	**0.00**
10.00	0.00	0.011	24.06	0.04	0.04	0.00
20.00	0.00	0.000	24.00	0.00	0.00	0.00
30.00	0.00	0.000	24.00	0.00	0.00	0.00
40.00	0.00	0.000	24.00	0.00	0.00	0.00
50.00	0.00	0.000	24.00	0.00	0.00	0.00
60.00	0.00	0.000	24.00	0.00	0.00	0.00
70.00	0.00	0.000	24.00	0.00	0.00	0.00
80.00	0.00	0.000	24.00	0.00	0.00	0.00
90.00	0.00	0.000	24.00	0.00	0.00	0.00
100.00	0.00	0.000	24.00	0.00	0.00	0.00
110.00	0.00	0.000	24.00	0.00	0.00	0.00
120.00	0.00	0.000	24.00	0.00	0.00	0.00
130.00	0.00	0.000	24.00	0.00	0.00	0.00
140.00	0.00	0.000	24.00	0.00	0.00	0.00
150.00	0.00	0.000	24.00	0.00	0.00	0.00
160.00	0.00	0.000	24.00	0.00	0.00	0.00
170.00	0.00	0.000	24.00	0.00	0.00	0.00
180.00	0.00	0.000	24.00	0.00	0.00	0.00
190.00	0.00	0.000	24.00	0.00	0.00	0.00
200.00	0.00	0.000	24.00	0.00	0.00	0.00
210.00	0.00	0.000	24.00	0.00	0.00	0.00
220.00	0.00	0.000	24.00	0.00	0.00	0.00
230.00	0.00	0.000	24.00	0.00	0.00	0.00
240.00	0.00	0.000	24.00	0.00	0.00	0.00
250.00	0.00	0.000	24.00	0.00	0.00	0.00
260.00	0.00	0.000	24.00	0.00	0.00	0.00
270.00	0.00	0.000	24.00	0.00	0.00	0.00
280.00	0.00	0.000	24.00	0.00	0.00	0.00
290.00	0.00	0.000	24.00	0.00	0.00	0.00
300.00	0.00	0.000	24.00	0.00	0.00	0.00
310.00	0.00	0.000	24.00	0.00	0.00	0.00
320.00	0.00	0.000	24.00	0.00	0.00	0.00
330.00	0.00	0.000	24.00	0.00	0.00	0.00
340.00	0.00	0.000	24.00	0.00	0.00	0.00
350.00	0.00	0.000	24.00	0.00	0.00	0.00
360.00	0.00	0.000	24.00	0.00	0.00	0.00
370.00	0.00	0.000	24.00	0.00	0.00	0.00
380.00	0.00	0.000	24.00	0.00	0.00	0.00
390.00	0.00	0.000	24.00	0.00	0.00	0.00
400.00	0.00	0.000	24.00	0.00	0.00	0.00

Summary for Pond 6P: BLOCK 121

Inflow Area = 2.170 ac, 53.00% Impervious, Inflow Depth = 0.00" for RECOVER event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.90 cfs @ 0.00 hrs, Volume= 0.289 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.90 cfs @ 0.00 hrs, Volume= 0.289 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to nonexistent node 9P

Routing by Stor-Ind method, Time Span= 0.00-400.00 hrs, dt= 0.01 hrs
Starting Elev= 25.90' Surf.Area= 0.372 ac Storage= 0.289 af
Peak Elev= 25.90' @ 0.00 hrs Surf.Area= 0.372 ac Storage= 0.289 af

Plug-Flow detention time= (not calculated: no plugs found)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	25.00'	0.532 af	**Dry retention 121 (Prismatic)** Listed below (Recalc)
#2	26.50'	0.730 af	**LOT** Listed below -Impervious
		1.262 af	Total Available Storage

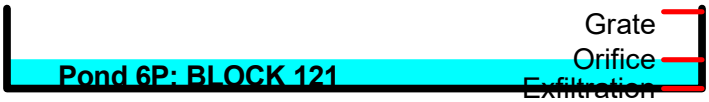
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
25.00	0.270	0.000	0.000
26.50	0.440	0.532	0.532

Elevation (feet)	Cum.Store (acre-feet)
26.50	0.000
27.00	0.220
27.50	0.730

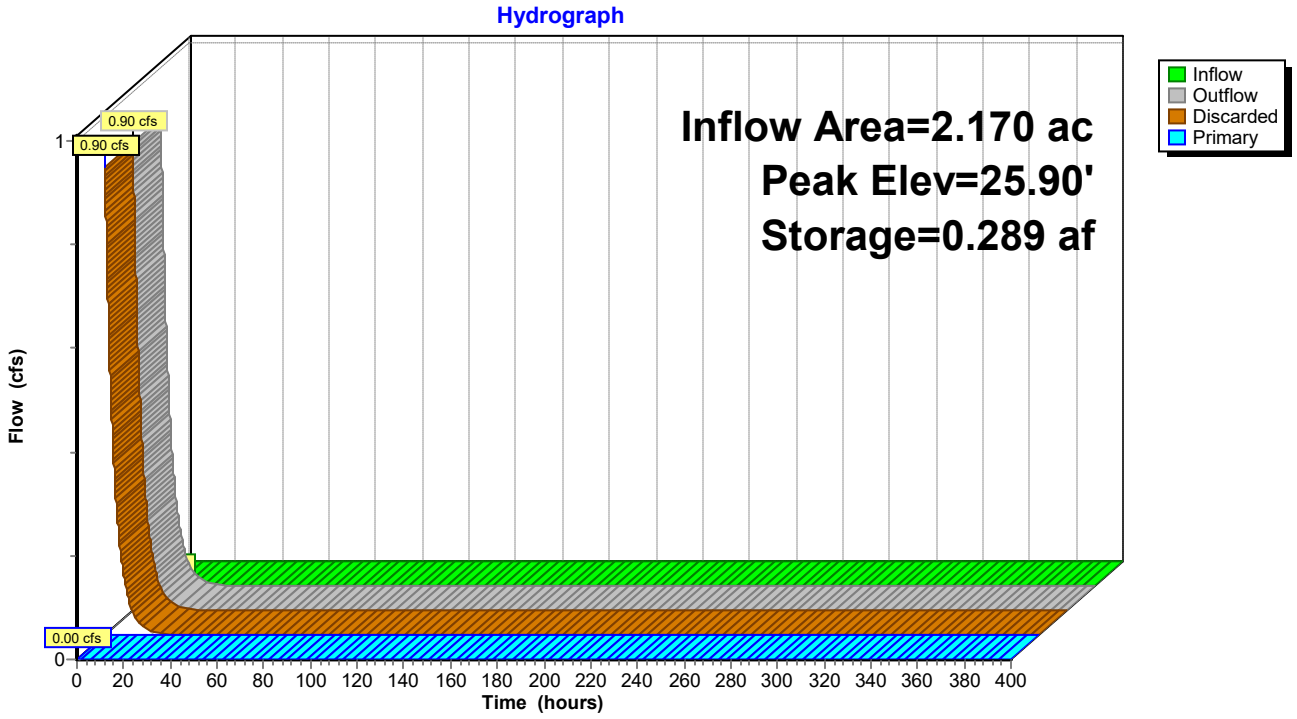
Device	Routing	Invert	Outlet Devices
#1	Primary	21.50'	**18.0" Round Culvert** L= 111.0' Ke= 0.500 Inlet / Outlet Invert= 21.50' / 21.50' S= 0.0000 '/' Cc= 0.900 n= 0.011, Flow Area= 1.77 sf
#2	Device 1	25.90'	**3.0" Vert. Orifice** C= 0.600 Limited to weir flow at low heads
#3	Device 1	27.40'	**1.0" x 1.0" Horiz. Grate X 12.00 columns** X 18 rows C= 0.600 in 24.0" x 36.0" Grate (25% open area) Limited to weir flow at low heads
#4	Discarded	25.00'	**6.500 in/hr Exfiltration over Surface area above 25.00'** Conductivity to Groundwater Elevation = 24.00' Excluded Surface area = 0.270 ac

Discarded OutFlow Max=0.90 cfs @ 0.00 hrs HW=25.90' (Free Discharge)
└**4=Exfiltration** (Controls 0.90 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=25.90' (Free Discharge)
└**1=Culvert** (Passes 0.00 cfs of 14.05 cfs potential flow)
  └**2=Orifice** (Orifice Controls 0.00 cfs)
  └**3=Grate** (Controls 0.00 cfs)



Pond 6P: BLOCK 121



Hydrograph for Pond 6P: BLOCK 121

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	**0.00**	**0.289**	**25.90**	**0.90**	**0.90**	**0.00**
10.00	0.00	0.026	25.09	0.07	0.07	0.00
20.00	0.00	0.003	25.01	0.01	0.01	0.00
30.00	0.00	0.000	25.00	0.00	0.00	0.00
40.00	0.00	0.000	25.00	0.00	0.00	0.00
50.00	0.00	0.000	25.00	0.00	0.00	0.00
60.00	0.00	0.000	25.00	0.00	0.00	0.00
70.00	0.00	0.000	25.00	0.00	0.00	0.00
80.00	0.00	0.000	25.00	0.00	0.00	0.00
90.00	0.00	0.000	25.00	0.00	0.00	0.00
100.00	0.00	0.000	25.00	0.00	0.00	0.00
110.00	0.00	0.000	25.00	0.00	0.00	0.00
120.00	0.00	0.000	25.00	0.00	0.00	0.00
130.00	0.00	0.000	25.00	0.00	0.00	0.00
140.00	0.00	0.000	25.00	0.00	0.00	0.00
150.00	0.00	0.000	25.00	0.00	0.00	0.00
160.00	0.00	0.000	25.00	0.00	0.00	0.00
170.00	0.00	0.000	25.00	0.00	0.00	0.00
180.00	0.00	0.000	25.00	0.00	0.00	0.00
190.00	0.00	0.000	25.00	0.00	0.00	0.00
200.00	0.00	0.000	25.00	0.00	0.00	0.00
210.00	0.00	0.000	25.00	0.00	0.00	0.00
220.00	0.00	0.000	25.00	0.00	0.00	0.00
230.00	0.00	0.000	25.00	0.00	0.00	0.00
240.00	0.00	0.000	25.00	0.00	0.00	0.00
250.00	0.00	0.000	25.00	0.00	0.00	0.00
260.00	0.00	0.000	25.00	0.00	0.00	0.00
270.00	0.00	0.000	25.00	0.00	0.00	0.00
280.00	0.00	0.000	25.00	0.00	0.00	0.00
290.00	0.00	0.000	25.00	0.00	0.00	0.00
300.00	0.00	0.000	25.00	0.00	0.00	0.00
310.00	0.00	0.000	25.00	0.00	0.00	0.00
320.00	0.00	0.000	25.00	0.00	0.00	0.00
330.00	0.00	0.000	25.00	0.00	0.00	0.00
340.00	0.00	0.000	25.00	0.00	0.00	0.00
350.00	0.00	0.000	25.00	0.00	0.00	0.00
360.00	0.00	0.000	25.00	0.00	0.00	0.00
370.00	0.00	0.000	25.00	0.00	0.00	0.00
380.00	0.00	0.000	25.00	0.00	0.00	0.00
390.00	0.00	0.000	25.00	0.00	0.00	0.00
400.00	0.00	0.000	25.00	0.00	0.00	0.00

Events for Subcatchment 1S: BLOCK 110

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
RECOVER	**0.04**	**0.00**	**0.000**	**0.00**

Events for Subcatchment 2S: BLOCK 121

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
RECOVER	**0.04**	**0.00**	**0.000**	**0.00**

Events for Pond 3P: BLOCK 110

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
RECOVER	**0.00**	**1.19**	**1.19**	**0.00**	**25.20**	**0.292**

Events for Pond 6P: BLOCK 121

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
RECOVER	**0.00**	**0.90**	**0.90**	**0.00**	**25.90**	**0.289**

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

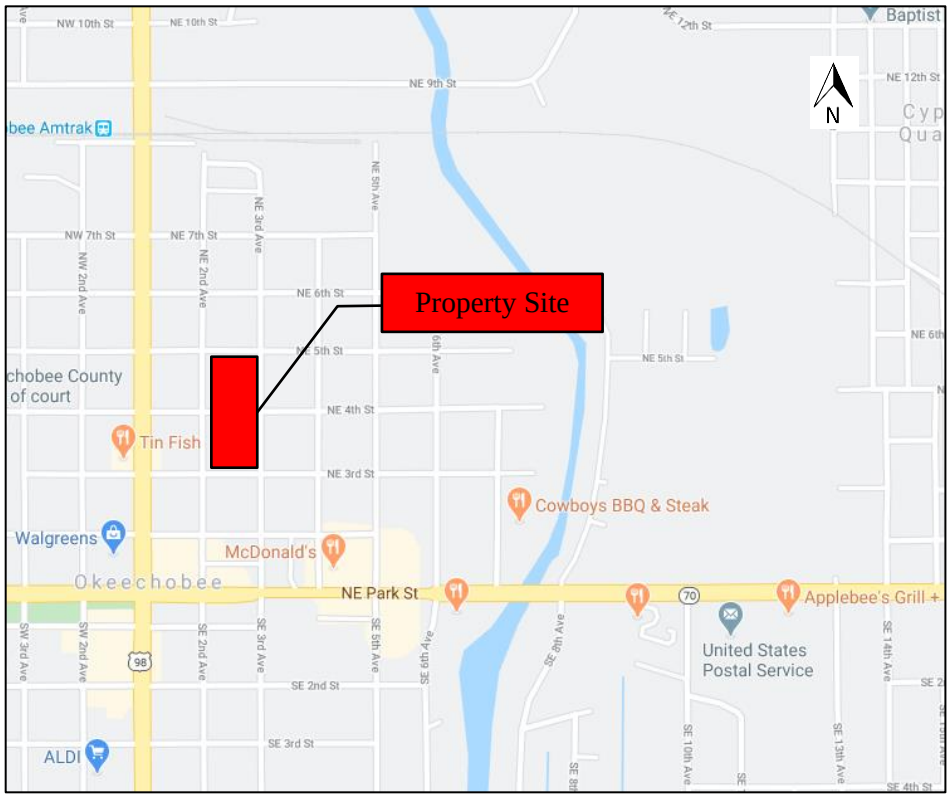
A future land use amendment is proposed on 3.992 acres located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090;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

				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	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)

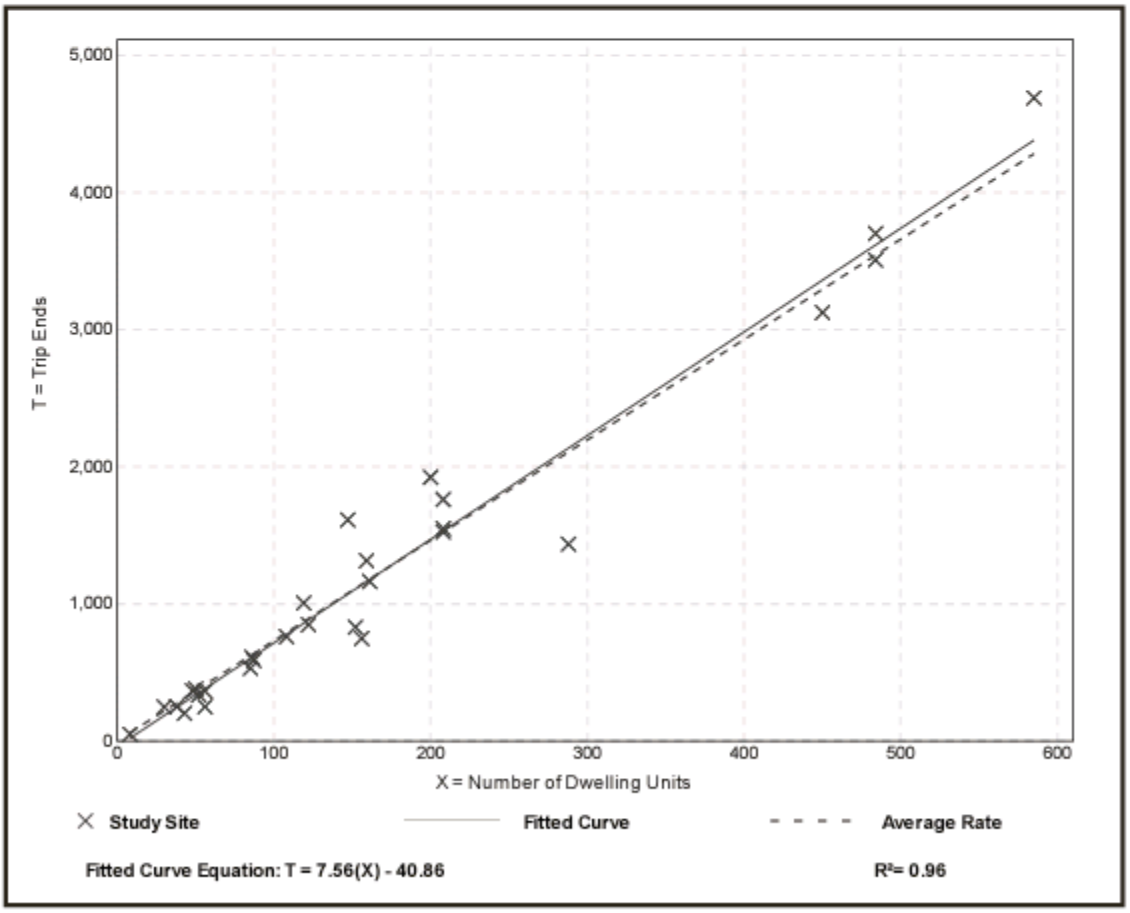
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



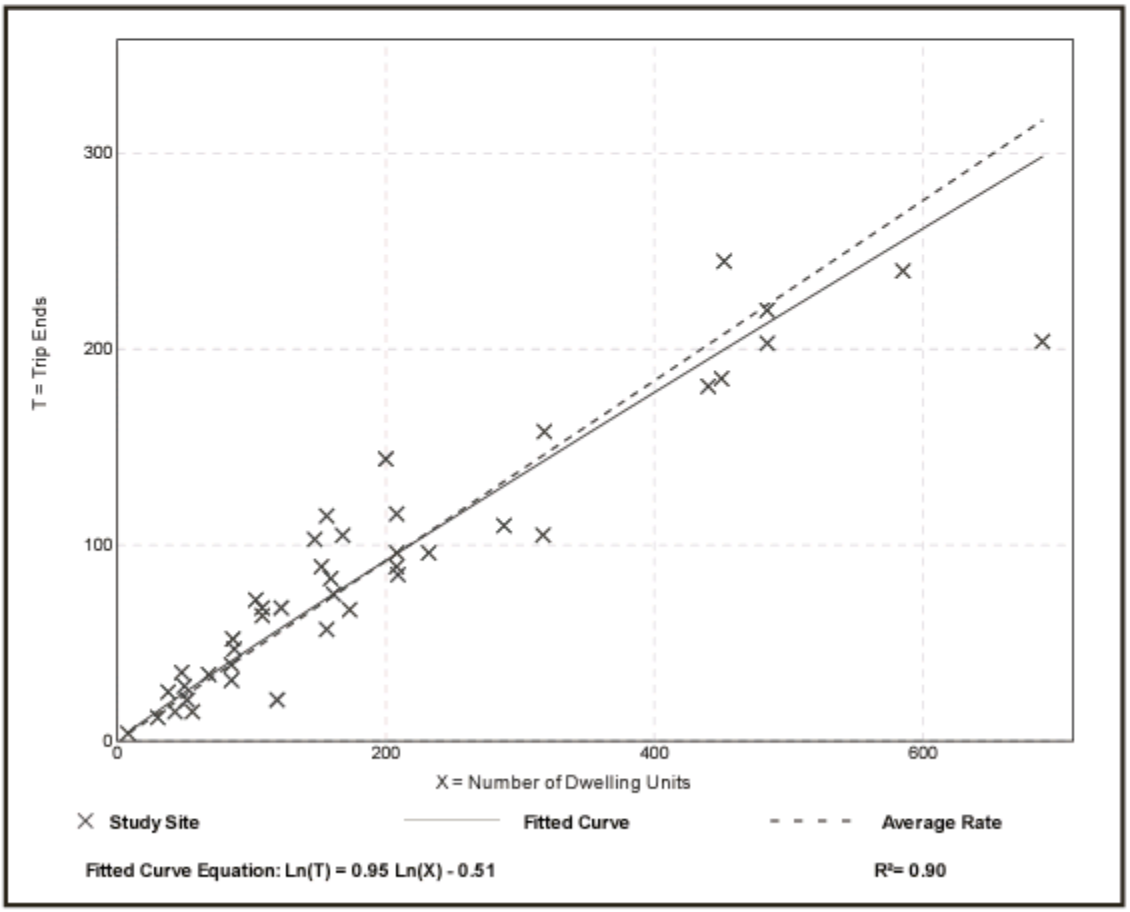
Multifamily Housing (Low-Rise)
(220)

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



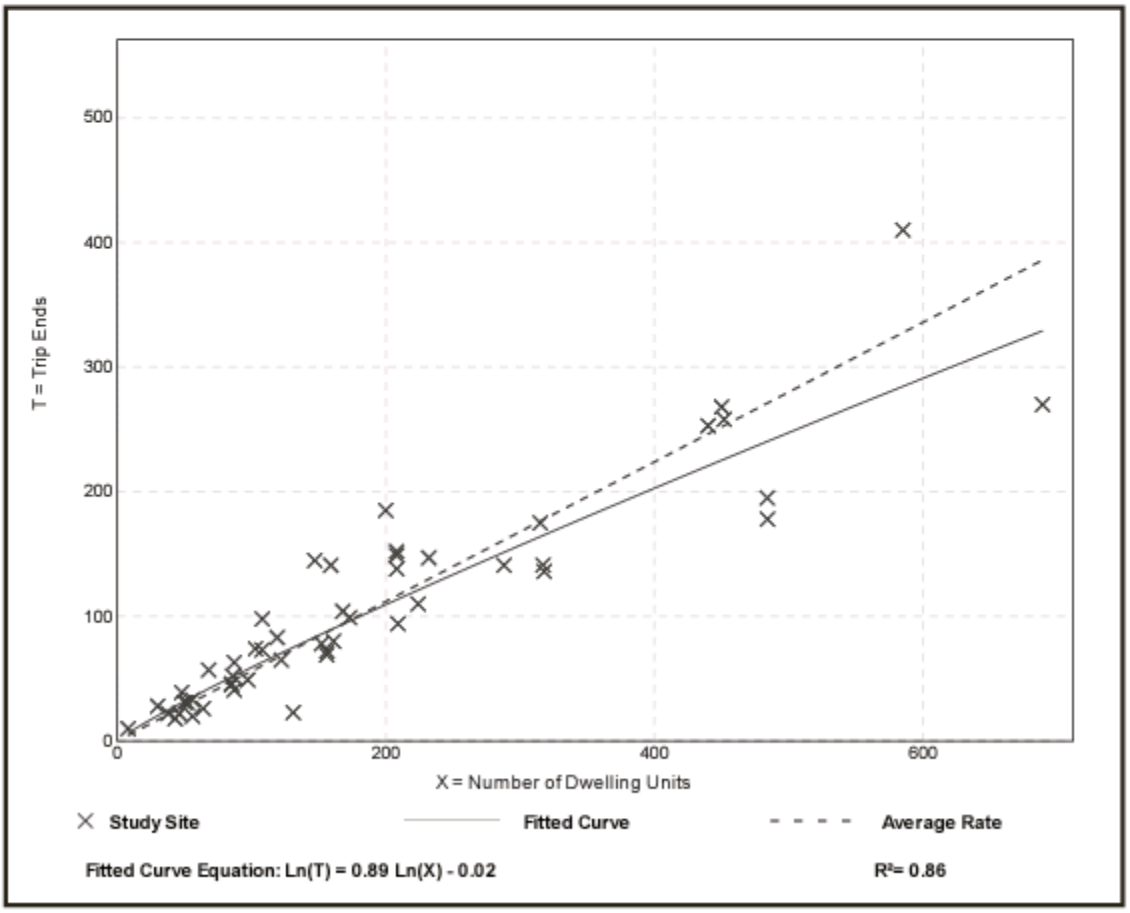
Multifamily Housing (Low-Rise)
(220)

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)

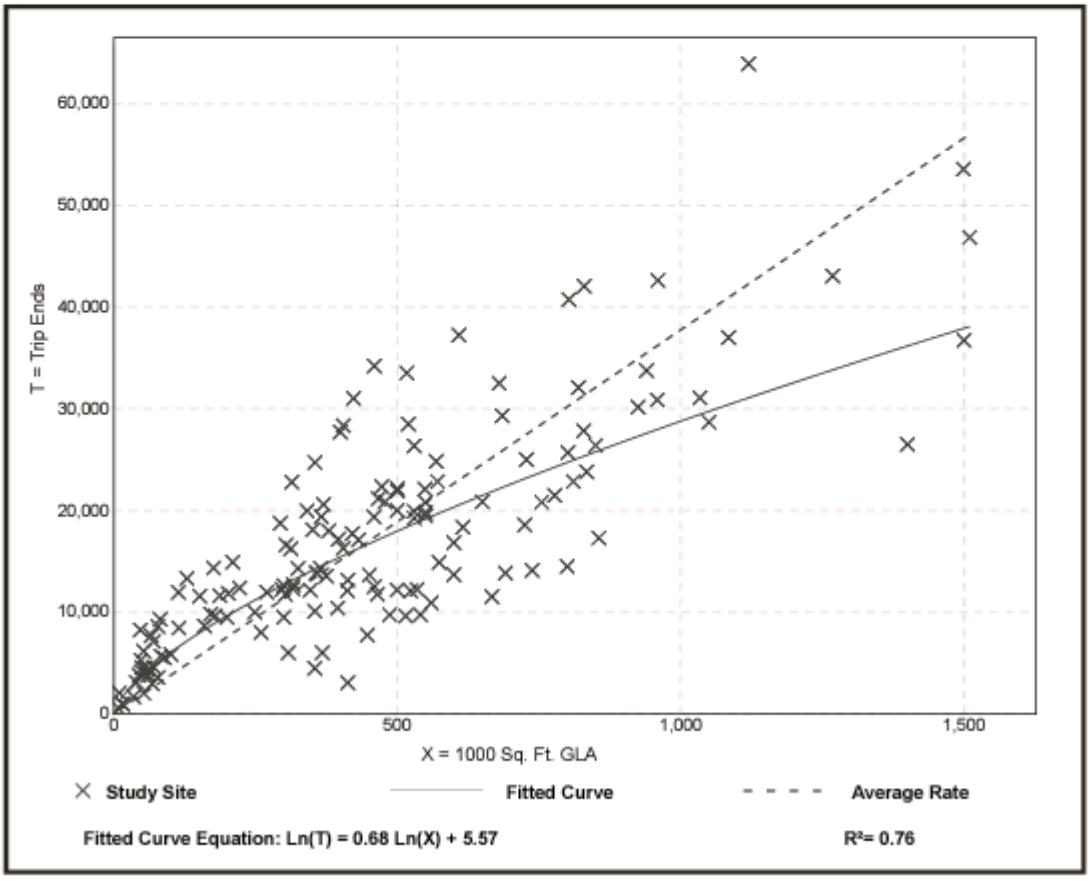
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

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

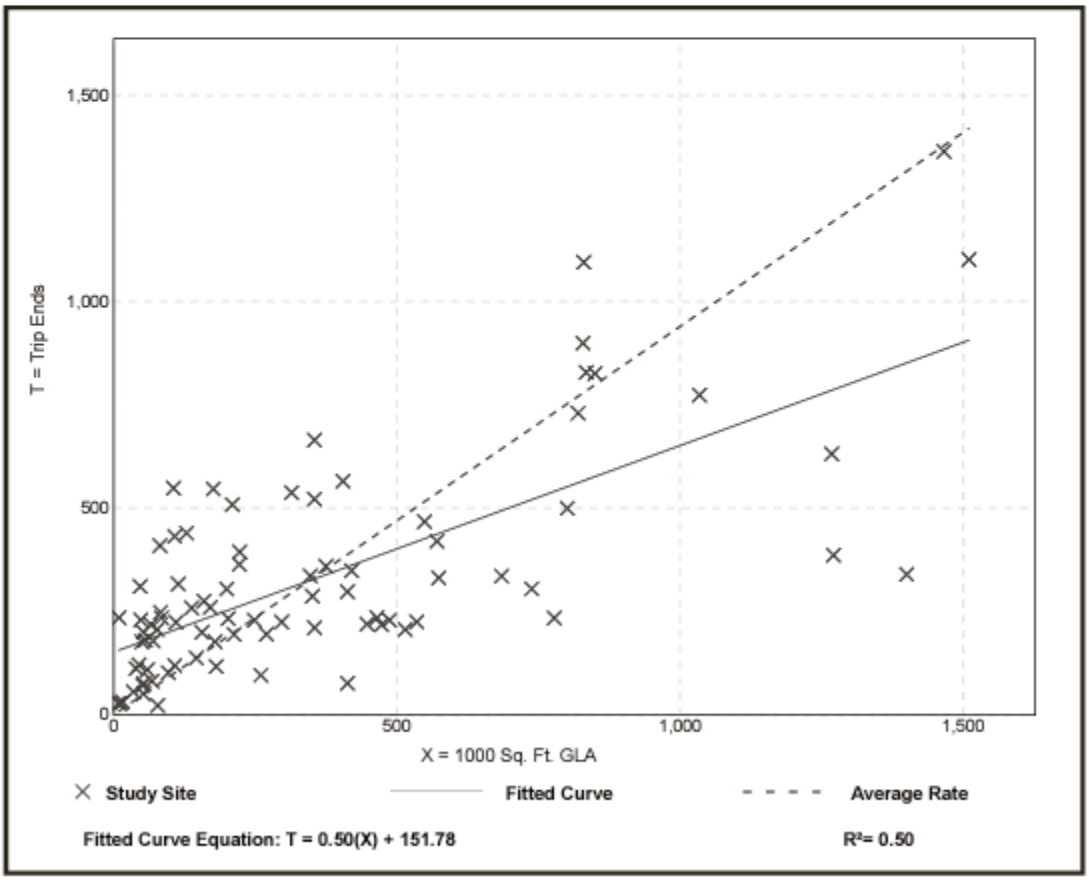
Shopping Center
(820)

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



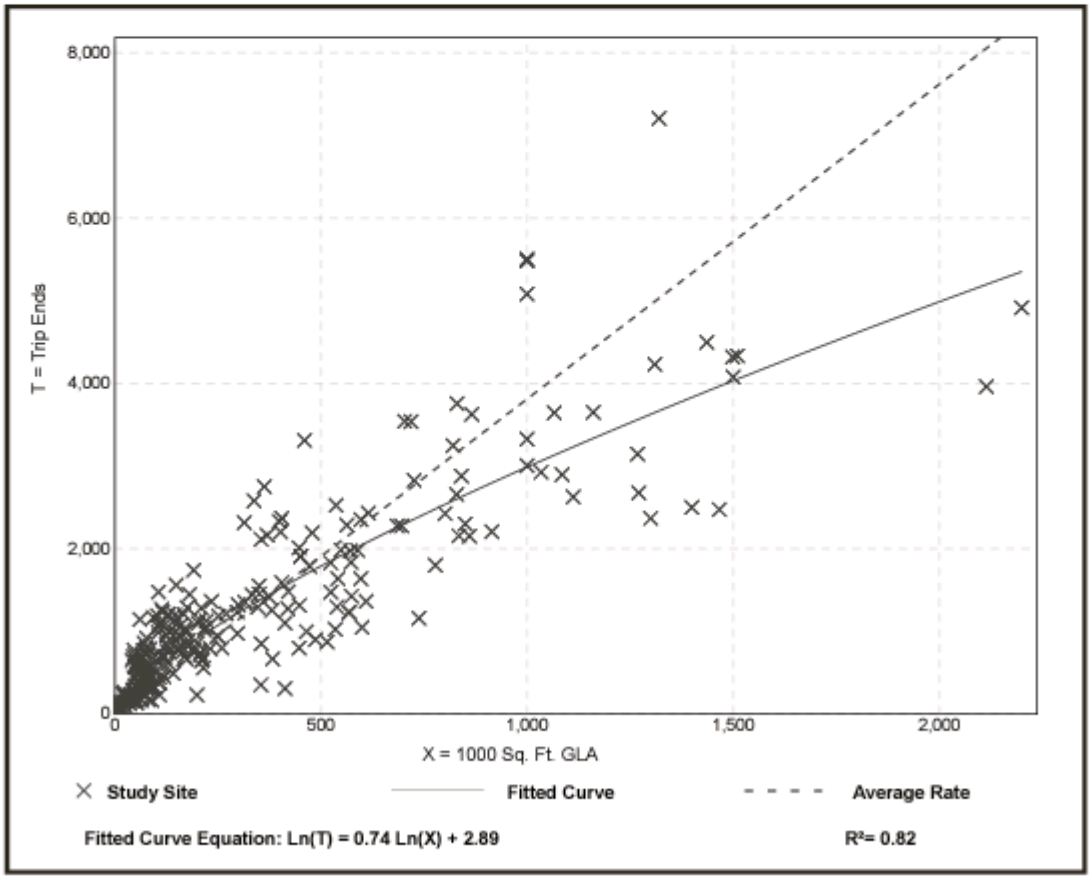
Shopping Center
(820)

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

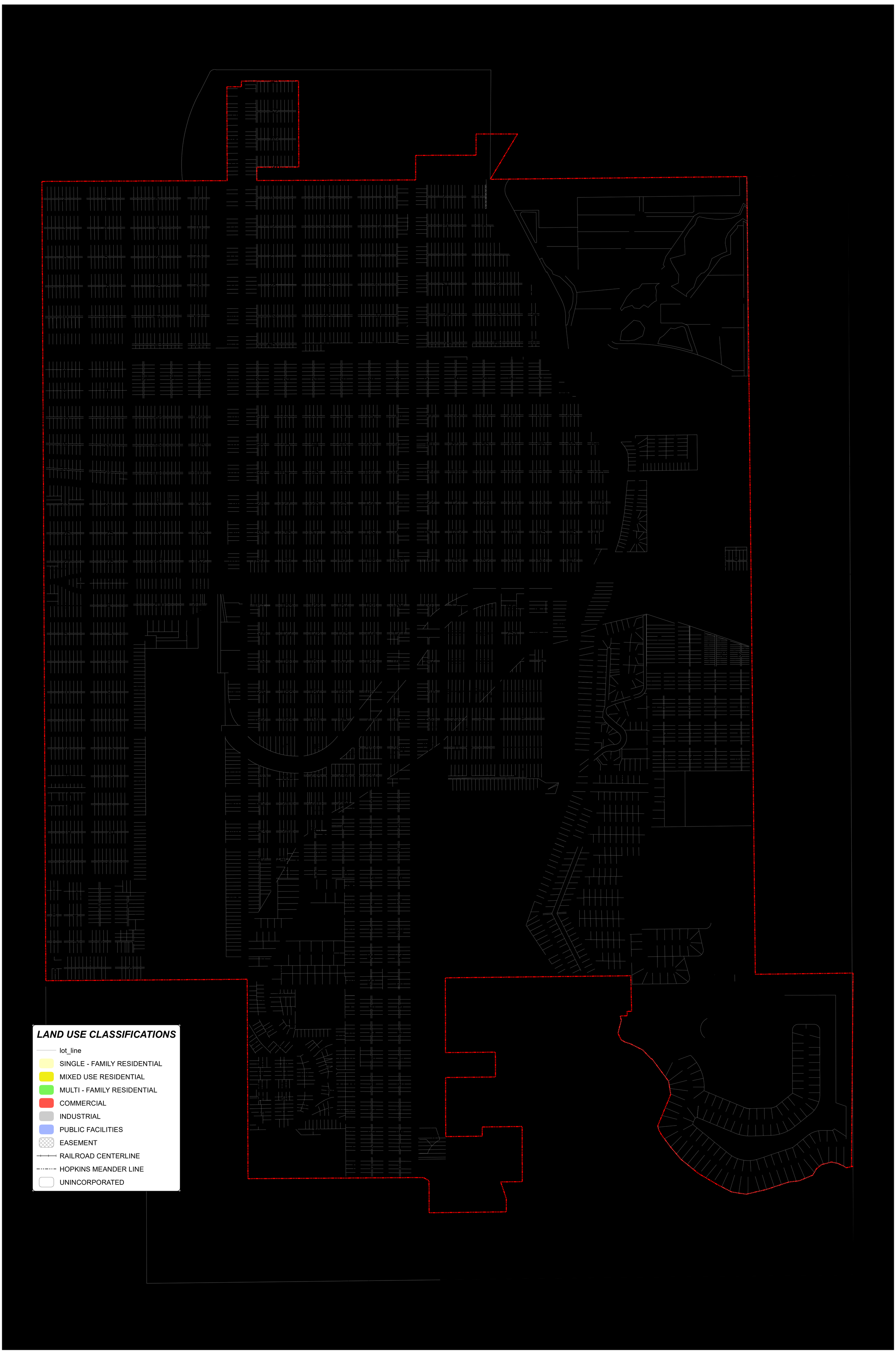


Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89

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


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

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/11/2021

Parcel: << **3-15-37-35-0010-01210-0040 (33816)** >>

Owner & Property Info

Result: 1 of 1

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Aerial Viewer | Pictometery | Google Maps

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03
10/27/1997	$0	0398/0544	WD	V	U	03
5/1/1987	$0	0286/1692	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0060 (33817)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Aerial Viewer | Pictometery | Google Maps

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03
10/27/1997	$0	0398/0544	WD	V	U	03
5/1/1987	$0	0286/1692	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0030 (33815)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03
10/27/1997	$0	0398/0544	WD	V	U	03
5/1/1987	$0	0286/1692	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0010 (33814)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03
10/27/1997	$0	0398/0544	WD	V	U	03
5/1/1987	$0	0286/1692	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0070 (33818)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	$285 /FF	$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0090 (33819)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

2020 2019 2018 2017 2015 Sales

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	$285 /FF	$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0100 (33820)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	$285 /FF	$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0120 (33821)** >>

Owner & Property Info

Owner	**PENROD SHAUN C** **PENROD DESIREE A** 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$21,026	Mkt Land	$21,360
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$21,026	Just	$21,360
Class	$0	Class	$0
Appraised	$21,026	Appraised	$21,360
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$21,026	Assessed	$21,360
Exempt	$0	Exempt	$0
Total Taxable	county:$21,026 city:$21,026 other:$21,026 school:$21,026	Total Taxable	county:$21,360 city:$21,360 other:$21,360 school:$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	$105,000	0816/0970	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	$285 /FF	$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values
updated: 3/11/2021

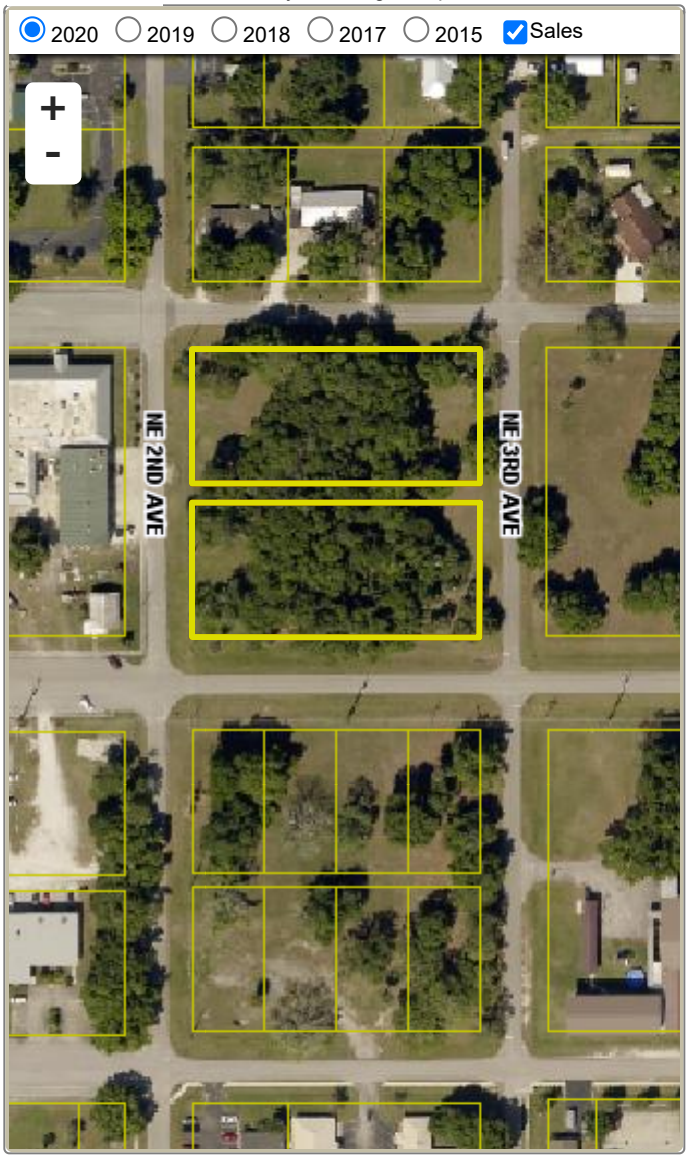
Parcel: << **3-15-37-35-0010-01100-0010 (33778)** >>

Owner & Property Info

Owner	**JKST HOLDINGS LLC** PO BOX 873 PORT SALERNO, FL 34992-0873		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer | Pictometery | Google Maps



Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	$164,430	Mkt Land	$167,040
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$164,430	Just	$167,040
Class	$0	Class	$0
Appraised	$164,430	Appraised	$167,040
SOH Cap [?]	$0	SOH/10% Cap [?]	$0
Assessed	$164,430	Assessed	$167,040
Exempt	$0	Exempt	$0
Total Taxable	county:$164,430 city:$164,430 other:$164,430 school:$164,430	Total Taxable	county:$167,040 city:$167,040 other:$167,040 school:$167,040

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2017	$90,000	0786/1593	WD	V	Q	01
12/18/2014	$27,100	0755/1673	SW	V	U	16
1/1/2009	$28,600	0676/1328	WD	V	U	16
11/26/2008	$172,700	0663/0479	WD	V	Q	
12/4/2004	$0	0563/1428	QC	V	U	03
10/1/1988	$100	0299/0499	WD	V	U	03
4/1/1970	$100	0119/0659	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						