



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: July 11, 2023

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Chick-Fil-A - Site Development Plan
13001 Pinecrest Parkway (US 1)

PETITION REQUEST

10612 Property LLC (Owner); and Chick-Fil-A, Inc. and Jenny Baez (Applicants), are requesting approval of a Site Development Plan for construction of a new Chick-Fil-A restaurant on the site of the former BB&T Bank located at 13001 Pinecrest Parkway (US 1). Submitted plans include construction of a new restaurant, outdoor dining area, parking lot, and landscaping. Chick-Fil-A does not propose to include a drive-through window at the new restaurant. A copy of the application, letter of intent, and traffic study are attached.

The proposed restaurant is 3,565 square feet in area. Access to the property is proposed to be provided from a driveway at the southwest corner of the property adjacent to Pinecrest Parkway (US 1), a driveway at the northeast corner of the property adjacent to SW 130 Street, and an access easement at the southeast corner of the property adjacent to Baptist Health Primary Care.

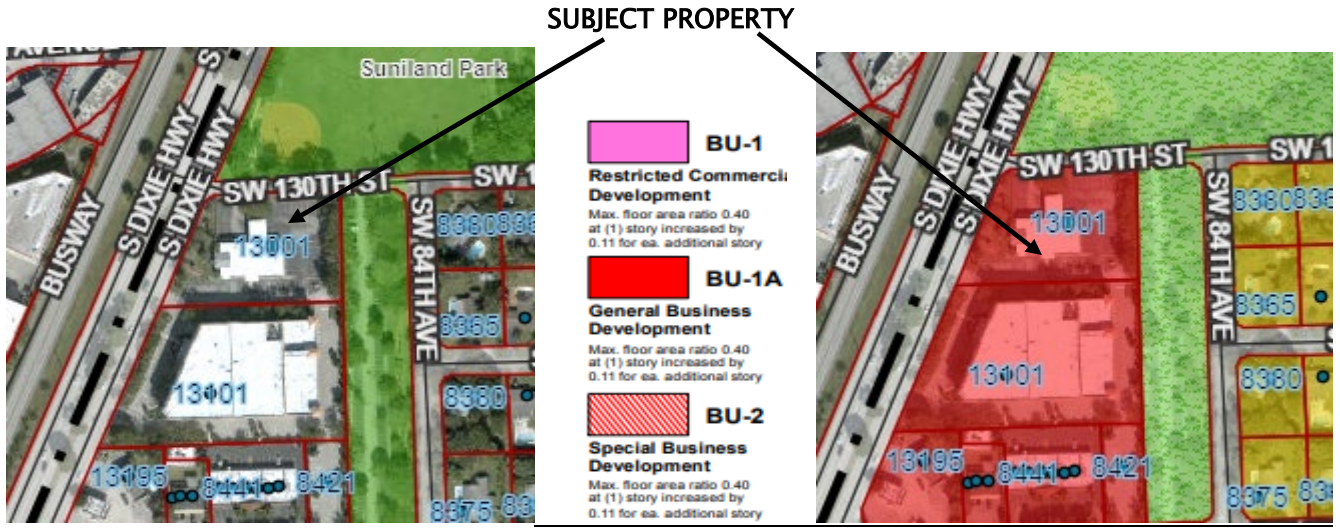
The proposed restaurant is a permitted use and will be subject to consideration by the Village Council in a public hearing on July 18, 2023. Approval of the proposed restaurant requires conformance with specified criteria including land use compatibility, and compliance with the Village's Comprehensive Development Master Plan.

PROPERTY DESCRIPTION

The subject property is located at SW 13001 Pinecrest Parkway, at the southeast corner of Pinecrest Parkway and SW 130 Street, west of Suniland Place, and north of Baptist Health



Primary Care, within the BU-1A, General Business Development zoning district.



OWNER/APPLICANT

10612 Property LLC (Owner); and Chick-Fil-A, Inc. and Jenny Baez (Applicants).

EXISTING CONDITIONS

The subject property is currently developed and is the site of the former BB&T Bank. The applicants propose to demolish the existing bank building and construct a new Chick-Fil-A restaurant. The subject property is 54,778.7 square feet or 1.257 acres in area.

PUBLIC COMMENT

The Building and Planning Department has received correspondence from neighboring Baptist Health Primary Care requesting a copy of the proposed development plans. A copy of the plans has been provided. The Building and Planning Department has not received any other correspondence in favor or in opposition to the proposed development.

PINECREST LAND DEVELOPMENT REGULATIONS

The Village’s Land Development Regulations include criteria for consideration of a site development plan.

Site Development Plan

Division 3.4 - Site Plan Approval

Building and Planning Department staff have coordinated an evaluation of the proposed site plan with other applicable Village Departments based on the criteria of Division 3.4 of the Village's Land Development Regulations (Site Plan Approval). This evaluation is intended to provide an assessment of the impacts of the proposed development. The listed criteria are used as the basis for staff's report and recommendation to the Village Council.

(a) In what respects the plan is or is not consistent with the Comprehensive Development Master Plan and the purpose and intent of the zoning district in which it is located.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

Future Land Use Element

The proposed restaurant is consistent with the BU-1A, General Business Development Future Land Use classification of the Village's Comprehensive Plan.

The Future Land Use element of the Comprehensive Plan restricts the maximum floor area ratio of the BU-1A District to 0.40 for a one story building and allows for an increase of 0.11 for each additional story. The floor area ratio of the proposed restaurant is 0.065, in compliance with floor area ratio requirements of the Village's Comprehensive Plan.

(b) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

BU-1A, GENERAL BUSINESS DEVELOPMENT ZONING DISTRICT

Intent

The "Intent" of the BU-1A General Business Development Zoning District is to accommodate retail sales and services including highway oriented sales and services to residents and motorists adjacent to the Pinecrest Parkway corridor. A restaurant is a permitted use within the district.

The proposed restaurant is designed and planned to be developed in compliance with minimum building setback requirements, maximum height restrictions, maximum impervious area requirements, minimum green space requirements, and parking requirements as specified within the Land Development Regulations. No variances to the Land Development Regulations are requested or required to accommodate the proposed restaurant.

A summary of BU-1A district regulations is provided as follows:

Parameter	Requirement	Proposed	Complies
Lot Size	Corner Lot – 7,500 sq. ft.	54,778.7 sq. ft. (1.257 Acres)	√
Building Coverage (Maximum Permitted)	40 % = 21,912 sq. ft. max.	6.5% = 3,565 sq. ft.	√
Setbacks			
Front	20 ft.	50.4 ft.	√
Side/Side Street	15 ft./15 ft.	70.5 ft./111.1 ft.	√
Rear	15 ft.	81.5 ft.	√
Floor Area ratio (FAR)	0.40 - 1 story building	0.065 - 1-story building	√
Height (Maximum Permitted)	4 stories, 45 ft.	1 story building, 29.75 ft.	√
Impervious Area - Max. Permitted	84.5%	74.3%	√
Green Space-Min. Required 16 % plus 10 sq. ft. per parking space	8,765 sq. ft. + 620 sq. ft. 9,385 sq. ft.	14,074 sq. ft. (25.7%)	√
Parking.	38 spaces	62 spaces.	√
Lighting Photometric	Not to exceed 0.5 ft. candles @ property line	Revised Photometric plan dated 7/10/2023 complies	√

Division 5.22 d. of the Land Development Regulations limits lighting levels to 0.5 foot candles at the property line. The photometric drawing submitted by the applicant and dated July 10, 2023 shows proposed illumination levels in compliance with lighting limits in all areas adjacent to the property line. All new exterior lighting is required to be shielded to prevent glare.

The Land Development Regulations require a total of 38 parking spaces to be provided. Submitted plans indicate a total of 62 parking spaces.

The Village's Land Development Regulations require one (1) Level 2 Charging station for every 25 parking spaces provided. A total of 3 charging stations are required and proposed to be provided.

The Village's Land Development Regulations require 15 percent of the parking spaces provided to be constructed of porous pavement materials ("pave drain" or equivalent) or open cell unit pavers ("turf block" or equivalent). A total of 10 porous parking spaces is required.

Division 5.19 of the Village's Land Development Regulations requires all buildings to be constructed of an architectural style and color which will harmonize with the premises and with other buildings in the adjoining area. The proposed design is consistent with this objective. Architectural elements of the proposed building include lap siding, a standing seam metal roof, metal canopies, outdoor dining deck with an overhead trellis, and aluminum shades at the windows. Ample landscaping including Dade County Slash Pines, oak trees, and preservation of existing mature trees are proposed. Review by the Village's Architectural Review Board has been determined to not be required since the application for site plan review was submitted prior to the effective date of the new requirement.

(c) In what respects the plan is or is not in conformance with the Village subdivision regulations and all other applicable village requirements including the design and construction of streets, utility facilities and other essential services.

Concurrency Management/Level of Service Standards

Division 5.21 of the Pinecrest Land Development Regulations includes level of service standards and concurrency requirements for new development. Adopted level of service standards pursuant to Division 5.21 of the Land Development Regulations are provided as follows:

- | | |
|----------------------|--|
| Arterial Roads: | Adopted Level of Service = "EE", equates to a volume of 6,468 vehicles or 120% of Level of Service "E"). |
| Potable Water: | 200 gallons per capita per day. |
| Sanitary Sewer: | 100 gallons of wastewater treatment capacity per capita per day. |
| Stormwater Drainage: | Stormwater facilities shall be designed to meet the design and performance standards established in F.A.C. ch. 17-25, § 25.025, with treatment of the run-off from the first one inch of rainfall on-site to meet the water quality standards required by F.A.C. ch. 17-302, § 500. Retention of the stormwater of a 25-year, 24-hour storm event is required. |

The applicant has submitted a traffic study prepared by McMahon that analyzes the traffic impacts of the new restaurant compared to the traffic generated by the former bank. The study indicates that the proposed restaurant will result in an increase of 40 new trips during the A.M. peak hour and a decrease of 26 trips during the P.M. peak hour. Levels of service are not projected to decrease below current levels, level of service C on Pinecrest Parkway (US 1).

The submitted traffic study indicates that at signalized intersections, “individual approaches are failing during existing, background, and future total scenarios”. In their review comments dated March 21, 2023, Calvin Giordano recommends that the applicant coordinate with Miami-Dade County Traffic Engineering Division and the Village of Pinecrest to develop a strategy in order to provide modified signal timing plans. The applicant has submitted plans and a request to adjust signal timing to Miami-Dade County for review and will continue to coordinate with the Village of Pinecrest. The applicant’s traffic study and subsequent review comments and responses are attached for the Village Council’s consideration.

Public water and sanitary sewer currently serve the subject property and are available to the restaurant. Final determination of available capacity by Miami-Dade County Water and Sewer Department is required prior to issuance of building permits.

Review and approval of the proposed plans by the Miami-Dade County Fire Rescue Department will be required prior to issuance of building permits.

Review and approval of the proposed plans and traffic circulation plan by the Florida Department of Transportation and Miami-Dade County Transportation and Public Works Department is required.

Flood Zone Designation

The property is located in FEMA Flood Zone “X”, an area of moderate flood risk. The first floor elevation of structures is required to be constructed four inches above the elevation of the highest elevation of the adjacent sidewalk. The elevation of the adjacent sidewalk is 11.99 feet. The proposed building addition will be constructed with a minimum finished floor elevation of 12.5 feet NGVD.

(d) In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

1. Relationship to adjoining properties.

The subject property is located immediately west of Pinecrest Parkway (US 1) and south of SW 130 Street. Suniland Park exists to the north, on the north side of SW 130 Street, and Suniland Place exists to the east. Baptist Health Primary Care is located to the south of the subject property, and residential homes are located to the east, on the east side of Suniland Place.

A “buffer between dissimilar uses” is required to be provided along the eastern property

boundary, consisting of “a six feet wall or fence with a life expectancy of at least ten years, together with shrubs which normally grow to a minimum height of six feet or more and shall be maintained at that height”. A 4-foot wall, mature trees, and other plantings currently exist along the eastern property line. Also, the wall appears to be leaning partially over the property line. The applicant will need to replace or restore the wall, increase its height to 6 feet in height, and reference responsibility for maintenance of the wall in the amended Declaration of Restrictive Covenants.

The proposed restaurant will be compatible with neighboring land uses if landscaped as indicated in submitted plans, and if developed and operated consistent with the requirements of the Land Development Regulations as proposed.

2. Internal circulation, both vehicular and pedestrian.

Vehicular ingress and egress to the property will be provided through three (3) points of ingress and egress including a driveway at the northeast corner of the property adjacent to SW 130 Street, a driveway at the southwest corner of the property adjacent to Pinecrest Parkway (US 1), and an alley/access easement at the southeast corner of the property connecting to the Baptist Health Primary Care Property. An existing driveway at the northwest corner of the property, 35 feet east of Pinecrest Parkway (US 1) is proposed to be closed.

A pedestrian sidewalk exists adjacent to the east side of Pinecrest Parkway. A sidewalk also exists on the west side of Suniland Place and is proposed to include an extension and connection to the subject property. The pavement of SW 130 Street abuts the property line leaving no room for construction of a sidewalk along the northern property line. As required by the Village’s Land Development Regulations, payment in lieu of construction of a sidewalk is required.

A twenty (20) foot wide alley easement exists along the eastern boundary of the subject property. The applicant proposes to move the easement a few feet to the west to align with the new proposed driveway location. As indicated on submitted plans, the eastern-most parking spaces, on the east side of the building, encroach into the required easement, and orientation of the angled spaces limits the direction of travel through the easement to a north bound movement only. The Building and Planning Department has discussed the matter with the applicants and they have agreed to change the location and orientation of the parking spaces on the east side of the building as necessary to maintain the required 20-foot wide cross access easement and drive aisle with flow of traffic in both directions. A revised plan indicating the required cross-access drive was submitted on July 10, 2023.

The Building and Planning Department is concerned that cut through traffic could potentially

access the project site from SW 132 Street. The Department recommends that traffic conditions be monitored for 6 months after issuance of a certificate of occupancy and, if warranted, recommends that SW 130 Street be closed near its intersection with Suniland Place, east of the proposed driveway entrance into Chick-Fil-A. Calvin Giordano is recommending that a condition of approval be included in a development order, if approved, requiring Chick-Fil-A to provide a new study of traffic conditions after the restaurant becomes operational, and to close the street if subsequently required by the Village of Pinecrest.

Staff recommends that for the first 30 days after opening of the restaurant, the applicant assign personnel to monitor and manage on-site traffic circulation in order to ensure that there is no stacking of cars on Pinecrest Parkway (US 1), and if determined by the Village Manager to be necessary, to pay for off-duty Police Officers to assist in management of traffic.

3. Disposition of open space, use of screening or buffering and preservation of existing natural features including trees.

The Village's Land Development Regulations require minimum green space in the amount of 16% of the property area plus 10 square feet of green space for each parking space provided. A total of 9,385 square feet of green space is required. A total of 14,074 square feet of green space is proposed to be provided.

The submitted plan includes landscaping within the parking lot and within landscaped areas adjacent to Pinecrest Parkway, SW 130 Street, and the eastern property line that consists of Live Oak trees, Dade County Slash Pine trees, and other native trees and shrubs.

4. Building arrangements both between buildings in the proposed development and those adjoining the site.

The proposed redevelopment is accessible from Pinecrest Parkway and is set back from adjoining property lines in compliance with the setback requirements of the BU-1A zoning district.

(e) In what respects the plan is or is not in conformance with the village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

Affidavits submitted with the application indicate that the subject property is owned by 10612 property, LLC. Jenny Baez has been authorized to act on the restaurant's behalf.

In accordance with the recorded Declaration of Restrictions and the Easement and Operating Agreement, amendment of the documents requires the review and approval of the Planning Director and Village Attorney respectively. Amendment of the documents will be required to reference the new site plan, and to show relocation and maintenance of the 20-foot alley/access easement. Review and approval of the revised documents by the Village Attorney and Village Manager is recommended.

Division 3.1 (h) of the Village Land Development Regulations requires that a performance bond or letter of credit in the amount of 125% of the cost of public improvements be posted to ensure completion of public improvements.

STAFF RECOMMENDATION

The Building and Planning Department recommends approval of the site development plan for construction of the proposed restaurant subject to the following requirements and conditions of approval:

- 1) Revision of the applicant's site plan to show all required amendments.
- 2) Review and approval of submitted plans by the Miami Dade County Department of Regulatory and Economic Resources, including the Division of Environmental Resources Management; Miami-Dade County Transportation and Public Works Department; the Florida Department of Transportation; and the Florida Department of Environmental Protection or authorized agency prior to the issuance of building permits.
- 3) Final approval of plans by the Miami-Dade County Fire and Rescue Department prior to the issuance of building permits.
- 4) Review and approval of a stormwater management plan by the Public Works Department prior to issuance of building permits.
- 5) Approval of an NPDES stormwater permit from the Florida Department of Environmental Protection or authorized agency prior to issuance of building permits.
- 6) Approval by the Building and Planning Department of building permits prior to the commencement of construction, a demolition permit prior to demolition on site, and a tree removal permit prior to the removal of any trees from the property.
- 7) Fifteen (15) percent of all required parking spaces shall be constructed of porous pavement materials ("pave drain" or equivalent) or open cell unit pavers ("turf block" or equivalent).

- 8) Modification of signal timing as recommended by the Village's traffic engineering consultant, if approved by Miami-Dade County.
- 9) Replacement or restoration of the wall along the eastern property line including an increase in the height of the wall to 6 feet.
- 10) Payment into the Village's sidewalk fund in lieu of construction of a sidewalk adjacent to SW 130 Street.
- 11) Submittal of a letter of compliance from a registered engineer or architect following installation of new exterior lighting, and prior to issuance of a certificate of occupancy, stating that exterior site lighting has been installed, shielded from glare, and inspected under operating conditions and found to be consistent with all lighting and photometric requirements of the Village of Pinecrest.
- 12) Construction and maintenance of the required 20-foot wide cross access/alley easement, with flow of traffic to the north and south in both directions, including a drive aisle with dimensions as required by the Village's Land Development Regulations.
- 13) Chick-Fil-A shall submit a study of existing traffic conditions, to be completed within the academic school year and no sooner than 6 months after opening, and shall close SW 130 at its intersection with Suniland Drive, and Suniland Drive at its intersection with SW 130 Street if determined by the Village Manager to be necessary. The traffic study methodology shall be as approved by Calvin Giordano in their Memorandum dated March 27, 2023 (attached).
- 14) Prior to the issuance of building permits, Chick-Fil-A shall submit signed and sealed drawings prepared by a Professional Engineer for 1) closure of SW 130 at its intersection with Suniland Drive, and 2) closure of Suniland Drive at its intersection with SW 130 Street; an engineer's cost estimate for the work to complete the closures; and a Letter of Credit or Performance Bond in the amount of 125% of the estimated cost of closure. The engineer's cost estimate shall include an escalation factor for annual cost increases to July 31, 2025. The construction drawings and engineer's cost estimate shall be reviewed and approved by the Village Manager prior to acceptance.
- 15) For the first 30 days after opening of the restaurant, the applicant shall assign personnel to monitor and manage on-site traffic circulation and insure that there is no stacking of cars on Pinecrest Parkway (US 1) and, if determined by the Village Manager to be necessary, the applicant shall pay for off-duty Police Officers to assist in management of traffic.

- 16) Review and approval of the Village Attorney and Village Manager of an amended Declaration of Restrictive Covenants, Easement and Operating Agreement, Opinion of Title, and Joinder (if necessary), and recording of the revised documents by the applicant prior to issuance of a certificate of occupancy.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

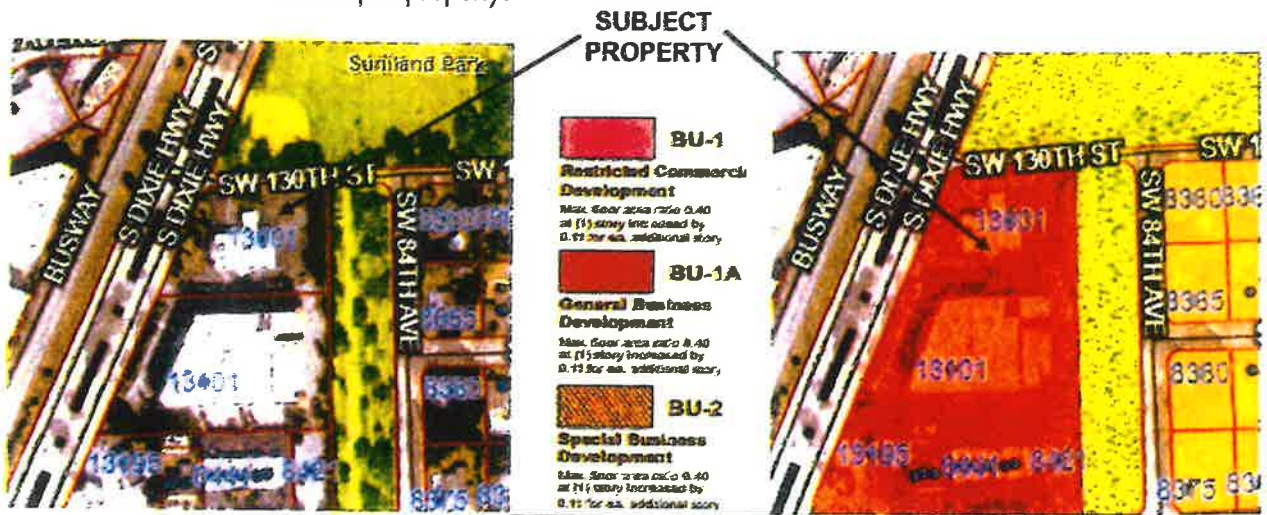
On **Tuesday, July 18, 2023 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT(S): 10612 Property LLC (Owner), and Chick-Fil-A, Inc. and Jenny Baez (Applicants),

ITEM: Approval of a Site Development Plan

LOCATION: The subject property is located at 13001 Pinecrest Parkway (South Dixie Highway), Pinecrest, Florida 33156 within the BU-1A, General Business Development zoning district.

REQUEST: The Owner and Applicants are requesting approval of a Site Development Plan for development of a new restaurant on the subject property.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Monday, July 17, 2023.

Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a plan is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).









February 23, 2023

Village of Pinecrest
12645 Pinecrest
Parkway Pinecrest
Florida 33156
305-234-2121

RE: Chick-Fil-A Pinecrest In-Line #05332
Jurisdiction: Village of Pinecrest
Folio #: 20-5015-000-0530
Project Location: 13001 S Dixie Hwy, Pinecrest FL 33156

Letter of Intent

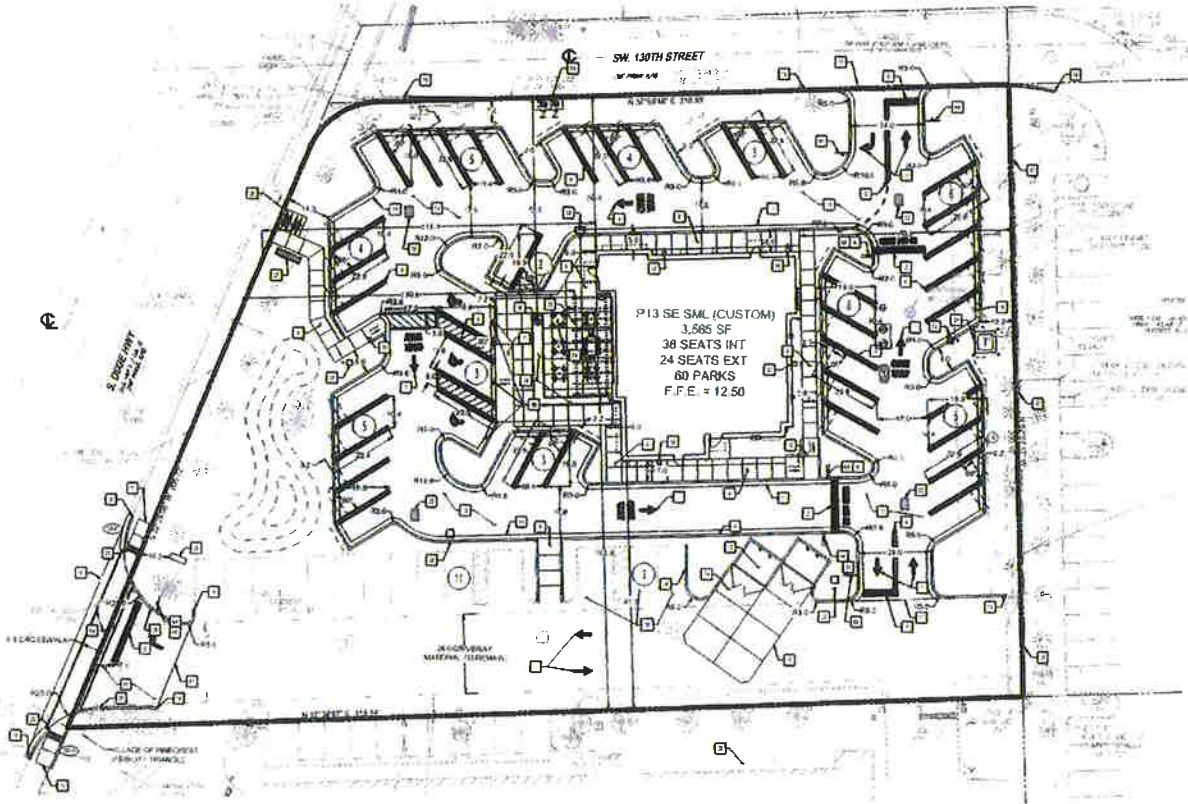
The applicant (Chick-Fil-A, Inc.) is proposing to redevelop the 1.26-acre parcel located at 13001 S Dixie Hwy, Pinecrest FL 333156, associated with folio number 20-5015-000-0530. The property currently has BB&T bank building with drive thru which will be demolished and redeveloped into a brand-new \pm 3,565 SF Chick-fil-A standalone restaurant with no drive-thru use along with associated parking, landscape, utility and drainage infrastructure to support it. The project is located within the jurisdiction of the Pinecrest Village and is currently zoned for BU-1A COMMERCIAL, in which the use of a fast-food restaurant is permitted.



The new Chick-Fil-A will be different from the prototypical models, as it does not have a drive-thru and will focus on its indoor / outdoor dining operations and other forms of fulfillment. The proposed building has been designed to meet the requirement and intent of the land development code. Patrons will be able to

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access the building through the entrances located on the south and west side of the building. The restaurant will have 38 indoor seats and 24 outdoor seats with 60 parking spaces for customers, employees and third-party delivery needs.

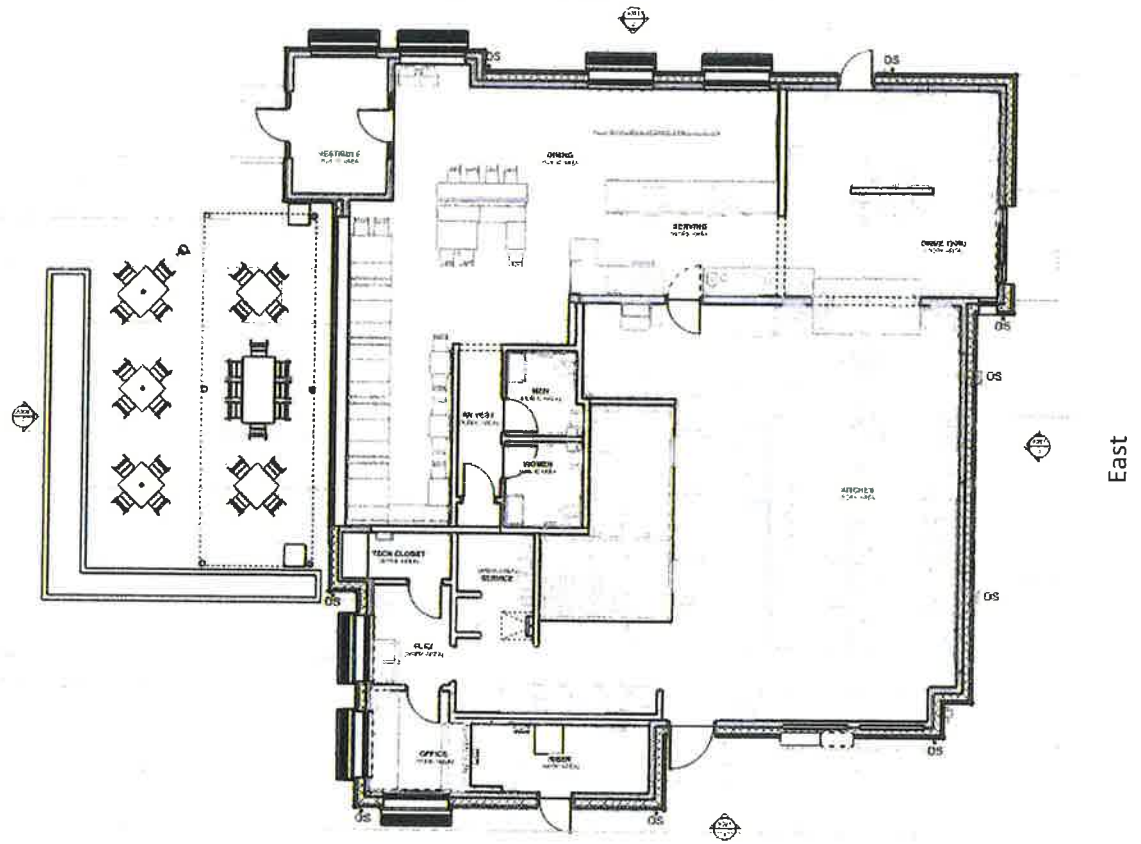


The project is abutting Dixie Highway, a State road, but ingress and egress to/from the site are planned internally to SW 130th Street and the southern private drive aisles. No new access connections are being requested from the abutting roadway systems.

Chick-fil-A has upgraded all the floor plans and kitchen equipment to provide the proper staging area, and overall, the correctly designed engineer for these new restaurants to keep up with the demand. The floor plan was also designed in such a way that all the customer service areas, indoor dining are facing West – towards the public right of way. All the back of house section of the restaurant will be facing East, towards the interior of the area. The most aesthetically pleasing sections of the building and all the major fenestrations will be facing public view accordingly. This includes the extensive outdoor dining area.

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S. Dixie Hwy (US HWY 1 / S.R. 5)



Bowman is looking forward to working with Village staff for this project. If you have any questions or require additional information, please do not hesitate to contact us at 954.314.8468 or jbaz@bowman.com.

Jenny Baez
Branch Manager
Bowman



VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	<u>CP2211-0001</u>
Date Received:	<u>11/8/2022</u>

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|---|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) Chick-fil-A, Inc. - Jenny Baez (authorized agent)		
Mailing Address 910 SE 17th Street	City, State, Zip Fort Lauderdale, FL 33316	Telephone 954-314-8468
Name of Owner 10612 Property LLC		
Mailing Address 6180 NW 63rd Way	City, State, Zip Parkland, FL 33067	Telephone rtulepan@nadg.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5015-000-0530

Address 13001 S Dixie Highway

Lot(s) _____ Block _____ Section 15 Plat Book No. Unplatted Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD x ZONE _____

B. ADDRESS (If number has been assigned) 13001 S Dixie Highway

C. SIZE OF PROPERTY 200 ft. X 212 (Short depth) ft. = 54,780 sq. ft., 1.26 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

See attached

E. DATE SUBJECT PROPERTY WAS ACQUIRED October 10th 2022

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

To demolish existing bank and redevelop into a ± 3,565 SF Chick-fil-A standalone restaurant with no drive-thru use along with associated parking, landscape, utility and drainage infrastructure to support it.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

See attached

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

03/08/2023 _____ / Jenny Baez
 Date Applicant's Signature Print Name

_____ / _____
 Date Applicant's Signature (if more than one) Print Name

I/We Jenny Baez authorized agent on behalf of Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG Unplatted


of property which is located at 13001 S Dixie Highway desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

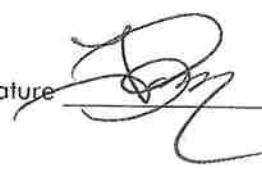
do hereby authorize Jenny Baez (please see LOA) to act on my/our behalf as the applicant.

will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name 10612 Property LLC Signature  Date 03/08/2023

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Chick-fil-A, Inc. Signature  Date 03/08/2023

Notary to Applicant:

October 27, 2022

Mercedes Gregorio
Bowman
910 SE 17th Street, Suite 300
Fort Lauderdale, FL 33316

**RE: Chick-fil-A Pinecrest Traffic Analysis
McMahon Project No. K22B35.01**

McMahon Associates, Inc. (McMahon) has completed a traffic analysis associated with the proposed Chick-fil-A site located on the southeast corner of the intersection of S Dixie Highway and SW 130 Street, in Pinecrest, Florida. The site currently includes a 6,815-square foot drive-through bank. The proposed development, with an anticipated buildout year of 2024, will include a 3,565-square foot Chick-fil-A sit-down fast-food restaurant without a drive-through facility. The site plan and property appraiser data is attached in **Appendix A. Figure 1** graphically depicts the site location.

Figure 1 Site Location



Project Trip Generation

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, trip generation estimates were developed for the existing and proposed land uses. The trip generation analysis for daily, AM peak hour, and PM peak hour conditions is summarized in **Table 1**. The analysis indicates that the proposed development is anticipated to result an increase of 409 daily trips, and 40 AM peak hour trips, and a decrease of 26 PM peak hour trips. Excerpts from ITE are attached in **Appendix B**.

Table 1 Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽¹⁾⁽²⁾⁽³⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
DAILY															
EXISTING USE															
Drive-in Bank	912	6,815 SF	T= 100.35 (X)	50%	50%	342	342	684	89	89	178	26%	253	253	506
PROPOSED USE															
Fast-Food w/o Drive-through	933	3,565 SF	T= 450.49 (X)	50%	50%	803	803	1,606	346	345	691	43%	457	458	915
TRIP DIFFERENCE						461	461	922					204	205	409
AM PEAK HOUR															
EXISTING USE															
Drive-in Bank	912	6,815 SF	T= 9.95 (X)	58%	42%	39	29	68	12	8	20	29%	27	21	48
PROPOSED USE															
Fast-Food w/o Drive-through	933	3,565 SF	T= 43.18 (X)	58%	42%	89	65	154	38	28	66	43%	51	37	88
TRIP DIFFERENCE						50	36	86					24	16	40
PM PEAK HOUR															
EXISTING USE															
Drive-in Bank	912	6,815 SF	T= 21.01 (X)	50%	50%	72	71	143	25	25	50	35%	47	46	93
PROPOSED USE															
Fast-Food w/o Drive-through	933	3,565 SF	T= 33.21 (X)	50%	50%	59	59	118	25	26	51	43%	34	33	67
TRIP DIFFERENCE						-13	-12	-25					-13	-13	-26

(1) ITE Trip Generation Manual, 11th Edition.

(2) Daily pass-by rate for LU 912 is based on the Midday pass-by rate.

(3) Daily, AM and PM pass-by rate for LU 933 is based on the PM pass-by rate of LU 932.

Project Access

Access to the site will be provided via one (1) existing full access driveway to SW 130 Street and one (1) existing full access driveway to the Access Connection between the existing bank and the Baptist Health Center. SW 130 Street and the Access Connection provide direct access to S Dixie Highway.

Project Traffic Distribution

Project trip distribution was based on the cardinal-distribution data for TAZ 1150 from the Miami-Dade County 2045 Transportation Model, attached in **Appendix C**. The 2015 and 2045 directional distribution values from the model data were interpolated to develop percentages for 2024. **Table 2** summarizes the proposed development's trip distribution percentages. **Figure 2** graphically depicts the distribution and assignment of the project trips to the driveways and adjacent roadways.

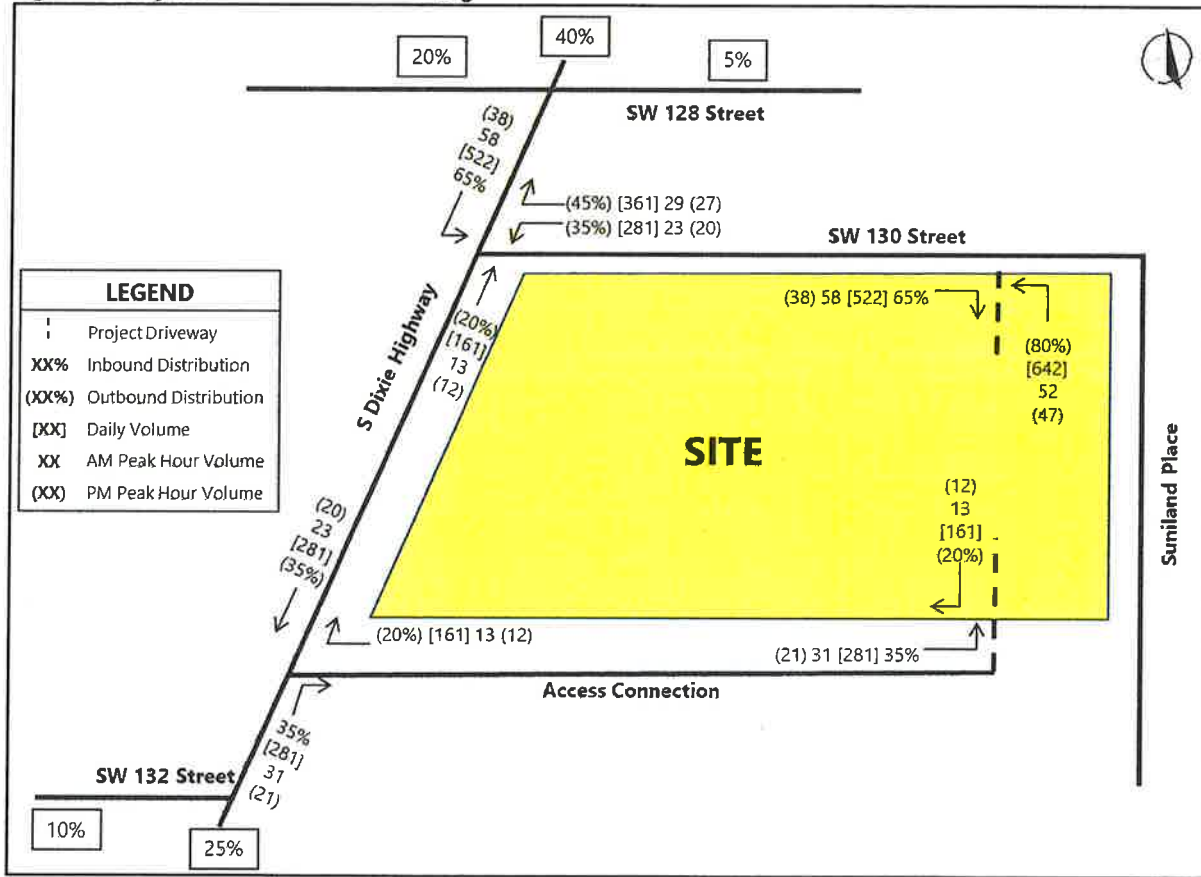
Driveway Volumes

The site will be served by two (2) full access driveway connections; one (1) access to SW 130 Street and one (1) access at the southeast corner of the site. The turning movements for daily and peak-hour volumes at both driveways were assigned based on the trip generation and distribution data, as shown in Figure 2.

Table 2 Project Distribution Summary

Direction	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	Total
2015	23.50%	5.60%	1.30%	3.90%	22.90%	13.80%	14.00%	15.10%	100%
2045	27.40%	4.20%	0.80%	2.70%	22.50%	13.50%	13.70%	15.20%	100%
2024	24.67%	5.18%	1.15%	3.54%	22.78%	13.71%	13.91%	15.13%	100%

Figure 2 Project Distribution and Assignment



Significance Analysis

Significance was determined for the major roadway abutting the site. Roadway capacities were based on the Miami-Dade County Traffic Station sheets and the FDOT Quality Level of Service (LOS) Handbook. Excerpts of the Miami-Dade Traffic Station sheets and the FDOT Quality LOS Handbook are attached in **Appendix D. Table 3** and **Table 4** summarize the AM and PM peak hour significance analysis, respectively, for the roadway links. Results of the analysis indicate that the maximum expected significance during either the AM or PM peak hour conditions was less than half (0.5) a percent.

Table 3 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	SPEED LIMIT (MPH)	LANES	DIR.	LOS "EE" CAPACITY ⁽¹⁾	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS		
S. Dixie Highway	SW 124 Street	SW 128 Street	45	6LD	NB	3,624	0%	0	40%	6	6	0.17%
					SB	3,624	40%	10	0%	0	10	0.28%
	SW 128 Street	SW 130 Street	45	6LD	NB	3,624	0%	0	65%	10	10	0.28%
					SB	3,624	65%	16	0%	0	16	0.44%
	SW 130 Street	Access Connection	45	6LD	NB	3,624	0%	0	20%	3	3	0.08%
					SB	3,624	0%	0	35%	6	6	0.17%
	Access Connection	SW 132 Street	45	6LD	NB	3,624	35%	8	0%	0	8	0.22%
					SB	3,624	0%	0	35%	6	6	0.17%
SW 132 Street	SW 136 Street	45	6LD	NB	3,624	25%	6	0%	0	6	0.17%	
				SB	3,624	0%	0	25%	4	4	0.11%	

⁽¹⁾ Capacity based on station 9968 from the Miami-Dade County Traffic Station Sheets

Table 4 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	SPEED LIMIT (MPH)	LANES	DIR.	LOS "EE" CAPACITY ⁽¹⁾	INBOUND		OUTBOUND		TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE
							PROJECT DIST.	PROJECT TRIPS	PROJECT DIST.	PROJECT TRIPS		
S. Dixie Highway	SW 124 Street	SW 128 Street	45	6LD	NB	3,624	0%	0	40%	-5	-5	-0.14%
					SB	3,624	40%	-5	0%	0	-5	-0.14%
	SW 128 Street	SW 130 Street	45	6LD	NB	3,624	0%	0	65%	-8	-8	-0.22%
					SB	3,624	65%	-8	0%	0	-8	-0.22%
	SW 130 Street	Access Connection	45	6LD	NB	3,624	0%	0	20%	-3	-3	-0.08%
					SB	3,624	0%	0	35%	-5	-5	-0.14%
	Access Connection	SW 132 Street	45	6LD	NB	3,624	35%	-5	0%	0	-5	-0.14%
					SB	3,624	0%	0	35%	-5	-5	-0.14%
SW 132 Street	SW 136 Street	45	6LD	NB	3,624	25%	-3	0%	0	-3	-0.08%	
				SB	3,624	0%	0	25%	-3	-3	-0.08%	

⁽¹⁾ Capacity based on station 9968 from the Miami-Dade County Traffic Station Sheets

Conclusion

Based on the analysis contained herein, the proposed redevelopment is anticipated to have an insignificant impact on the surrounding roadway network.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.

Sincerely,




Veronica A. Altuve, P.E.
Professional Engineer
License No. 68194
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

VAA/cec
Enclosure



Appendix A

Site Plan & Property Appraiser Data



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/25/2022

Property Information	
Folio:	20-5015-000-0530
Property Address:	13001 S DIXIE HWY Pinecrest, FL 33156-6525
Owner	BRANCH BANKING & TRUST CO
Mailing Address	PO BOX 167 WINSTON-SALEM, NC 27102 USA
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	2313 FINANCIAL INSTITUTION : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,124 Sq.Ft
Lot Size	54,450 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$6,534,000	\$6,534,000	\$6,534,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$6,544,000	\$6,544,000	\$6,544,000
Assessed Value	\$6,544,000	\$6,544,000	\$6,535,875

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			\$8,125

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,544,000	\$6,544,000	\$6,535,875
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,544,000	\$6,544,000	\$6,544,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,544,000	\$6,544,000	\$6,535,875
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,544,000	\$6,544,000	\$6,535,875

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/25/2022

Property Information

Folio: 20-5015-000-0530

Property Address: 13001 S DIXIE HWY

Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1A	6200	Square Ft.	54,450.00	\$6,534,000

Building Information						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1965			6,815	
1	2	1999			309	

Extra Features			
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	1999	45	
Light Standard - 10-30 ft High - 1 Fixture	1989	4	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989	16	
Paving - Asphalt	1965	34,970	
Vault - File Storage	1965	406	
Vault Door	1965	1	
Wall - CBS unreinforced	1965	880	
Pump House - Metal	1965	40	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Appendix B

ITE Trip Generation Data

Drive-in Bank (912)

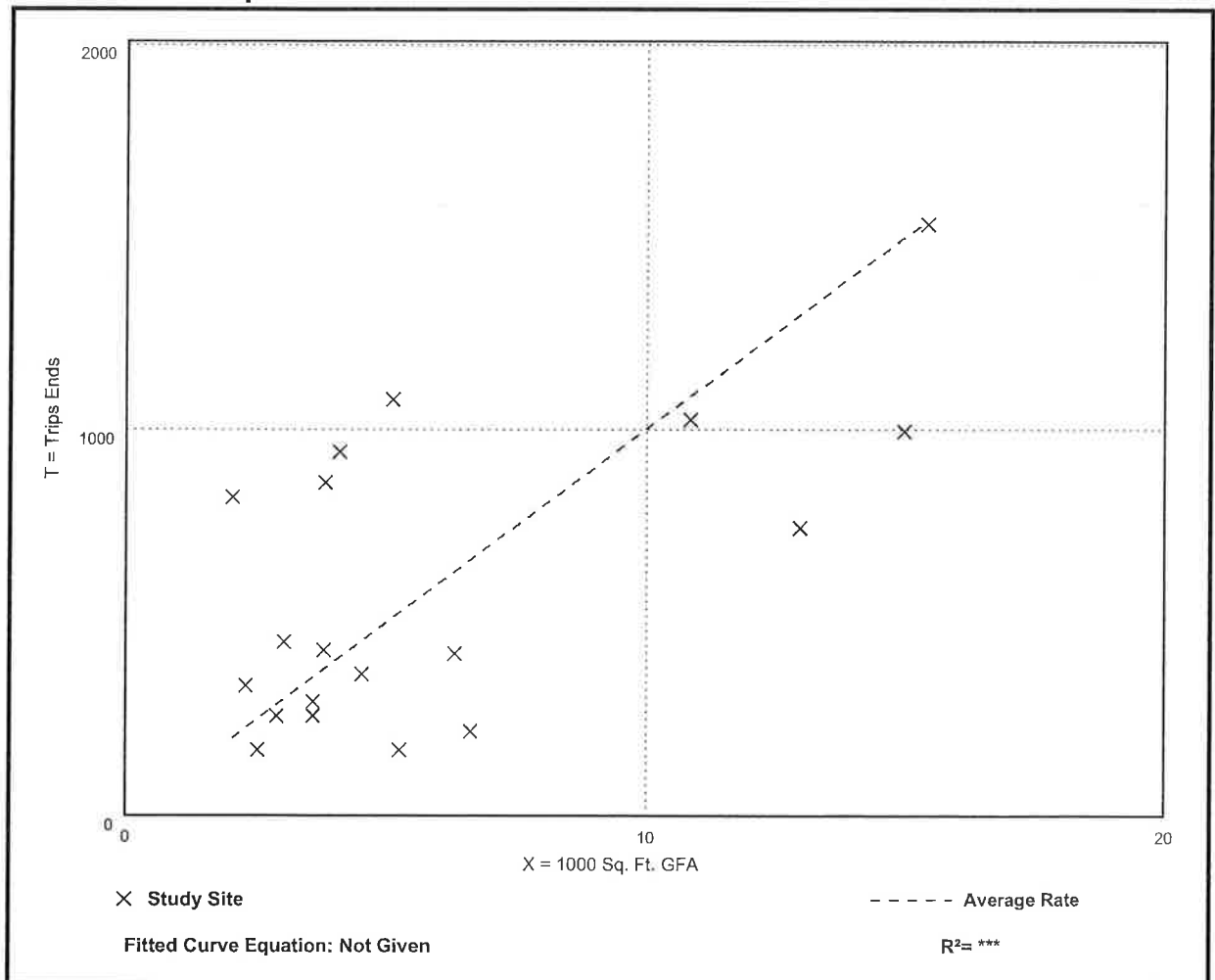
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 44

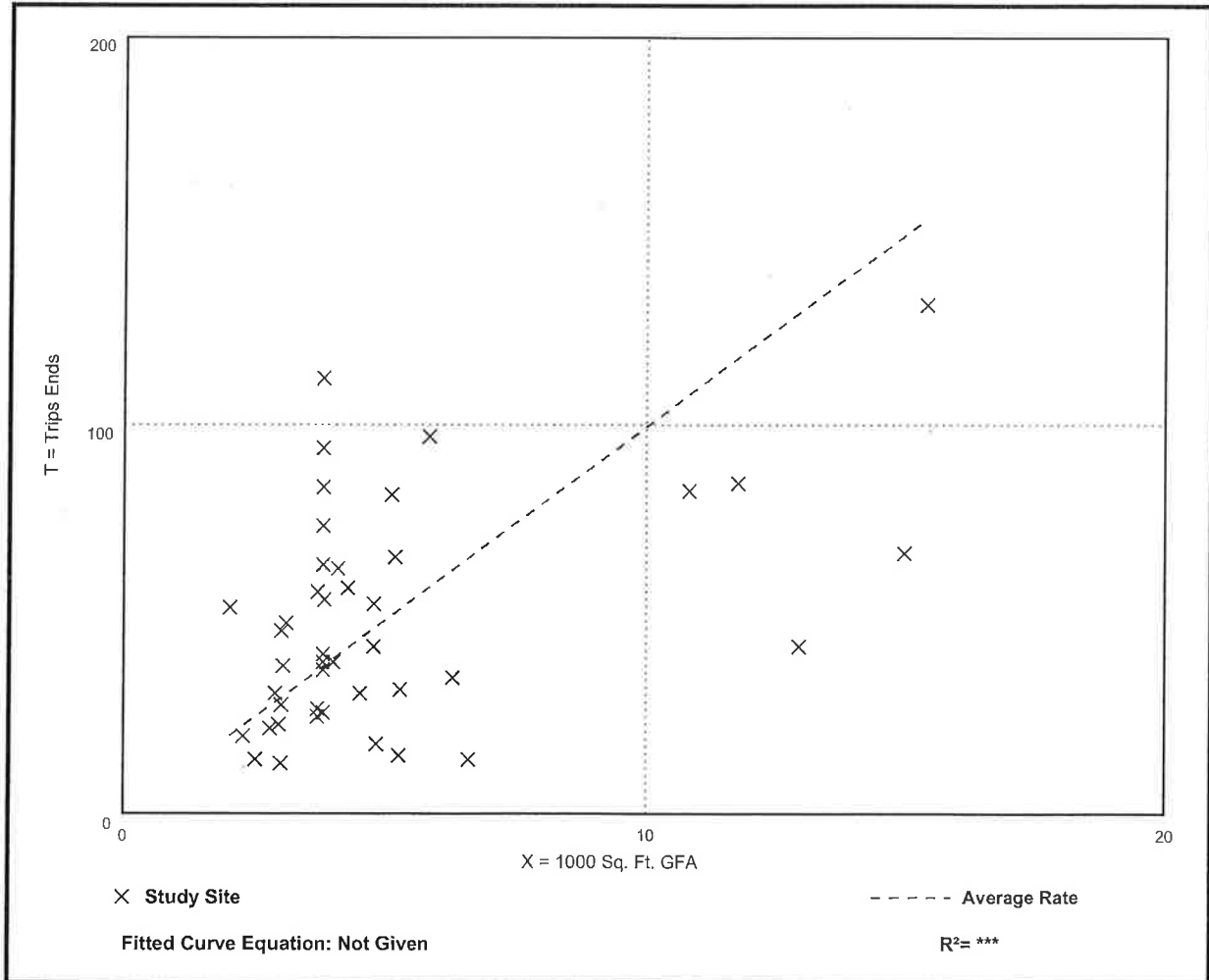
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 114

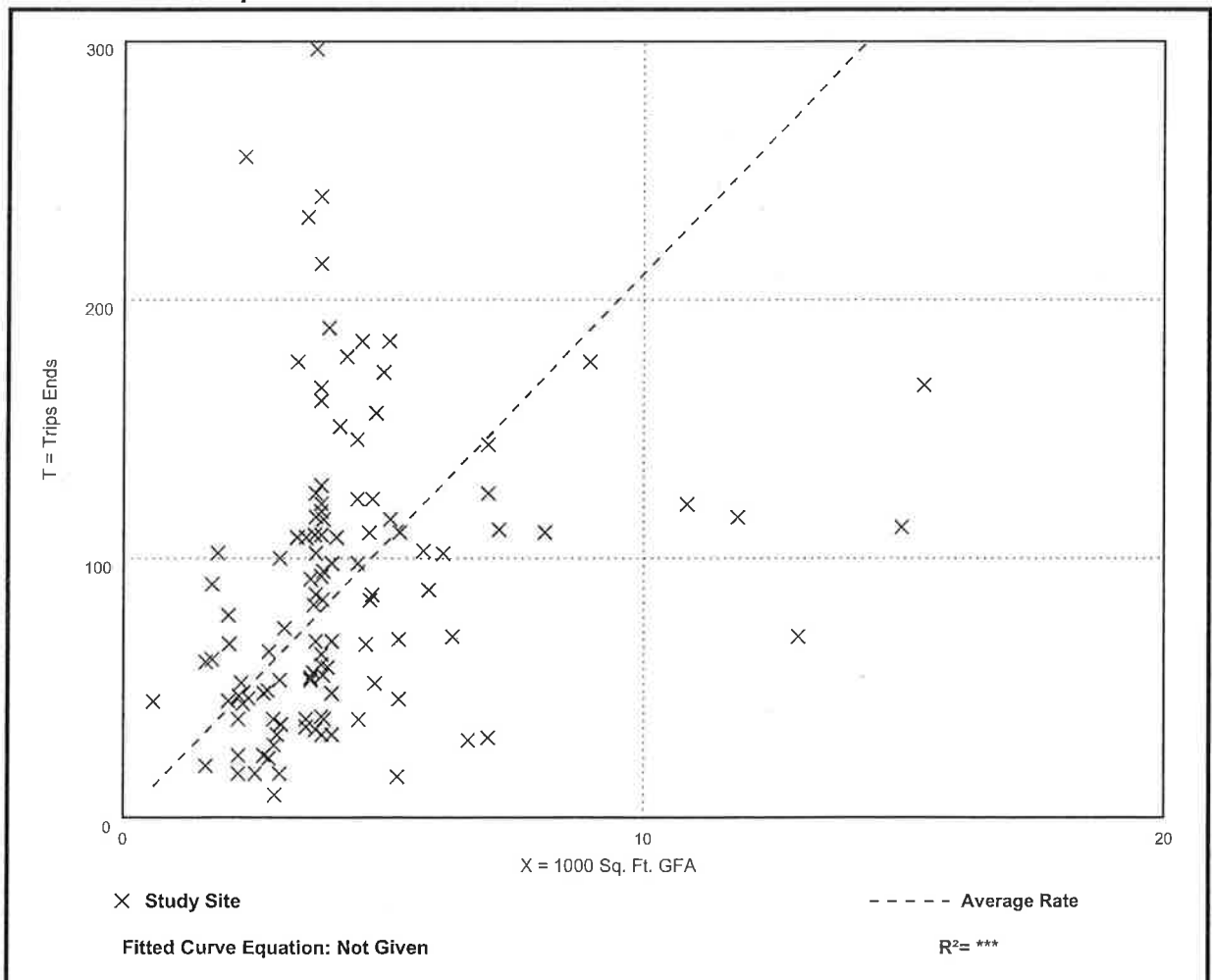
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



Fast-Food Restaurant without Drive-Through Window (933)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 6

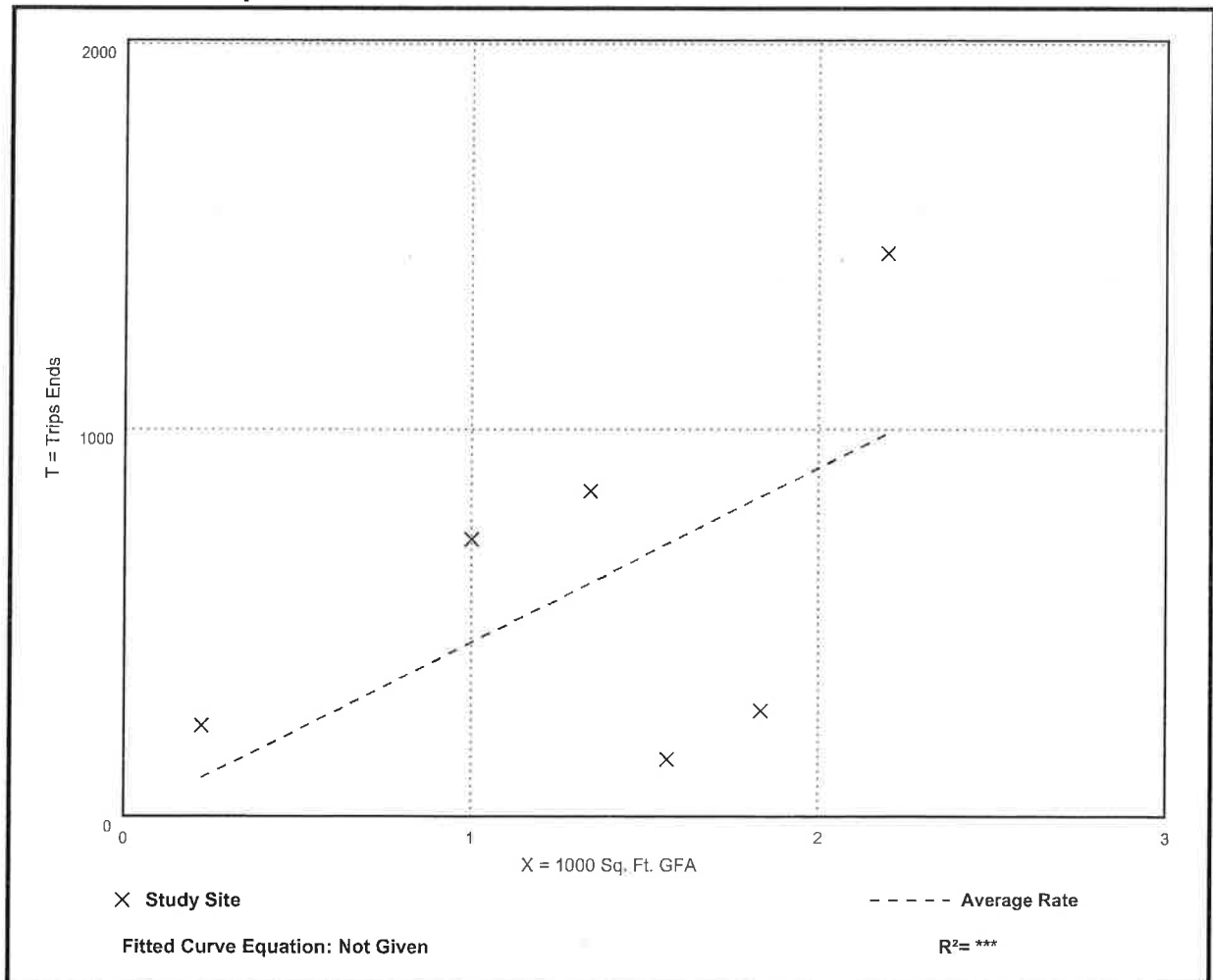
Avg. 1000 Sq. Ft. GFA: 1

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
450.49	95.91 - 1053.57	310.99

Data Plot and Equation



Fast-Food Restaurant without Drive-Through Window (933)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 3

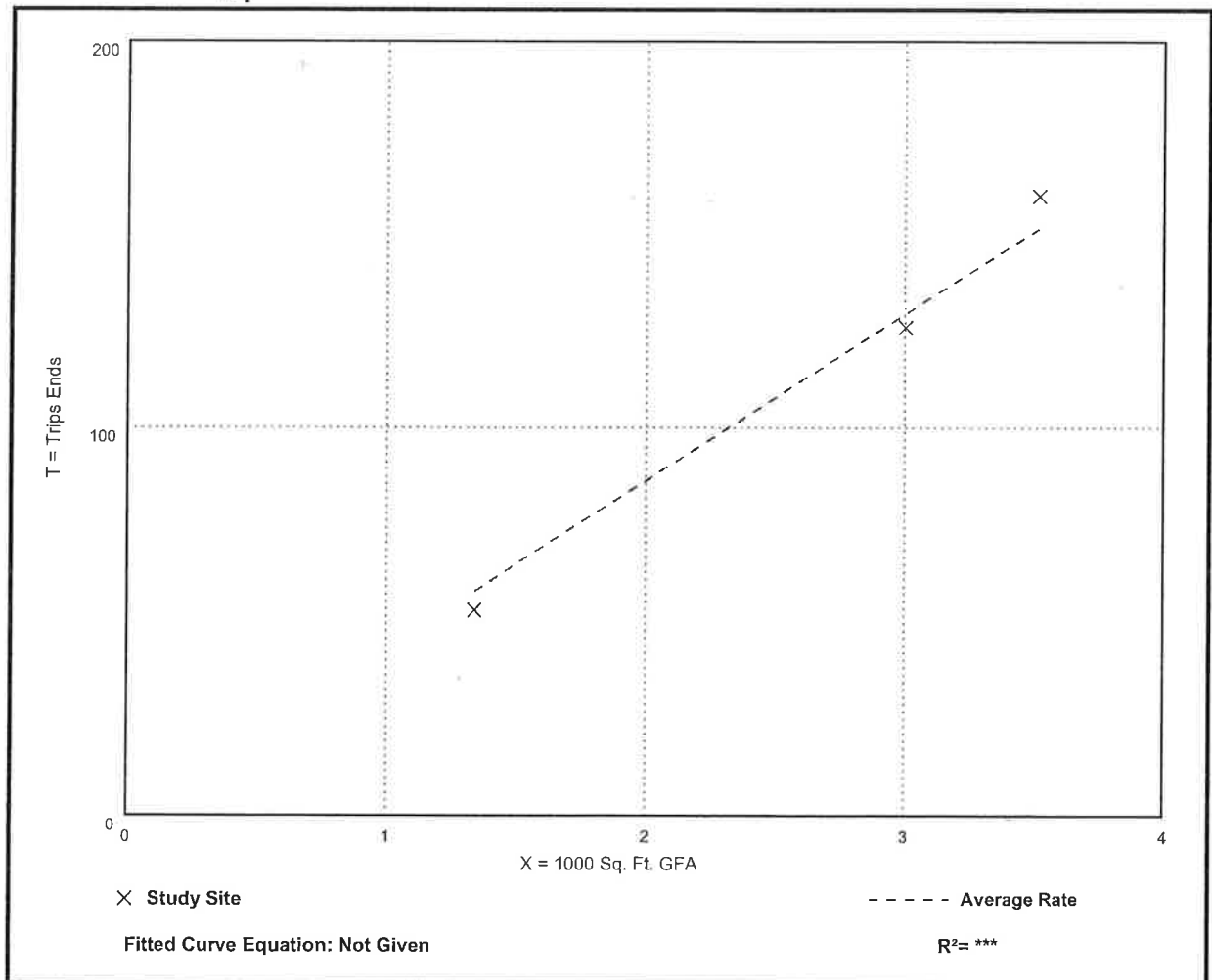
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
43.18	39.55 - 45.58	2.84

Data Plot and Equation



Fast-Food Restaurant without Drive-Through Window (933)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 8

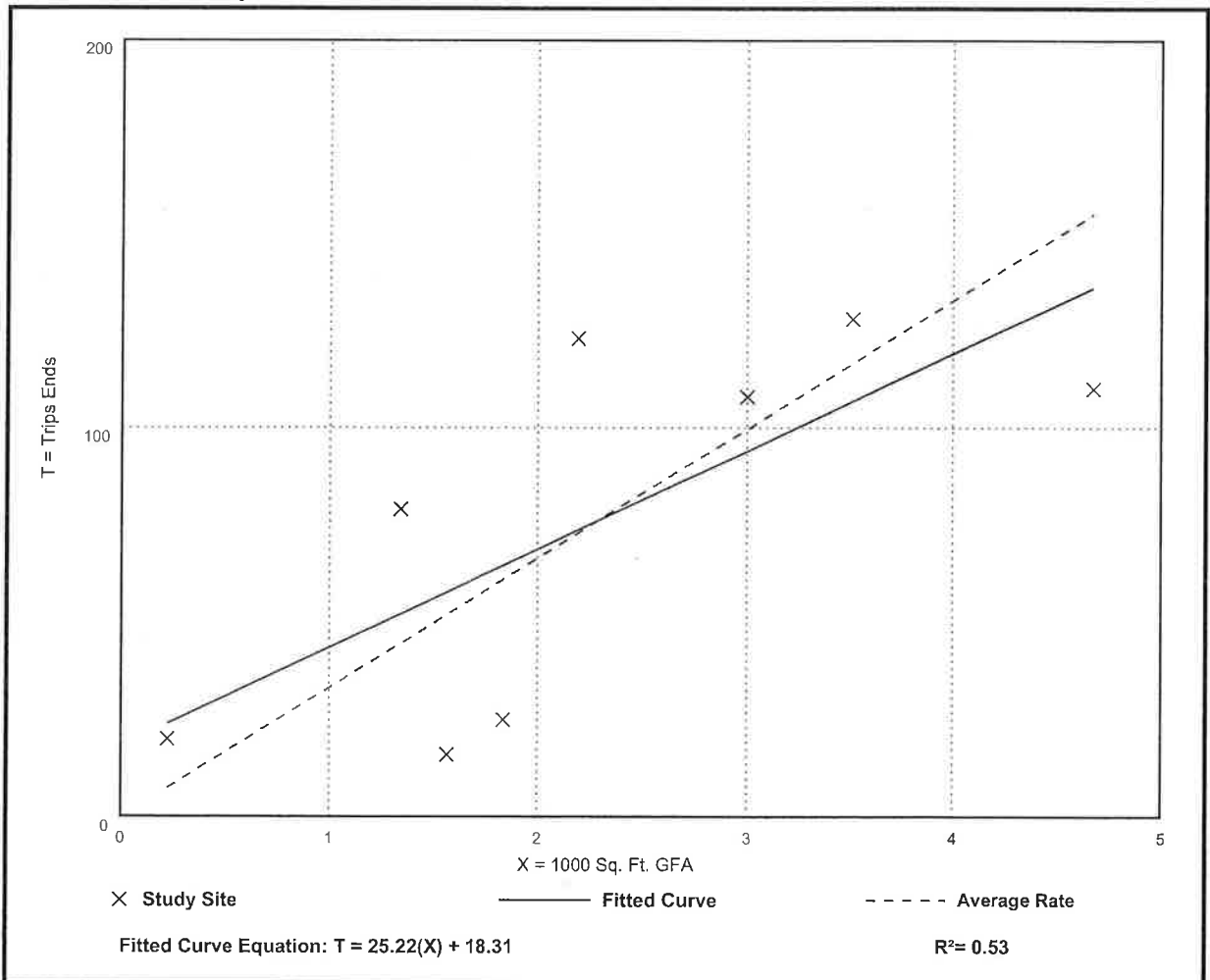
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.21	10.23 - 89.29	17.22

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	912									
Land Use	Drive-In Bank									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	8									
Average Pass-By Rate	29%									
Pass-By Characteristics for Individual Sites										
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips		Total (%)	Adj Street Peak Hour Volume	Source	
					Primary (%)	Diverted (%)				
3.8	Pennsylvania	2005	11	27	—	—	73	—	19	
3.8	Pennsylvania	2005	9	24	—	—	76	—	19	
3.8	Pennsylvania	2005	22	34	—	—	66	—	19	
3.8	Pennsylvania	2005	30	27	—	—	73	—	19	
3.8	Pennsylvania	2005	34	40	—	—	60	—	19	
3.8	Pennsylvania	2005	7	27	—	—	73	—	19	
3.8	Pennsylvania	2005	15	16	—	—	84	—	19	
3.8	Pennsylvania	2005	27	36	—	—	64	—	19	

Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code		912							
Land Use		Drive-In Bank							
Setting		General Urban/Suburban							
Time Period		Weekday PM Peak Period							
# Data Sites		19							
Average Pass-By Rate		35%							
Pass-By Characteristics for Individual Sites									
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips		Total (%)	Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)			
2.7	Washington	2007	—	26	66	8	74	—	11
2.8	Washington	2007	—	21	55	24	79	—	11
3.3	Kentucky	1993	—	48	22	30	52	2570	34
3.4	Kentucky	1993	—	64	22	14	36	2266	34
3.4	Kentucky	1993	75	57	11	32	43	1955	34
3.5	Kentucky	1993	53	47	32	21	53	2785	2
3.6	Washington	2007	—	42	50	8	58	—	11
3.6	Washington	2007	—	29	—	—	71	—	11
3.8	Pennsylvania	2005	56	43	—	—	57	—	19
3.8	Pennsylvania	2005	38	41	—	—	59	—	19
3.8	Pennsylvania	2005	14	24	—	—	76	—	19
3.8	Pennsylvania	2005	63	29	—	—	71	—	19
3.8	Pennsylvania	2005	70	29	—	—	71	—	19
3.8	Pennsylvania	2005	29	27	—	—	73	—	19
3.8	Pennsylvania	2005	41	25	—	—	75	—	19
3.8	Pennsylvania	2005	37	31	—	—	69	—	19
3.8	Pennsylvania	2005	19	29	—	—	71	—	19
3.8	Pennsylvania	2005	34	21	—	—	79	—	19
3.8	Pennsylvania	2005	36	29	—	—	71	—	19

Vehicle Pass-By Rates by Land Use

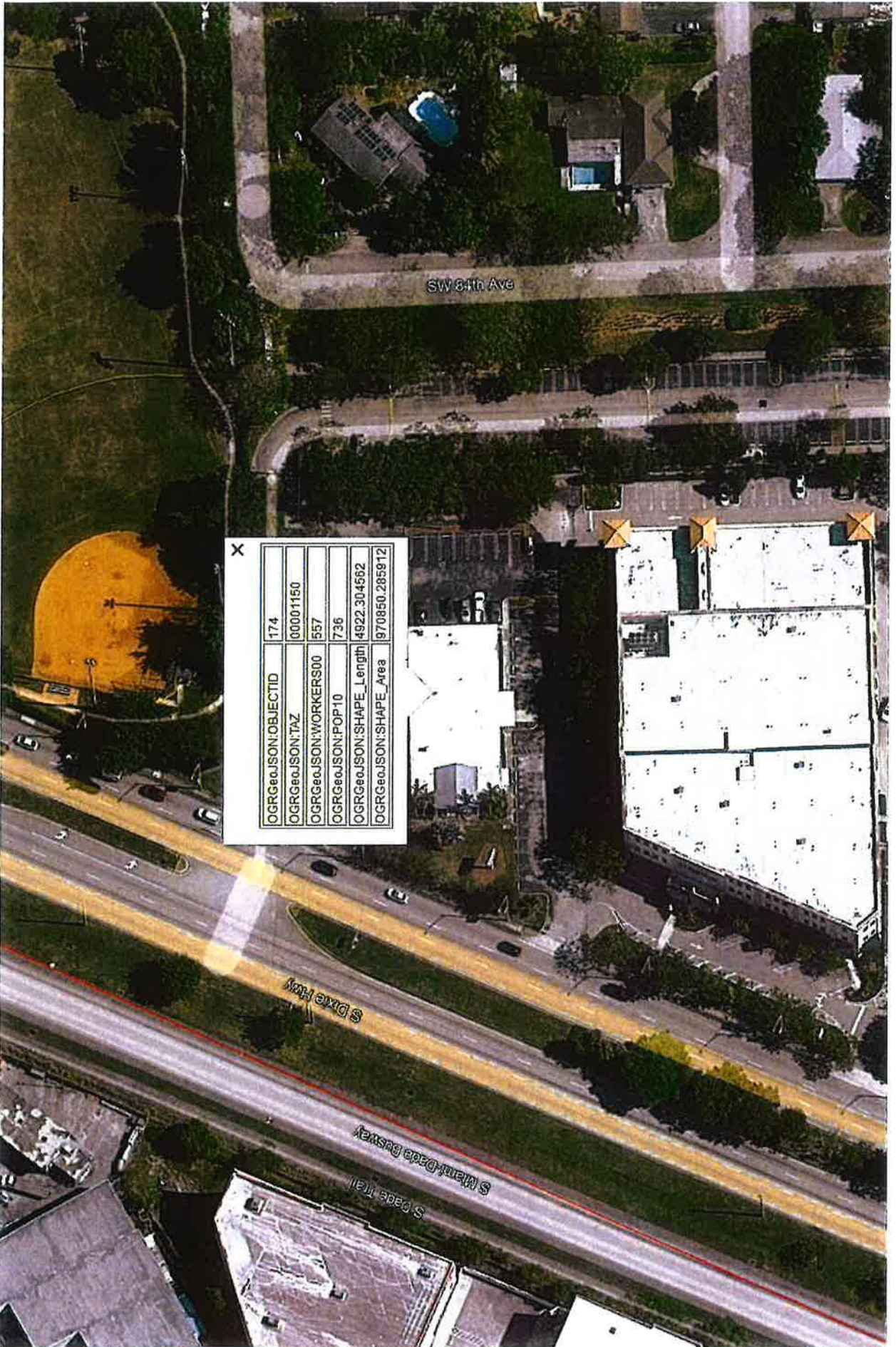
Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	932									
Land Use	High-Turnover (Sit-Down) Restaurant									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12									
Average Pass-By Rate	43%									
Pass-By Characteristics for Individual Sites										
	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips		Total (%)	Adj Street Peak Hour Volume	Source	
GFA (000)					Primary (%)	Diverted (%)				
2.9	Kentucky	1993	41	37	27	36	63	3935	2	
3.1	Kentucky	1993	21	38	29	33	62	2580	2	
4.6	Florida	1992	276	63	—	—	37	—	30	
5	Florida	1992	65	58	—	—	42	—	30	
5.3	Kentucky	1993	24	50	37	13	50	1615	2	
5.7	Florida	1994	308	57	—	—	43	—	30	
5.8	Florida	1992	150	32	—	—	68	—	30	
6.2	Florida	1995	521	46	43	11	54	—	30	
7.1	Indiana	1993	—	23	23	54	77	1565	2	
8	Florida	1995	664	40	39	21	60	—	30	
11	Florida	1996	267	38	43	19	62	—	30	
12	Florida	1996	317	29	51	20	71	—	30	



Appendix C

Traffic Distribution Data



X

OGRGeoJSON:OBJECTID	174
OGRGeoJSON:TAZ	00001150
OGRGeoJSON:WORKERS00	557
OGRGeoJSON:POP-10	736
OGRGeoJSON:SHAPE_Length	4922.304562
OGRGeoJSON:SHAPE_Area	970850.285912

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1145	4045	Trips	2,101	238	161	428	1,820	889	712	974	7,574
1145	4045	Percent	28.7	3.3	2.2	5.9	24.9	12.1	9.7	13.3	
1146	4046	Trips	3,211	310	108	649	2,215	1,268	1,355	1,063	10,809
1146	4046	Percent	31.5	3.1	1.1	6.4	21.8	12.5	13.3	10.5	
1147	4047	Trips	1,086	77	124	78	769	368	355	826	3,928
1147	4047	Percent	29.5	2.1	3.4	2.1	20.9	10.0	9.6	22.4	
1148	4048	Trips	1,633	234	111	257	1,684	887	750	1,540	7,499
1148	4048	Percent	23.0	3.3	1.6	3.6	23.7	12.5	10.6	21.7	
1149	4049	Trips	746	112	34	132	522	348	408	444	2,846
1149	4049	Percent	27.2	4.1	1.3	4.8	19.0	12.7	14.9	16.2	
1150	4050	Trips	1,646	389	90	273	1,600	967	976	1,054	7,298
1150	4050	Percent	23.5	5.6	1.3	3.9	22.9	13.8	14.0	15.1	
1151	4051	Trips	452	77	14	28	200	255	200	336	1,579
1151	4051	Percent	28.9	4.9	0.9	1.8	12.8	16.3	12.8	21.5	
1152	4052	Trips	392	57	1	37	177	212	212	326	1,439
1152	4052	Percent	27.7	4.0	0.1	2.7	12.5	15.0	15.0	23.0	
1153	4053	Trips	333	38	9	67	177	218	184	231	1,314
1153	4053	Percent	26.5	3.1	0.7	5.4	14.1	17.4	14.6	18.4	
1154	4054	Trips	262	48	4	34	129	142	70	210	906
1154	4054	Percent	29.1	5.3	0.5	3.8	14.3	15.9	7.8	23.4	
1155	4055	Trips	582	79	-	59	124	211	249	597	1,941
1155	4055	Percent	30.6	4.1	-	3.1	6.5	11.1	13.1	31.4	
1156	4056	Trips	631	46	-	17	310	406	370	599	2,479
1156	4056	Percent	26.5	2.0	-	0.7	13.0	17.1	15.6	25.2	
1157	4057	Trips	281	12	8	0	91	115	115	240	879
1157	4057	Percent	32.6	1.4	0.9	0.0	10.6	13.3	13.4	27.8	
1158	4058	Trips	205	4	-	6	15	80	55	161	558
1158	4058	Percent	39.0	0.8	-	1.2	2.8	15.2	10.5	30.6	
1159	4059	Trips	468	5	0	0	62	180	210	385	1,318
1159	4059	Percent	35.7	0.4	-	0.0	4.7	13.8	16.0	29.4	
1160	4060	Trips	756	29	0	12	215	249	262	409	1,956
1160	4060	Percent	39.1	1.5	-	0.6	11.1	12.9	13.6	21.2	
1161	4061	Trips	263	12	2	0	66	127	145	266	885
1161	4061	Percent	29.8	1.4	0.2	0.0	7.4	14.5	16.4	30.2	
1162	4062	Trips	1,167	146	19	13	472	627	481	1,293	4,445
1162	4062	Percent	27.7	3.5	0.5	0.3	11.2	14.9	11.4	30.6	
1163	4063	Trips	524	21	-	12	128	378	407	604	2,092
1163	4063	Percent	25.3	1.0	-	0.6	6.2	18.2	19.6	29.1	
1164	4064	Trips	337	14	8	26	143	202	210	375	1,315
1164	4064	Percent	25.6	1.1	0.6	2.0	10.9	15.3	16.0	28.5	
1165	4065	Trips	341	22	-	16	125	164	232	306	1,230
1165	4065	Percent	28.3	1.8	-	1.3	10.4	13.6	19.3	25.4	
1166	4066	Trips	466	29	8	0	92	182	304	380	1,477
1166	4066	Percent	31.9	2.0	0.6	-	6.3	12.5	20.8	26.0	
1167	4067	Trips	528	96	1	22	273	272	401	330	1,971
1167	4067	Percent	27.5	5.0	0.1	1.2	14.2	14.1	20.9	17.2	
1168	4068	Trips	1,148	249	52	100	698	443	809	1,010	4,632
1168	4068	Percent	25.5	5.5	1.2	2.2	15.5	9.8	17.9	22.4	
1169	4069	Trips	411	312	31	96	397	524	342	592	2,792
1169	4069	Percent	15.2	11.5	1.2	3.6	14.7	19.4	12.7	21.9	
1170	4070	Trips	2,521	1,220	162	287	1,640	1,663	1,311	1,241	10,490
1170	4070	Percent	25.1	12.2	1.6	2.9	16.3	16.6	13.1	12.4	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1145	4045	Trips	1,460	126	61	149	1,149	395	412	738	4,696
1145	4045	Percent	32.5	2.8	1.4	3.3	25.6	8.8	9.2	16.4	
1146	4046	Trips	4,034	266	112	653	3,331	1,615	1,877	1,568	14,189
1146	4046	Percent	30.0	2.0	0.8	4.9	24.8	12.0	14.0	11.7	
1147	4047	Trips	1,431	70	69	49	1,028	309	537	943	4,769
1147	4047	Percent	32.3	1.6	1.6	1.1	23.2	7.0	12.1	21.3	
1148	4048	Trips	2,733	286	74	244	2,687	1,127	1,073	2,131	11,082
1148	4048	Percent	26.4	2.8	0.7	2.4	26.0	10.9	10.4	20.6	
1149	4049	Trips	1,195	166	18	121	878	478	575	673	4,289
1149	4049	Percent	29.1	4.0	0.5	3.0	21.4	11.7	14.0	16.4	
1150	4050	Trips	2,755	424	79	275	2,268	1,355	1,381	1,525	10,618
1150	4050	Percent	27.4	4.2	0.8	2.7	22.5	13.5	13.7	15.2	
1151	4051	Trips	602	70	8	36	286	238	252	420	1,968
1151	4051	Percent	31.5	3.7	0.4	1.9	15.0	12.5	13.2	22.0	
1152	4052	Trips	585	35	7	59	223	257	284	271	1,787
1152	4052	Percent	34.0	2.0	0.4	3.4	13.0	14.9	16.5	15.8	
1153	4053	Trips	423	47	4	35	220	249	200	306	1,509
1153	4053	Percent	28.5	3.1	0.3	2.4	14.8	16.8	13.5	20.6	
1154	4054	Trips	354	25	0	27	182	124	118	293	1,162
1154	4054	Percent	31.6	2.2	0.0	2.4	16.3	11.0	10.5	26.1	
1155	4055	Trips	587	66	-	37	189	128	253	597	1,889
1155	4055	Percent	31.6	3.5	-	2.0	10.2	6.9	13.6	32.1	
1156	4056	Trips	757	48	-	16	326	397	402	724	2,802
1156	4056	Percent	28.4	1.8	-	0.6	12.2	14.9	15.1	27.1	
1157	4057	Trips	344	0	0	0	64	89	99	236	831
1157	4057	Percent	41.4	0.0	0.0	0.0	7.7	10.7	11.9	28.4	
1158	4058	Trips	206	0	-	0	20	84	49	147	513
1158	4058	Percent	40.7	-	-	0.0	4.0	16.6	9.6	29.1	
1159	4059	Trips	504	16	4	4	83	191	243	385	1,443
1159	4059	Percent	35.2	1.1	0.3	0.3	5.8	13.4	17.0	26.9	
1160	4060	Trips	1,020	37	0	8	293	328	338	665	2,794
1160	4060	Percent	37.9	1.4	-	0.3	10.9	12.2	12.6	24.7	
1161	4061	Trips	515	5	0	8	116	189	203	411	1,463
1161	4061	Percent	35.6	0.3	-	0.6	8.0	13.1	14.0	28.4	
1162	4062	Trips	1,702	96	23	8	593	807	618	1,684	5,826
1162	4062	Percent	30.8	1.7	0.4	0.2	10.7	14.6	11.2	30.5	
1163	4063	Trips	789	19	-	4	187	375	376	596	2,369
1163	4063	Percent	33.7	0.8	-	0.2	8.0	16.0	16.0	25.4	
1164	4064	Trips	481	14	0	2	164	230	208	429	1,552
1164	4064	Percent	31.5	0.9	-	0.1	10.7	15.0	13.6	28.1	
1165	4065	Trips	574	34	-	8	147	211	261	372	1,666
1165	4065	Percent	35.7	2.1	-	0.5	9.2	13.1	16.3	23.1	
1166	4066	Trips	826	26	0	20	239	428	426	699	2,748
1166	4066	Percent	31.0	1.0	-	0.8	9.0	16.1	16.0	26.2	
1167	4067	Trips	804	126	1	10	449	396	590	561	3,049
1167	4067	Percent	27.4	4.3	0.0	0.4	15.3	13.5	20.1	19.1	
1168	4068	Trips	1,820	342	61	113	1,140	626	846	1,421	6,578
1168	4068	Percent	28.6	5.4	1.0	1.8	17.9	9.8	13.3	22.3	
1169	4069	Trips	646	386	17	130	641	622	414	790	3,719
1169	4069	Percent	17.7	10.6	0.5	3.6	17.6	17.1	11.4	21.7	
1170	4070	Trips	3,731	1,677	152	336	3,017	2,347	1,486	2,131	15,562
1170	4070	Percent	25.1	11.3	1.0	2.3	20.3	15.8	10.0	14.3	



Appendix D

Roadway Capacity Data

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments						Freeway Adjustments					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment						Uninterrupted Flow Highway Adjustments					
Multiply the corresponding directional volumes in this table by 1.2						Lanes Median Exclusive left lanes Adjustment factors					
						1 Divided Yes +5%					
						Multi Undivided Yes -5%					
						Multi Undivided No -25%					
BICYCLE MODE²						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage											
0-49% * 150 390 1,000											
50-84% 110 340 1,000 >1,000						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
85-100% 470 1,000 >1,000 **											
PEDESTRIAN MODE²											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49% * * 140 480											
50-84% * 80 440 800											
85-100% 200 540 880 >1,000											
BUS MODE (Scheduled Fixed Route)³						* Cannot be achieved using table input value defaults.					
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
0-84% > 5 ≥ 4 ≥ 3 ≥ 2											
85-100% > 4 ≥ 3 ≥ 2 ≥ 1						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
						Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					

9894	SW 211 ST	E/O SW 112 AVE FROM US-1 TO HEFT	6	3283	1505	1778	14	1764	0	0	D	EE	D
9896	SW 216 ST/HAINLIN MILL DR	E/O HEFT BET SW 112 AVE-OLD CUTLER RD	4	2628	2464	164	124	40	1	0	D	D	D
9898	SW 216 ST/HAINLIN MILL DR	W/O US 1 TO SW 134 AVE	2	1440	690	750	208	542	0	0	C	D	C
9900	SW 216 ST/HAINLIN MILL DR	W/O SW 134 AVE FROM UDB TO SW 157 AVE	2	1359	560	799	34	765	0	0	C	C	C
9902	SW 216 ST/HAINLIN MILL DR	E/O KROME AVE/SW 177 AVE TO SW 147 AVE	2	1359	437	922	2	920	0	0	C	C	C
9904	SW 220 ST/OLD CUTLER RD	E/O US 1 TO SW 216 ST	2	1197	389	808	29	779	0	0	C	D	C
9906	SW 232 ST	W/O US1 TO UDB	2	1440	592	848	39	809	0	0	C	D	C
9910	SW 232 ST/SILVER PALM DR	W/O SW 137 AVE TO SW 147 AVE	2	1359	401	958	26	932	0	0	C	C	C
9912	SW 232 ST/SILVER PALM DR	E/O KROME AVE/SW 177 AVE TO SW 157 AVE	2	1359	390	969	8	961	0	0	C	C	C
9914	SW 248 ST	E/O SW 127 AVE TO SW 112 AVE/ALLAPATTAH RD	2	1440	817	623	39	584	0	0	C	D	C
9916	SW 248 ST/COCONUT PALM DR	W/O US 1 TO SW 147 AVE	2	1440	605	835	68	767	0	0	C	D	C
9918	SW 248 ST/COCONUT PALM DR	E/O KROME AVE/SW 177 AVE TO SW 157 AVE	2	1359	152	1207	0	1207	0	0	C	C	C
9919	SW 264 ST	W/O SW 147 AVE	2	1359	372	987	8	979	0	0	C	C	C
9920	SW 264 ST/BAUER DR	E/O KROME AVE/SW 177 AVE TO SW 157 AVE	2	1359	364	995	46	949	0	0	C	C	C
9922	SW 268 ST/MOODY DR	W/O SW 127 AVE BET 112-137 AVE	4	3222	1160	2062	52	2010	0	0	C	D	C
9924	SW 268 ST/MOODY DR	W/O SW 142 AVE FROM SW 137 AVE TO US1	4	3222	1021	2201	172	2029	0	0	C	D	C
9926	SW 280 ST/WALDRIN DR	E/O US 1 TO SW 142 AVE	4	2628	603	2025	155	1870	0	0	C	D	C
9928	SW 288 ST/BISCAYNE DR	W/O SW 137 AVE BET HEFT-SW 132 AVE	4	2628	2019	609	50	559	0	0	D	D	D
9930	SW 288 ST/BISCAYNE DR	W/O SW 147 AVE FROM US-1 TO HEFT	4	3222	1747	1475	38	1437	0	0	C	D	C
9932	SW 288 ST/BISCAYNE DR	W/O US-1 TO SW 177 AVE	2	1440	802	638	67	571	0	0	C	D	C
9934	SW 296 ST/AVOCADO DR	E/O US 1 TO SW 147 AVE	2	1440	1295	145	6	139	0	1	C	D	C
9936	SW 296 ST/AVOCADO DR	W/O US 1 TO SW 177 AVE	2	1440	788	652	36	616	0	0	C	D	C
9938	SW 296 ST/AVOCADO DR	E/O SW 197 AVE TO SW 177 AVE	2	1440	231	1209	28	1181	0	0	C	D	C
9940	SW 304 ST/KINGS HWY	E/O US 1 TO SW 152 AVE	2	1197	591	806	35	571	0	0	C	D	D
9942	SW 304 ST/KINGS HWY	W/O US 1 TO SW 177 AVE	2	1197	1192	5	8	-3	1	0	D	D	E
9944	SW 312 ST/CAMPBELL DR	E/O HEFT TO SW 147 AVE	4	3222	2029	1193	11	1182	0	0	C	D	C
9946	SW 312 ST/CAMPBELL DR	E/O SW 167 ST FROM US-1 TO HEFT	4	3222	2072	1150	26	1124	0	0	C	D	C
9948	SW 312 ST/CAMPBELL DR	W/O US-1 FROM SW 172 AVE TO SW 177 AVE	4	3283	1646	1637	21	1616	0	0	D	EE	D
9950	SW 320 ST	E/O US 1 TO SW 192 AVE	2	1197	677	520	2	518	0	0	D	D	D
9952	SW 328 ST	W/O SW 137 AVE TO HEFT	2	1440	483	957	0	957	0	0	C	D	C
9954	SW 328 ST	E/O US 1 TO SW 167 AVE	2	1728	681	1047	4	1043	0	0	C	EE	C
9956	SW 344 ST/PALM DR	W/O SW 137 AVE TO SW 147 AVE	4	1440	479	961	0	961	0	0	C	D	C
9957	SW 344 ST/PALM DR	W/O SW 182 AVE	2	1440	1290	150	8	142	0	1	C	D	C
9958	SW 8 ST/TAMIAMI TRAIL	W/O SW 37 AVE TO SW 42 AVE	4	4560	2494	2066	8	2058	0	0	D	E+50	D
9966	US 1/SOUTH DIXIE HWY	S/O KENDALL DR/SW 88 ST TO SW 104 ST	6	8085	3207	4878	58	4820	0	0	C	E+50	C
9968	US 1/SOUTH DIXIE HWY	SW/O SW 136 ST TO SW 152 ST	6	6468	4359	2109	1	2108	0	0	C	EE	C
9970	US 1/SOUTH DIXIE HWY	SW/O SW 186 ST TO CARIBBEAN BLVD/SW 200 ST	6	6468	3643	2825	31	2794	0	0	C	EE	C
9971	US 1/SOUTH DIXIE HWY	S/O SW 248 ST TO SW 268 ST	0	4296	2146	2150	339	1811	0	0	C	EE	C
9972	US 1/SOUTH DIXIE HWY	NE/O SW 288 ST TO SW 268 ST	4	4296	2490	1806	0	1806	0	0	C	EE	C
9976	W 29 ST	W/O NW 57 AVE BET W 4 AVE-OKEECHOBEE RD	4	2736	1376	1360	0	1360	0	0	D	E	D
9978	W 37 ST/NW 90 ST	W/O NW 57 AVE FROM W 4 AVE TO W 16 AVE	2	1269	727	542	0	542	0	0	D	E	D
9980	WEST DIXIE HWY	S/O NE 192 ST FROM NE 203 ST TO NE 183 ST	2	1903	1036	867	265	602	0	0	D	E+50	E+2
9982	WEST DIXIE HWY	S/O NE 215 ST/COUNTY LINE TO NE 203 ST	2	1522	611	911	57	854	0	0	D	E+20	D
9984	NW 97 Ave	N/O NW 138 St	4	0	396	-396	0	-396			C		C

EE = 120% of LOS E, Extraordinary Transit between Infill Area and Urban Development Boundary
 HE = LOS E, 20 Minutes Headway between Infill Area and Urban Development Boundary
 E+50 = 150% of LOS E, Extraordinary Transit in Infill Area
 E+20 = 120% of LOS E, 20 Minutes Transit Headway in Infill Area
 SUMA = State Urban Minor Arterial between Infill Area and Urban Development Boundary
 CL = Road Classification and No. Lanes; A = Arterial C = Collector; - = Negative Number



May 24, 2023

Stephen R. Olmsted
Planning Director
12645 Pinecrest Parkway
Pinecrest, FL 33156

**RE: Chick-FIL-A Pinecrest Traffic Analysis Comment Response Letter
McMahon Project No. K22B35.01**

Dear Mr. Olmsted:

Please accept this letter as our response to the traffic analysis review comments we received, dated April 27, 2023, for the Chick-FIL-A Pinecrest Traffic Analysis. The comments are repeated below. For your convenience we have prepared our responses in bold italics.

Comment 1: The revised traffic study and previous response comments have been reviewed by the Village's traffic engineering consultant, Calvin Giordano (CHA). Review comments are attached. As noted in response comment 2., and as discussed during our telephone conference on April 12, 2023, "Individual approaches are failing during existing, background, and future total scenarios". Please "analyze and optimize the signal timing to achieve an overall level of service D or better and for the individual approaches for the future total traffic scenario". As recommended by CGA, please "coordinated with Miami-Dade County Traffic Engineering Department to develop a strategy in order to provide modified and acceptable signal timing plans".

Response: This comment is being coordinated with Miami-Dade County Traffic Engineering Department (MDCTED). We met with MDCTED on April 28, 2023.

Comment 2: As discussed during our telephone conference with Calvin Giordano, for all adjoining roadway, please indicate adopted levels of service, existing levels of service, and projected levels of service including traffic projected to be generated by the proposed Chick-Fil-A restaurant.

Response: A table was prepared for two-way, AM and PM peak hour roadway volumes along S. Dixie Highway including existing, background, and total volumes. Levels of services (LOS) are provided for all three (3) conditions in Table 1. The LOS for all three conditions are better than the adopted LOS and the proposed Chick-FIL-A does not cause the roadway LOS deteriorate.

Table 1 - AM and PM Peak Hour Roadway Two-Way Capacity Analysis Summary

Roadway	From	To	Station ⁽¹⁾	Adopted LOS	Capacity ⁽¹⁾	Peak Hour	2021 Volume ⁽²⁾	2021 Peak Season Volume ⁽²⁾	Existing LOS	2024 Volume	Background LOS	Project Trips	2024 Total Traffic	Total LOS	Meets Capacity
S. Dixie Highway	SW 124 Street	SW 128 Street	9968	EE	6,468	AM	4,410	4,631	C	4,701	C	19	4,720	C	Yes
						PM	4,281	4,495	C	4,563	C	0	4,563	C	Yes
	SW 128 Street	SW 130 Street				AM	4,410	4,631	C	4,701	C	33	4,734	C	Yes
						PM	4,281	4,495	C	4,563	C	0	4,563	C	Yes
	SW 130 Street	Access Connection				AM	4,410	4,631	C	4,701	C	37	4,738	C	Yes
						PM	4,281	4,495	C	4,563	C	0	4,563	C	Yes
	Access Connection	SW 132 Street				AM	4,410	4,631	C	4,701	C	52	4,753	C	Yes
						PM	4,281	4,495	C	4,563	C	-1	4,562	C	Yes
	SW 132 Street	SR 973				AM	4,410	4,631	C	4,701	C	40	4,741	C	Yes
						PM	4,281	4,495	C	4,563	C	-1	4,562	C	Yes
	SR 973	SW 136 Street				AM	4,410	4,631	C	4,701	C	29	4,730	C	Yes
						PM	4,281	4,495	C	4,563	C	0	4,563	C	Yes

(1) Station/Capacity based on Miami-Dade County Traffic Stations concurrency worksheet. No Station is provided the study segment; therefore, the closest available station was used (US 1 from SW 136 Street to SW 152 Street).

(2) 2021 volumes based on FDOT's Florida Traffic Online Synopsis Report for station 87-0014. AM and PM peak hour volumes were averaged between three days of data and based on highest hourly volumes between 7 AM - 9 AM and 4 PM - 6 PM, respectively. A Seasonal Factor of 1.05 was applied to the volumes based on the 2021 FDOT Peak Season Factor Category Report.

Please contact me with any questions.

Sincerely,



Veronica A. Altuve, P.E.
Senior Project Manager

VAA/cec



**VILLAGE OF PINECREST
DEVELOPMENT REVIEW COMMENTS**

Discipline: Traffic Engineering
Reviewed by: Diana White, PE / Salman Rathore, PE
Review Date: 03/27/2023
Phone: (954) 921-7781
Fax: (954) 921-8807
Application: Site Development Plan
Project Name: Chik-fil-A Pinecrest Traffic Analysis (Methodology Review for Pre & Post Traffic Study)
CGA Project Number: 227519.2

Comments Based on Response to Methodology prepared by McMahon dated 02/08/2023

No comments
 Comments as follows or attached
 Approved with Comments

The provided traffic study methodology prepared by McMahon & Associates, dated February 8, 2023, for the pre and post traffic conditions along the existing alley east of the proposed Chick Fil-A overall analysis are acceptable to this office with the following 2 exceptions.

1. 72-hour counts must be collected during a regular week from Thursday to Saturday for the pre- and post-conditions; instead of the proposed 24-hour counts.
2. The 72-hour counts will assist in defining the day (during a regular week) when the Origin Destination Study for the post conditions should be completed. (AM, MID and PM peak)

Diana White Digitally signed
by Diana White
Date: 2023.03.27
21:40:47 -04'00'

Date: March 27, 2023

*Diana White, P.E
Director of Transportation & Mobility Department, Inc
Calvin Giordano & Associates*



**VILLAGE OF PINECREST
DEVELOPMENT REVIEW COMMENTS**

Discipline: Traffic Engineering
Reviewed by: Diana White, PE / Salman Rathore, PE
Review Date: 03/21/2023
Phone: (954) 921-7781
Fax: (954) 921-8807
Application: Site Development Plan
Project Name: Chik-fil-A Pinecrest Traffic Analysis (2nd Review)
CGA Project Number: 227519

Comments Based on Response to Comments dated 02/08/2023 and Revised Traffic Impact Study dated 02/22/2023.

No comments
 Comments as follows or attached
 Approved

The overall analysis and results of the traffic study are satisfactory; however, the agreements made below as part of comments and response to comments should be made part of the approval conditions before a final determination on the project approval is made.

1. Pg. 2 / Table 1 – The LU 933 (Fast-Food Restaurant without Drive-Through Window) is different from LU 932 (High-Turnover Sit-Down Restaurant) in characteristics. Hence, pass-by percentages obtained for LU Code 932 should not be applied for LU 933. Update Table-1 by removing pass-by trip credits and update corresponding portions of the report accordingly.

McMahon response dated 02/08/2023 - *The pass-by for a high-turnover sit-down restaurant was used because ITE does not provide pass-by for a fast-food restaurant without drive-through service. Although the pass-by percentage used is appropriate for a fast-food restaurant without a drive-through service, it was agreed during our meeting on January 10, 2023, that half of percentage from the sit-down restaurant would be allowed to be used for pass-by. The daily, AM and PM peak hour pass-by percentage will be reduced from 43 to 22 percent.*

CGA Response – Satisfied.

2. Pg. 3 / Significance Analysis – Include relevant excerpts from the Village Code establishing the significance test. In case there is none, then define area of influence based on the project trips and include relevant intersections/segments for analysis for the build year.

McMahon response dated 02/08/2023 - It is understood that that the Village of Pinecrest's Code of Ordinances does not define an impact significance level, but the significance analysis used showed that the impacts of the proposed development are less than one-half percent of percent of roadway capacity. Although the impacts of the proposed development are insignificant, it was agreed during our meeting on January 10, 2023, that capacity analysis for the signalized intersections of US 1 at SW 128 Street and US 1 at SW 132 Street will be performed during both the AM and PM peak hours.

CGA Response – Satisfied. However, as shown in the analysis for the signalized intersections, individual approaches are failing during existing, background and future total scenarios. It is recommended to Analyze and optimize the signal timings to achieve an overall level of service (D) or better and for the individual approaches for the future total traffic scenario. Applicant should coordinate with Miami Dade County Traffic Engineering Department and the Village of Pinecrest to develop a strategy in order to provide modified and acceptable signal timing plans.

- Pg. 2 / Project Access – Regardless of the significance analysis results, as per engineering judgment minimum project accesses along S. Dixie Highway should be analyzed for acceptable levels of service (Build Year). Please collect AM and PM Peak TMCs during weekdays when schools are in session to be used in the analysis.

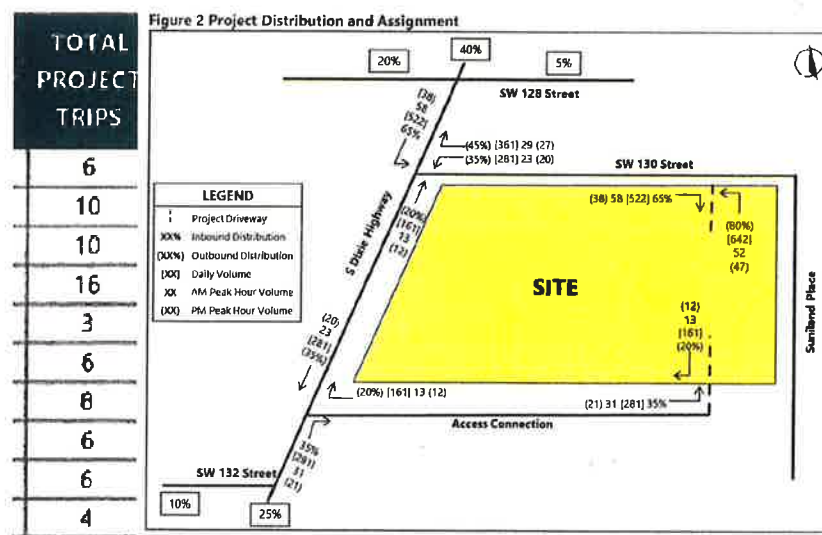
Project Access

Access to the site will be provided via one (1) existing full access driveway to SW 130 Street and one (1) existing full access driveway to the Access Connection between the existing bank and the Baptist Health Center. SW 130 Street and the Access Connection provide direct access to S Dixie Highway.

McMahon response dated 02/08/2023 - It was agreed during our meeting on January 10, 2023, that capacity analysis for the signalized intersections of US 1 at SW 128 Street and US 1 at SW 132 Street will be performed during both the AM and PM peak hours.

CGA comments dated 03/16/2023 – Satisfied.

- Pg. 4 / Tables 3 & 4 – The total project trips assigned on S. Dixie Highway near project vicinity as shown in Tables 3 and 4 should match with the project trips shown on Figure 2. Please update for consistency.



McMahon response dated 02/08/2023 - The volumes shown in Figure 2 are driveway volumes and do not include pass-by reductions. The volumes in Figure 2 are consistent with the number of trips shown in Table 1 under the Total Volumes columns. The trips shown in Tables 3 & 4 reflect the trip generation with

pass-by reductions or net-new trips. The revised report will be updated to account for the lower pass-by trips reduction.

CGA Response – Satisfied.

5. Revised report after submission will be reviewed for further review.

McMahon response dated 02/08/2023 - Revised report after submission will be reviewed for further review.

CGA Response: – Satisfied.

6. Please be advised that after further discussions with the Village, there are some concerns regarding cut through traffic that could potentially access the project site from SW 132nd Street. Further analyses may be required after the site is fully operational.

McMahon response dated 02/08/2023 - During our meeting on January 26, 2023, it was agreed to perform an analysis for existing conditions and six (6) months after opening of the Chick-fil-A. The proposed methodology is as follows and graphically depicted in Figure 1:

- Collect 24-hour bi-directional machine counts for pre and post conditions on the alley road between SW 130 Street and SW 132 Street.
- Collect 24-hour bi-directional machine counts for pre and post conditions on SW 132 Street between the alley road and SW 84 Avenue.
- Origin-Destination (O-D) study for post condition only during one (1) weekday AM (7-9), Midday (11 am-1 pm) and pm (4-6) peak periods. The OD study will consist of license plate recognition to determine the number of vehicles TO and FROM the Chick-Fil-A that are using the intersection of SW 132 Street at alley road.

CGA Response – This item was not reviewed as there is an additional service agreement provided for this item.

Date: March 21, 2023

Diana White, P.E
Director of Transportation & Mobility Department, Inc
Calvin Giordano & Associates



February 8, 2023

Diana White, P.E.
Director of Transportation & Mobility Department
Calvin Giordano & Associates, Inc.
1800 Eller Drive, #600
Fort Lauderdale, FL 33316

RE: **Pinecrest Chick-fil-A Traffic Analysis – Comment Responses
McMahon Project No. K22B35.01**

Dear Ms. White:

McMahon, a Bowman Company (McMahon) is pleased to provide the responses to the traffic study comments by Calvin Giordano dated December 27, 2027. The responses also include agreements based on discussions during our meetings on January 10, 2023 and January 26, 2023.

TRAFFIC STUDY REVIEW COMMENTS

Comment 1: Pg. 2 / Table 1 – The LU 933 (Fast-Food Restaurant without Drive-Through Window) is different from LU 932 (High-Turnover Sit-Down Restaurant) in characteristics. Hence, pass-by percentages obtained for LU Code 932 should not be applied for LU 933. Update Table-1 by removing pass-by trip credits and update corresponding portions of the report accordingly.

Response: The pass-by for a high-turnover sit-down restaurant was used because ITE does not provide pass-by for a fast-food restaurant without drive-through service. Although the pass-by percentage used is appropriate for a fast-food restaurant without a drive-through service, it was agreed during our meeting on January 10, 2023, that half of percentage from the sit-down restaurant would be allowed to be used for pass-by. The daily, AM and PM peak hour pass-by percentage will be reduced from 43 to 22 percent.

Comment 2: Pg. 3 / Significance Analysis – Include relevant excerpts from the Village Code establishing the significance test. In case there is none, then define area of influence based on the project trips and include relevant intersections/segments for analysis for the build year.

Response: It is understood that that the Village of Pinecrest’s Code of Ordinances does not define an impact significance level, but the significance analysis used showed that the impacts of the proposed development are less than one-half percent of percent of roadway capacity. Although the impacts of the proposed development are insignificant, it was agreed during our meeting on January 10, 2023, that capacity analysis for the signalized intersections of US 1 at SW 128 Street and US 1 at SW 132 Street will be performed during both the AM and PM peak hours.

Comment 3: Pg. 2 / Project Access – Regardless of the significance analysis results, as per engineering judgment minimum project accesses along S. Dixie Highway should be analyzed for acceptable levels of service (Build Year). Please collect AM and PM Peak TMCs during weekdays when schools are in session to be used in the analysis.

Response: It was agreed during our meeting on January 10, 2023, that capacity analysis for the signalized intersections of US 1 at SW 128 Street and US 1 at SW 132 Street will be performed during both the AM and PM peak hours.

Comment 4: Pg. 4 / Tables 3 & 4 – The total project trips assigned on S. Dixie Highway near project vicinity as shown in Tables 3 and 4 should match with the project trips shown on Figure 2. Please update for consistency.

Response: The volumes shown in Figure 2 are driveway volumes and do not include pass-by reductions. The volumes in Figure 2 are consistent with the number of trips shown in Table 1 under the Total Volumes columns. The trips shown in Tables 3 & 4 reflect the trip generation with pass-by reductions or net-new trips. The revised report will be updated to account for the lower pass-by trips reduction.

Comment 5: Revised report after submission will be reviewed for further review.

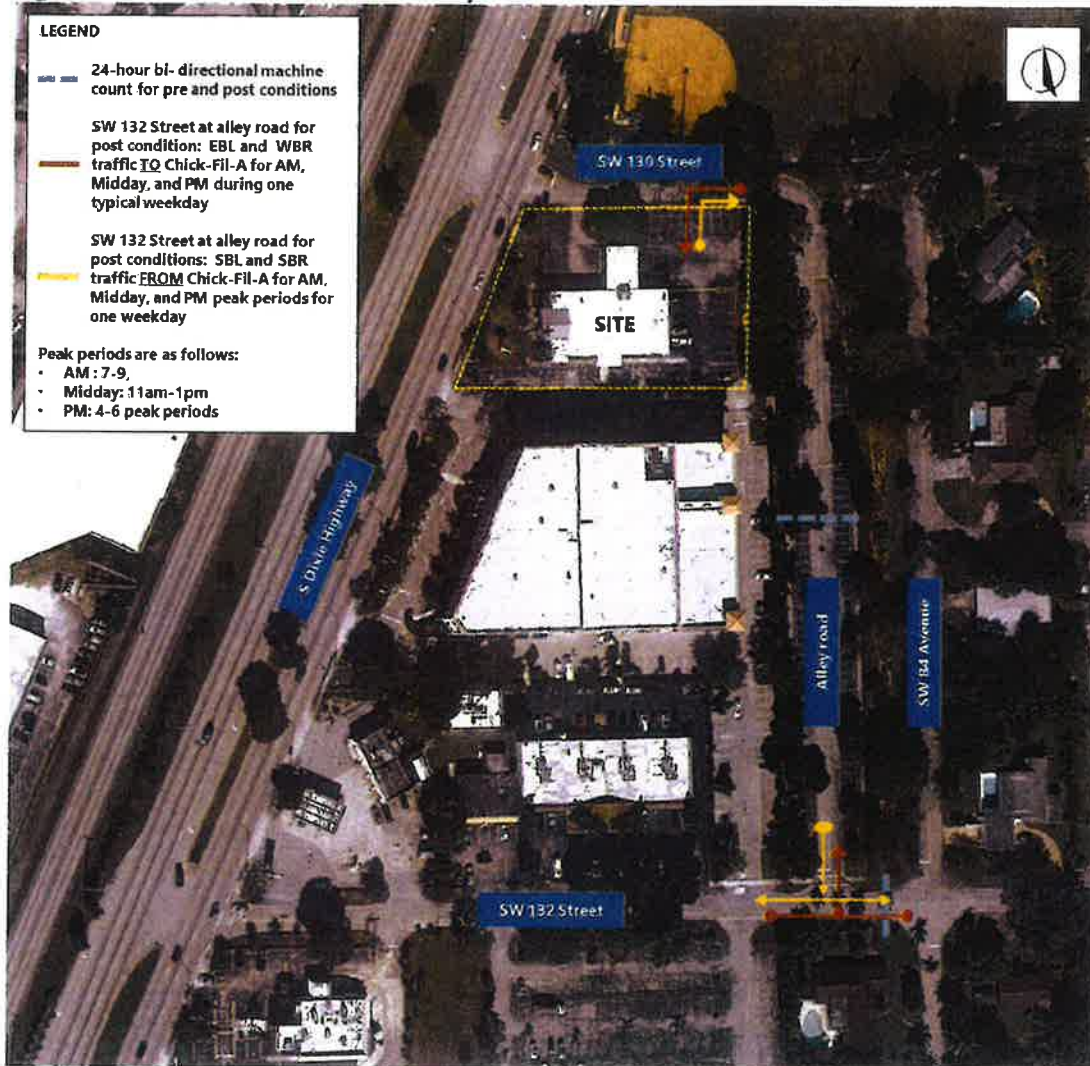
Response: Acknowledged.

Comment 6: Please be advised that after further discussions with the Village, there are some concerns regarding cut through traffic that could potentially access the project site from SW 132nd Street. Further analyses may be required after the site is fully operational.

Response: During our meeting on January 26, 2023, it was agreed to perform an analysis for existing conditions and six (6) months after opening of the Chick-fil-A. The proposed methodology is as follows and graphically depicted in Figure 1:

- Collect 24-hour bi-directional machine counts for pre and post conditions on the alley road between SW 130 Street and SW 132 Street.
- Collect 24-hour bi-directional machine counts for pre and post conditions on SW 132 Street between the alley road and SW 84 Avenue.
- Origin-Destination (O-D) study for post condition only during one (1) weekday AM (7-9), Midday (11 am-1 pm) and pm (4-6) peak periods. The OD study will consist of license plate recognition to determine the number of vehicles TO and FROM the Chick-Fil-A that are using the intersection of SW 132 Street at alley road.

Figure 1 – Pre and Post Chick-Fil-A Analysis



Should you have any questions, please do not hesitate to contact me.

Sincerely,

Veronica A. Altuve, P.E.
Senior Project Manager

VAA/cec

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REF: 15955M2580

DECLARATION OF RESTRICTIVE COVENANTS
IN LIEU OF UNITY OF TITLE

COMMERCIAL BANK OF FLORIDA, a state banking corporation, hereinafter "Owner" hereby makes, declares and imposes on the land herein described, the easements and covenants running with the title to the land, which shall be binding on the Owner, the heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, Owner holds the fee simple title to the land in Dade County, Florida, described as Parcel "A-1" and Parcel "B" in Exhibit "A" attached hereto and made a part hereof, hereinafter called "The Property";

WHEREAS, the Property is subject to: (i) Unity of title recorded on March 29, 1966 in Official Records Book 4997, Page 744 of the Public Records of Dade County, Florida and (ii) Unity of title filed May 9, 1968 in Official Records Book 5937, Page 121 of the Public Records of Dade County, Florida (the "Unities of Title");

WHEREAS, Owner may wish to convey portions of The Property from time to time, and desires that the Unities of Title be released;

WHEREAS, this instrument is being executed in order to assure that the development of The Property will not violate the Zoning Code of Metropolitan Dade County and for the express purpose of inducing the Director of the Building and Zoning Department to release the Unities of Title;

NOW THEREFORE, in consideration of the premises, Owner hereby agrees as follows:

1. The Property will be developed in substantial conformity with the site plan more particularly described as follows: Site Plan entitled "Computer Express" Sheet A1, dated May 20, 1993, prepared by Trelles Architects. No modification shall be effected in said site plan without the written consent of the then owner(s) of the portion of the property for which modification is sought, and the Director of the Building and Zoning Department; provided the Director finds that the modification conforms with the standards established in Sec. 257 Code of Metropolitan Dade County, and provided further, that should the Director withhold such approval, the then owner(s) of the portion of the property for which modification is sought shall be permitted to seek such modification by application to modify the plan or covenant at public hearing before the Zoning Appeals Board or Board of County Commissioners of Metropolitan Dade County, Florida (whichever by law has jurisdiction over such matter).

PREPARED BY:
William C. Arnholz, Esq.
Valdes-Fauli, Cobb, Bischoff & Kries, P.A.
2 South Biscayne Boulevard., Suite 3400
Miami, Florida 33131

93K306099 1993 JUN 21 09:46

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#6

June 21, 1993
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Charles Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

15955pc2581

2. In the event of multiple ownership subsequent to said site plan approval, each of the subsequent owners, mortgagees and other parties in interest shall be bound by the terms, provisions and conditions of this instrument. Owner further agrees that it will not convey portions of The Property to such other parties unless and until the Owner and such other party or parties shall have executed and mutually delivered in recordable form, an instrument to be known as an "Easement and Operating Agreement" which shall contain, among other things:

- (i) easements in the common area of each parcel for ingress to and egress from other parcels;
- (ii) easements in the common area of each parcel for the passage and parking of vehicles;
- (iii) easements in the common area of each parcel for the passage and accommodation of pedestrians;
- (iv) easements for access roads across the common area of each parcel and private roadways;
- (v) easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;
- (vi) easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;
- (vii) easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;
- (viii) easements on each parcel for attachment of building;
- (ix) easements on each such parcel for building overhangs, other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by the way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;
- (x) appropriate reservation of rights to grant easements to utility companies;
- (xi) appropriate reservation of rights to dedicate road rights-of-way and curb cuts;

June 21, 1993
DATE MICROFILMEDCOURTHOUSE TOWER
LOCATIONCharles Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

RE: 15955P2582

- (xii) easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and
- (xiii) appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways,

The easement provisions, or portions thereof, may be waived by the Director of the Building and Zoning Department, if they are not applicable to the subject application.

When executed, the Easement and Operating Agreement shall not be amended without the prior written approval of the Office of the County Attorney of Dade County. Such Easement and Operating Agreement may contain such other provisions with respect to the operation, maintenance and development of The Property as to which the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

3. The provisions of this instrument shall become effective upon their recordation in the public records of Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners and the Director of the Building and Zoning Department, acting for and on behalf of Dade County, Florida, upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the property for the purposes herein intended.

4. The provisions of this instrument may be amended, added to, derogated, deleted, modified, or changed from time to time as provided herein. Should this Declaration of Restrictive Covenants be so modified, amended, or released, the Director of Metropolitan Dade County Building and Zoning Department, or his successor, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

5. Enforcement shall be by action at law or in equity against any parties or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The prevailing party to the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

6. Invalidation of any of these covenants by judgement or Court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

1595512583

SIGNED, sealed, executed and acknowledged on this 14th day of June A.D., 1993.

IN WITNESS WHEREOF, COMMERCIAL BANK OF FLORIDA has caused these presents to be signed in its name by its proper officials, and its corporate seal to be affixed.

COMMERCIAL BANK OF FLORIDA

Attest: Joseph Kertis, Jr.
Joseph Kertis, Jr.
Senior Vice President

By: Jack J. Partagas (SEAL)
Jack J. Partagas, President

Address: 1550 S.W. 57th Avenue,
Miami, Florida 33144

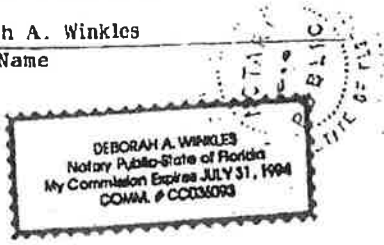
STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, on this 14th day of June, 1993, appeared Jack J. Partagas and Joseph Kertis, Jr., both who did not take an oath and both being personally known to me and known by me to be the President and Vice President, respectively, of Commercial Bank of Florida, a Florida banking corporation. Said Corporation is known by me to be the person described in and which executed the foregoing instrument and the said officers of the said Corporation being likewise known by me to be the officers thereof who, in their official capacities as such officers of said Corporation, executed, signed and delivered the said instrument as the act and deed of said Corporation, and the said officers of said Corporation then and there severally acknowledged to and before me that they executed the said instrument, acting in their said official capacities, for and as the act and deed of the said Corporation and in its name, and impressed thereon its Corporate Seal, for the uses and purposes therein mentioned, after being thereunto by the said Corporation duly authorized and directed.

Deborah A. Winkles
Notary Public in and for the
State of Florida at Large

Deborah A. Winkles
Print Name

My Commission expires:
7/31/94
FVWCA/DRC



#E15955P2584

EXHIBIT "A" TO DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A-1

As a Point of Beginning, begin at the Northeast corner of the SE1/4 of the NW1/4 of the SW1/4 of Section 15, township 55 South, Range 40 East; thence run due South along the East boundary of the SE1/4 of the NW1/4 of the SW1/4 for a distance of 225.00 feet; thence at right angles run due West to the intersection of the right-of-way of State Highway No. 5; thence run Northeasterly along said right-of-way of State Highway No. 5 to the intersection of the North boundary line of the SE1/4 of the NW1/4 of the SW1/4; thence run due East along said boundary line to the Point of Beginning; less the East 140.00 feet thereof, and less the North 25 feet thereof; less, the area bounded by the South line of the North 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by the Easterly right of way line of State Highway No. 5 (US No. 1) and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines; and less the area bounded by the South line of the North 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by the West line of the East 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines; thereof; all lying, being and situate in Dade County, Florida.

and

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA. RECORDED VERIFIED HARVEY REVIN CLERK CIRCUIT COURT

PARCEL B

The SE1/4 of the NW1/4 of the SW1/4, lying East of State Road 4-A in Section 15, Township 55 South, Range 40 East, Dade County, Florida, LESS the South 209 (S 209') feet, LESS the East 140 (E 140') feet, LESS: As a point of beginning, begin at the Northeast corner of the SE1/4 of the NW1/4 of the SW1/4 of Section 15, Township 55 South, Range 40 East; thence run due South along the East boundary of the SE1/4 of the NW1/4 of the SW1/4 for a distance of 225.00 feet; thence at right angles run due West to the intersection of the right-of-way of State Highway No. 5; thence run North-easterly along said right-of-way of State Highway No. 5 to the intersection of the North boundary line of the SE1/4 of the NW1/4 of the SW1/4; thence run due East along said boundary line to the point of beginning.

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AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.
Jul. 9, 1993 DATE MICROFILMED COURTHOUSE TOWER LOCATION *Crete Charles* CAMERA OPERATOR
 DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 1597703441

EASEMENT AND OPERATING AGREEMENT

This Agreement (the "Agreement") is entered into this 25th day of June, 1993, by and between COMMERCIAL BANK OF FLORIDA, a state chartered banking corporation ("CBF") and MICRORETAILING, INC., a Florida corporation ("Micro").

PRELIMINARY STATEMENT

A. CBF and Micro desire to maintain and have non-exclusive parking easements over certain parking spaces that straddle a portion of the boundary line between the parcel of land owned by CBF legally described on Exhibit "A" attached hereto and made a part hereof ("CBF Parcel") and the parcel of land owned by Micro legally described on Exhibit "B" attached hereto and made a part hereof ("Micro Parcel").

B. The CBF Parcel and the Micro Parcel are subject to that certain agreement entitled "Declaration of Restrictive Covenants in Lieu of Unity of Title" recorded under Clerk's file number 93R-306099 in the Public Records of Dade County, Florida.

C. Micro desires to have a non-exclusive easement over and across a portion of the CBF Parcel in order to provide for vehicular ingress and egress between U.S Highway 1 and the portion of the Micro Property located to the East of the building currently existing on the Micro Parcel.

D. CBF desires that the uses of and the improvements to the Micro Parcel be restricted in certain respects.

TERMS

DOCSTPDEE 0.60 SURTX 0.45
 HARVEY RUVIN, CLERK DADE COUNTY, FL

NOW THEREFORE, for Ten (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, and in consideration of the premises contained herein, the parties agree as follows:

1. Easements.

(a) U.S. 1 Easement. CBF, as owner of the CBF Parcel, does hereby grant to Micro, its representatives, agents, employees, customers and invitees, a nonexclusive easement for vehicular traffic over and across the driveway area of the CBF Parcel described on Exhibit "C" as the "U.S. 1 Easement." The U.S. 1 Easement shall only be used by Micro for the purpose of ingress and egress from U.S. Highway 1 to the Eastern portion of the Micro Parcel and to the Parking Easement.

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Jul. 9, 1993
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Crete Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 15977PC3442

(i) Upon written notice from Micro that Micro has executed a contract for sale, or lease (including options, exceeding five years), of the Property with a buyer/ lessee willing to assume the rights and obligations attendant to the U.S. 1 Easement, CBF, Micro and the buyer/lessee shall negotiate in good faith to record an instrument extending the benefits of the U.S. 1 Easement and the Parking Easement (defined below) to such buyer/lessee upon the closing of the purchase and sale/lease. CBF shall have the right, subject to the use of its reasonable discretion, to reject any extension of the U.S. 1 and Parking Easement rights to any buyer/lessee whose proposed use of the Property would be: (i) on a manner less than that befitting a first-class establishment situated along U.S. Highway 1 or (ii) disruptive to CBF's operation of its banking facility on the CBF Parcel. CBF may reject any proposed use in violation of applicable zoning law or the restrictive covenant set forth in paragraph 2 hereof, if still in effect.

(b) Alley Easement. (i) CBF, as owner of the CBF Parcel, does hereby grant to Micro, its representatives, agents, employees, customers and invitees, a permanent non-exclusive easement for vehicular traffic over and across a twenty foot alley running through the CBF Parcel from Southwest 130th Street to the Micro Parcel (the "Alley Easement"); provided however, that CBF expressly reserves the right to unilaterally relocate the Alley Easement, at any time and more than one time (without the consent of Micro if, after relocation, the Alley Easement continues to provide ingress and egress from Southwest 130th Street), by recording an amendment to this Agreement in the public records of Dade County, Florida. The current location of the Alley Easement is set forth on Exhibit "C" attached hereto and made a part hereof.

(ii) CBF shall use best efforts to minimize any interference with the business of Micro in the event of relocation of the Alley Easement, both with respect to the site plan of the easement and during the actual physical relocation of the easement.

(iii) CBF shall give Micro thirty (30) days prior written notice before recording any amendment to the Alley Easement; although such notice shall not be deemed to require Micro's consent to such amendment.

(iv) The Alley Easement shall only be used by Micro for the purpose of ingress and egress from Southwest 130th Street to the Eastern portion of the Micro Parcel. The U.S. 1 Easement and the Alley Easement are referred to herein collectively as the "Driveway Easement."

(c) Parking Easement. CBF, as owner of the CBF Parcel, does hereby grant to Micro (and any buyer/lessee approved under paragraph 1(a)(ii) above), its representatives, agents, employees, customers and invitees, a nonexclusive easement for vehicular parking and pedestrian traffic over the area of the CBF Parcel described on Exhibit "C" as the "Parking Easement." Micro, as

Jul 9 1993
DATE MICROFILMED

COURTHOUSE TOWER

LOCATION

Crete Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 15977PG3443

owner of the Micro Parcel, does hereby grant unto CBF, its successors, assigns, representatives, agents, employees, customers and invitees, a nonexclusive easement for vehicular parking and pedestrian traffic over the area of the Micro Parcel described on Exhibit "C" as the "Parking Easement."

(d) Miscellaneous Matters Relating to the Driveway Easement and the Parking Easement.

(i) There shall be no stopping, standing, parking, loading or unloading of vehicles by, at the request of or on behalf of Micro within the Alley Easement or U.S. 1 Easement. There shall be no loading or unloading of vehicles by, or at the request of Micro or CBF within the Parking Easement. CBF expressly reserves the right to control and direct the flow and direction of all traffic over the Driveway Easement.

(ii) CBF and Micro shall maintain the parking areas, roads, walkways, entrance and exit facilities and all such areas which are subject to the Driveway Easement and the Parking Easement in accordance with the site plan set forth on Exhibit "C". Micro agrees that in connection with the construction of any parking areas, roads or walkways on the Micro Parcel, that all such parking areas, roads or walkways shall have a compatible grade where such parking areas, roads or walkways adjoin the CBF Parcel in order to facilitate a smooth flow of traffic across the foregoing easements.

(iii) Any and all construction, grading and improvements performed by either CBF or Micro on their respective Parcels shall be constructed in such manner in order to prevent any excess drainage onto each other's Parcel that would interfere with the use or maintenance thereof.

(iv) So long as any easement in favor of one party shall remain in force and effect, the other party and its successors and permitted assigns shall not construct or maintain or permit to be constructed or maintained any barrier, curb, fence, or other temporary or permanent structure or improvements which would eliminate or materially adversely affect the use and enjoyment of such easement.

(v) Each party shall maintain the areas subject to the easements and located on that party's respective Parcel in a clean, safe and good condition.

2. Declaration of Restrictive Covenants.

(a) Micro declares and covenants on its own behalf and on behalf of its successors and assigns (as defined in paragraph 2(e) below) that so long as the CBF parcel is continuously and uninterruptedly used (with no more than a 90-day pause in operations) to conduct a financial institution business (whether by CBF or its successors), no banking, lending, deposit taking and/or

Jul 9 1993
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Orville Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. 15977PC3444
REC.

other financial institution business (including ATM machines) shall be conducted on the Micro Parcel;

(b) Micro declares and covenants on its own behalf and on behalf of its successors and assigns (as defined in paragraph 2(e) below) that, only for so long as CBF is the owner of the CBF Parcel and is under its current ownership, the following businesses and/or activities shall not be permitted on the Micro Parcel: (i) arcade type amusement center (including carnival rides) which causes loud or offensive noises to the street; (ii) automobile and/or light truck (new or used) sales or rental from an open-air lot (iii) automobile service stations of any type; (iv) automobile self-service gas stations of any type; (v) automobile storage within a building; (vi) automobile repairs and/or sale of automobile tires, batteries and other accessories (other than a national auto parts sales franchise, such as ROSE Auto or NAPA, where no repairs are made on the premises); (vii) automobile washing or waxing; (viii) billiard and/or pool room other than a sophisticated, family oriented establishment; (ix) bowling alleys; (x) convention hall; (xi) martial arts hall or academy occupying more than 10% of the total aggregate square footage of all structures on the Micro Parcel; (xii) dry cleaning establishment; (xiii) bath or massage parlor; (xiv) service of lawnmowers and other yard equipment; (xv) mortuary or funeral home; (xvi) motorcycle sales and repair; (xvii) open air theater; (xviii) package or liquor store; (xix) private club, not in the nature of a health club, formed solely for the purpose of dining, dancing and/or evening entertainment; (xx) pub or bar or any establishment whose principal business is serving or selling alcoholic beverages; (xxi) skating rink; (xxii) telegraph station; and (xxiii) theaters for live stage production or motion pictures.

(c) Micro declares and covenants on its own behalf and on behalf of its successors and assigns (as defined in paragraph 2(e) below) that, for so long as CBF is the owner of any part of CBF Parcel, all structures, signs, or any other improvements on the Micro Parcel shall be located: (i) at least 72.41 feet from the West property line of the Micro Parcel which runs parallel to U.S. Highway 1; and (ii) at least 17.08 feet from the South property line of the CBF Parcel. Notwithstanding the foregoing, no fences, structures, buildings, trees, shrubs or other objects, whether temporary or permanent, shall be placed on the Micro Parcel that would in any way block the view of any part of the CBF Parcel, and any signs on structures thereon, from U.S. Highway 1.

(d) CBF declares and covenants on its own behalf and on behalf of its successors and assigns (as defined in paragraph 2(e) below) that, for so long as the Micro Parcel is continuously and uninterruptedly used (with no more than a 90-day pause in operations) for the sale of computer products, either retail or wholesale, the CBF Parcel shall not be used for the sale of computer products, either retail or wholesale.

Jul 9 1993
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COURTHOUSE TOWER
LOCATION

Orville Charles
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DEPUTY CLERK, CIRCUIT COURT

OFF: 15977PG3445
REC:

(e) The declaration of covenants contained in this Paragraph 2 shall run with the land and shall be binding upon the heirs, successors and assigns of Micro and of CBF and any person acquiring any right, title or interest in the Micro Parcel or the CBF Parcel.

(f) As used in this paragraph 2, the term successors and assigns shall without limitation include within its meaning the successors and assigns or grantees in title from, and the lessees, mortgagees business invitees and licensees of each of the parties hereto as well as all others who by reason of having acquired rights and interest in the lands herein affected are entitled to the benefits hereof, it being specifically intended that such benefits shall inure and be self executing as to all of the foregoing without the necessity for any further approvals, consents, releases or other documentation.

3. Enforcement. In the event of any violation of any of the provisions of this Agreement, CBF, Micro, or their successors and assigns, respectively, shall be entitled to enforce the provisions hereof by way of appropriate legal or equitable remedies (neither of which shall be exclusive).

4. Miscellaneous. (a) The title of this Agreement is for convenience and reference only and in no way defines, describes, extends or limits the scope or intent of this Agreement.

(b) In the event that any provision of this Agreement shall be determined to be void or unenforceable, such determination shall not effect the remaining provision of this Agreement and such remaining provisions shall remain in full force and effect.

(c) The covenants, agreements and conditions of this Agreement shall continue in full force and effect until modified, altered, changed or terminated pursuant to the terms of this Agreement or by mutual agreement in writing and in recordable form of the then current fee simple title holders of each Parcel.

(d) No subsequent amendment to this agreement shall be effective unless such amendment is approved in writing by the Office of the Dade County Attorney.

AMERICAN NATIONAL STANDARDS INSTITUTE FOR PERMANENT MICROPHOTOGRAPHIC REPRODUCTIONS.

Jul 9 1993

COURTHOUSE TOWER

Charles

DATE MICROFILMED

LOCATION

CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF-REC: 15977PR3447

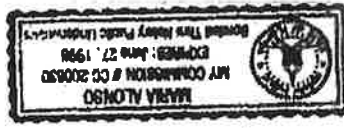
STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 25th day of June, 1993 by John Hassan, the President of Micro Retailing, Inc., a Florida corporation, on behalf of the corporation. He is (personally known to me) (or has produced H-250-470-43-244-Das identification) and did not take an oath.

Maria Alonso
Notary Public, State of Florida

MARIA ALONSO
Print Name of Notary

My commission expires:
T:\MCA\CDPMICRO.A2R



Jul. 9, 1993
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Orville Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. 15977PG3448
REC.

EXHIBIT "A"

TO

EASEMENT AND OPERATING AGREEMENT

CBF PARCEL

As a Point of Beginning, begin at the Northeast corner of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 15, township 55 South, Range 40 East; thence run due South along the East boundary of the SE 1/4 of the NW 1/4 of the SW 1/4 for a distance of 225.00 feet; thence at right angles run due West to the intersection of the right-of-way of State Highway No. 5; thence run Northeasterly along said right-of-way of State Highway No. 5 to the intersection of the North boundary line of the SE 1/4 of the NW 1/4 of the SW 1/4; thence run due East along said boundary line to the Point of Beginning;

LESS the East 140.00 feet thereof; all lying, being and situate in Dade County, Florida.

LESS, the North 25.00 feet thereof;

LESS, the area bounded by the South line of the North 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by the Easterly right of way line of State Highway No. 5 (US No. 1) and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines; AND

LESS; the area bounded by the South line of the North 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by the West line of the East 25 feet of the SE 1/4 of the NW 1/4 of the SW 1/4 of said Section 15 and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines;

all lying, being and situate in Dade County, Florida.

Jul. 9, 1983
DATE MICROFILMED

COURTHOUSE TOWER
LOCATION

Crete Charles
CAMERA OPERATOR
DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 15977PG3449

EXHIBIT "B"

TO

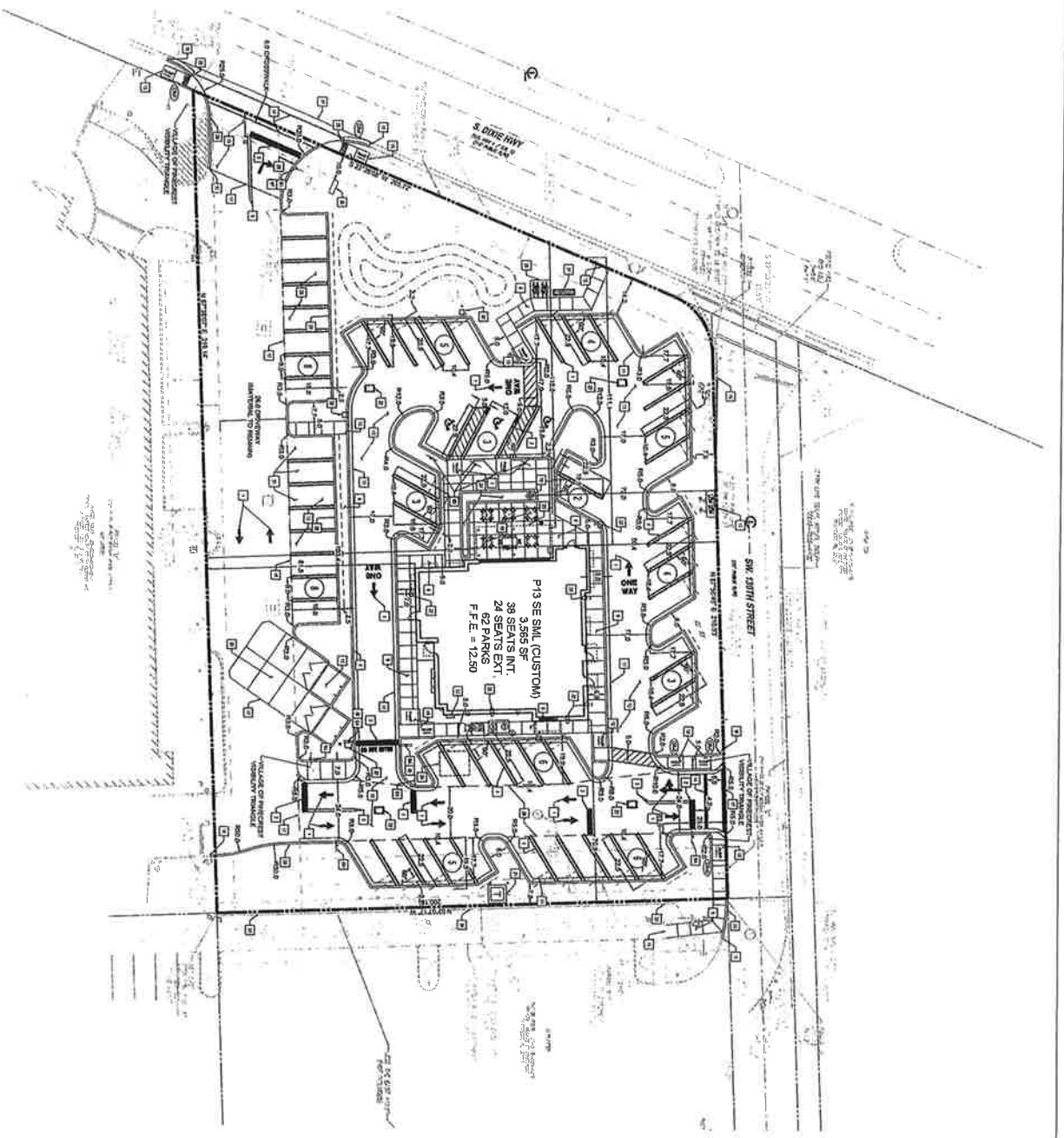
EASEMENT AND OPERATING AGREEMENT

MICRO PARCEL

The SE 1/4 of the NW 1/4 of the SW 1/4, lying East of State Road 4-A in Section 15, Township 55 South, Range 40 East, Dade County, Florida,

LESS the South 209 (S 209') feet,
LESS the East 140 (E 140') feet,

LESS: As a point of beginning, begin at the Northeast corner of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 15, Township 55 South, Range 40 East; thence run due South along the East boundary of the SE 1/4 of the NW 1/4 of the SW 1/4 for a distance of 225.00 feet; thence at right angles run due West to the intersection of the right-of-way of State Highway No. 5; thence due Northeasterly along said right-of-way of State Highway No. 5 to the intersection of the North boundary line of the SE 1/4 of the NW 1/4 of the SW 1/4; thence run due East along said boundary line to the point of beginning.



P13 SE SML (CUSTOM)
 3,565 SF
 38 SEATS INT.
 24 62' PARKS EXT.
 F.P.E. = 12.50

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	SEAT	38	EA	INT.
2	SEAT	24	EA	EXT.
3	TABLE	12	EA	62' PARKS EXT.
4	TABLE	12	EA	62' PARKS EXT.
5	TABLE	12	EA	62' PARKS EXT.
6	TABLE	12	EA	62' PARKS EXT.
7	TABLE	12	EA	62' PARKS EXT.
8	TABLE	12	EA	62' PARKS EXT.
9	TABLE	12	EA	62' PARKS EXT.
10	TABLE	12	EA	62' PARKS EXT.
11	TABLE	12	EA	62' PARKS EXT.
12	TABLE	12	EA	62' PARKS EXT.
13	TABLE	12	EA	62' PARKS EXT.
14	TABLE	12	EA	62' PARKS EXT.
15	TABLE	12	EA	62' PARKS EXT.
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37	TABLE	12	EA	62' PARKS EXT.
38	TABLE	12	EA	62' PARKS EXT.
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41	TABLE	12	EA	62' PARKS EXT.
42	TABLE	12	EA	62' PARKS EXT.
43	TABLE	12	EA	62' PARKS EXT.
44	TABLE	12	EA	62' PARKS EXT.
45	TABLE	12	EA	62' PARKS EXT.
46	TABLE	12	EA	62' PARKS EXT.
47	TABLE	12	EA	62' PARKS EXT.
48	TABLE	12	EA	62' PARKS EXT.
49	TABLE	12	EA	62' PARKS EXT.
50	TABLE	12	EA	62' PARKS EXT.

SECTION	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	SEAT	38	EA	INT.
2	SEAT	24	EA	EXT.
3	TABLE	12	EA	62' PARKS EXT.
4	TABLE	12	EA	62' PARKS EXT.
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6	TABLE	12	EA	62' PARKS EXT.
7	TABLE	12	EA	62' PARKS EXT.
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24	TABLE	12	EA	62' PARKS EXT.
25	TABLE	12	EA	62' PARKS EXT.
26	TABLE	12	EA	62' PARKS EXT.
27	TABLE	12	EA	62' PARKS EXT.
28	TABLE	12	EA	62' PARKS EXT.
29	TABLE	12	EA	62' PARKS EXT.
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47	TABLE	12	EA	62' PARKS EXT.
48	TABLE	12	EA	62' PARKS EXT.
49	TABLE	12	EA	62' PARKS EXT.
50	TABLE	12	EA	62' PARKS EXT.

- SITE NOTES:**
1. CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 2. CONFORM TO ALL APPLICABLE ZONING REGULATIONS.
 3. CONFORM TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
 4. CONFORM TO ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 5. CONFORM TO ALL APPLICABLE FIRE AND LIFE SAFETY REGULATIONS.
 6. CONFORM TO ALL APPLICABLE ACCESSIBILITY REGULATIONS.
 7. CONFORM TO ALL APPLICABLE SIGNAGE REGULATIONS.
 8. CONFORM TO ALL APPLICABLE LIGHTING REGULATIONS.
 9. CONFORM TO ALL APPLICABLE SOUND AND VIBRATION REGULATIONS.
 10. CONFORM TO ALL APPLICABLE UTILITIES REGULATIONS.
 11. CONFORM TO ALL APPLICABLE TRAFFIC REGULATIONS.
 12. CONFORM TO ALL APPLICABLE PARKING REGULATIONS.
 13. CONFORM TO ALL APPLICABLE LANDSCAPING REGULATIONS.
 14. CONFORM TO ALL APPLICABLE TREE PRESERVATION REGULATIONS.
 15. CONFORM TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS.
 16. CONFORM TO ALL APPLICABLE CULTURAL RESOURCE REGULATIONS.
 17. CONFORM TO ALL APPLICABLE ARCHITECTURAL REGULATIONS.
 18. CONFORM TO ALL APPLICABLE INTERIOR DESIGN REGULATIONS.
 19. CONFORM TO ALL APPLICABLE FURNITURE REGULATIONS.
 20. CONFORM TO ALL APPLICABLE EQUIPMENT REGULATIONS.
 21. CONFORM TO ALL APPLICABLE MATERIALS REGULATIONS.
 22. CONFORM TO ALL APPLICABLE FINISHES REGULATIONS.
 23. CONFORM TO ALL APPLICABLE LIGHTING FIXTURE REGULATIONS.
 24. CONFORM TO ALL APPLICABLE ELECTRICAL REGULATIONS.
 25. CONFORM TO ALL APPLICABLE MECHANICAL REGULATIONS.
 26. CONFORM TO ALL APPLICABLE PLUMBING REGULATIONS.
 27. CONFORM TO ALL APPLICABLE GAS REGULATIONS.
 28. CONFORM TO ALL APPLICABLE RADIATION REGULATIONS.
 29. CONFORM TO ALL APPLICABLE SOUND REGULATIONS.
 30. CONFORM TO ALL APPLICABLE VIBRATION REGULATIONS.
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 44. CONFORM TO ALL APPLICABLE LIGHTING FIXTURE REGULATIONS.
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 47. CONFORM TO ALL APPLICABLE PLUMBING REGULATIONS.
 48. CONFORM TO ALL APPLICABLE GAS REGULATIONS.
 49. CONFORM TO ALL APPLICABLE RADIATION REGULATIONS.
 50. CONFORM TO ALL APPLICABLE SOUND REGULATIONS.



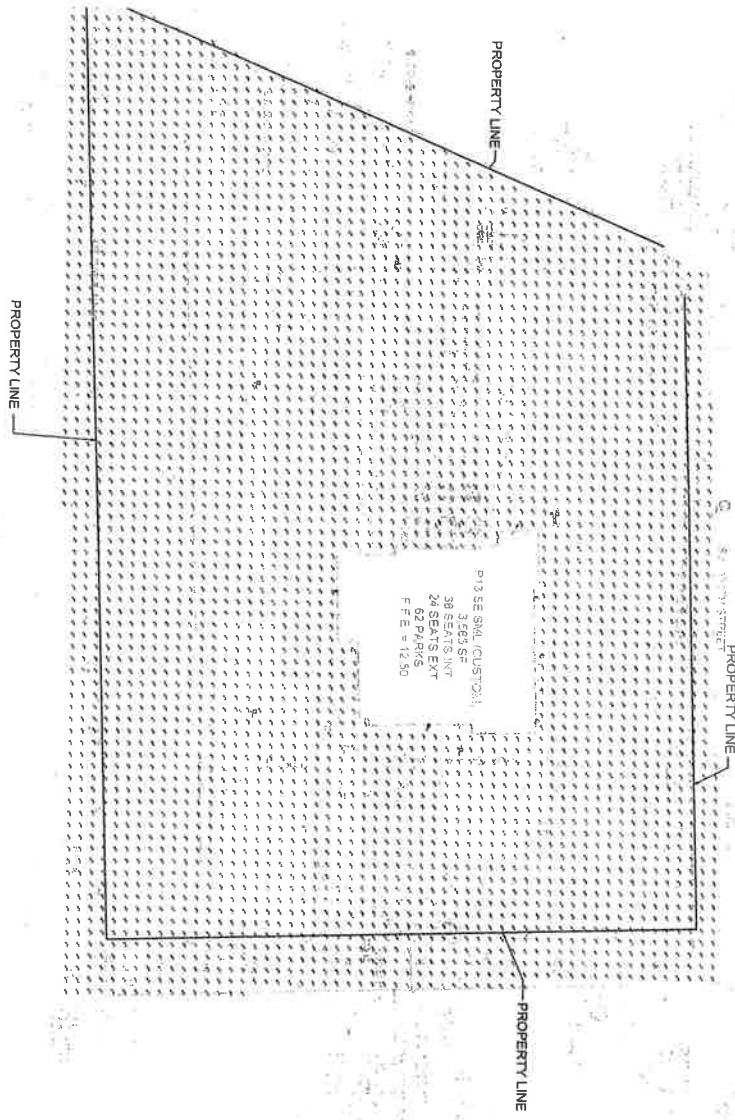
5200 Burlington R
 Atlanta Georgia,
 30349-2998



5200 BURLINGTON RD
 ATLANTA, GA 30349
 404-299-2998

CHICK-FIL-A
PINECREST
 13001 S DIXIE HWY
 PINECREST, FL 33156

FSU# 5331



1 PHOTOMETRICS SITE PLAN
SCALE: 1" = 20'

EXTERIOR LIGHT FIXTURE SCHEDULE - CFA PINECREST

TYPE	DESCRIPTION	MANUFACTURER / MODEL	VOLTAGE	LUMENS	WATTAGE	HOUSING	REMARKS
				NO.	TYPE		
001	AREA LIGHT ON 25' POLE, SINGLE HEAD, TYPE 64 DISTRIBUTION WITH HOUSE SIDE SHIELD	COOPER WELDON-4893-940-U-SH-HS-6Z	UNIVERSAL	-	LED	368	POLE
002	AREA LIGHT ON 25' POLE, SINGLE HEAD, TYPE 64 DISTRIBUTION	COOPER WELDON-4893-940-U-SH-6Z	UNIVERSAL	-	LED	379	POLE
003	AREA LIGHT ON 25' POLE, SINGLE HEAD, TYPE 64 DISTRIBUTION WITH HOUSE SIDE SHIELD	COOPER WELDON-4893-940-U-SH-HS-6Z	UNIVERSAL	-	LED	368	POLE
004	AREA LIGHT ON 25' POLE, SINGLE HEAD, TYPE 64 DISTRIBUTION	COOPER WELDON-4893-940-U-SH-6Z	UNIVERSAL	-	LED	379	POLE



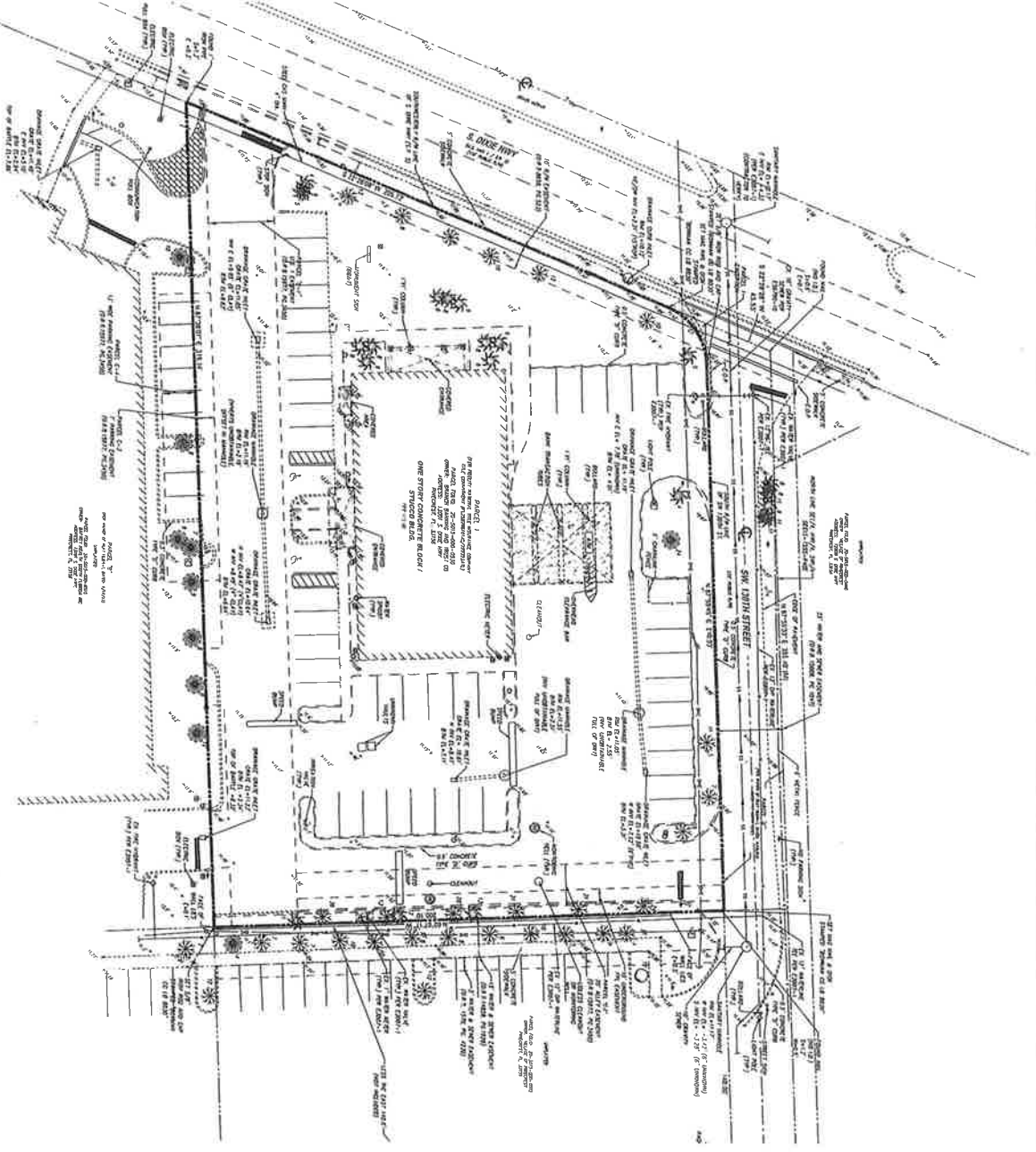
Chick-fil-A
5200 Bufington R
Atlanta, Georgia
30338-2998



CHICK-FIL-A
PINECREST
13001 S. DIXIE HWY

FSU#5332
NO. DATE

DATE: 01/15/2014
TIME: 10:00 AM
BY: [Signature]



NO.	DESCRIPTION
1	EXISTING SITE CONDITIONS
2	PROPOSED IMPROVEMENTS
3	PROPOSED LANDSCAPING
4	PROPOSED IRRIGATION SYSTEM
5	PROPOSED UTILITY LOCATIONS
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVE-THRU
8	PROPOSED PARKING STALLS
9	PROPOSED SIGNAGE
10	PROPOSED FENCE
11	PROPOSED LIGHTING
12	PROPOSED BIOPARTICULAR GLASS
13	PROPOSED BRICK
14	PROPOSED STONE
15	PROPOSED CONCRETE
16	PROPOSED ASPHALT
17	PROPOSED GRASS
18	PROPOSED TREES
19	PROPOSED SHRUBS
20	PROPOSED IRRIGATION

FLOOD ZONE NOTE

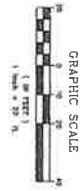
1. FLOOD ZONE X: BASE FLOOD ELEVATION: NONE: PANEL 17B030707R-A: 4/18/2007: COUNTY: 17B034: MAP DATE: 4/18/2007

DATUM NOTE

1. THE DATUM FOR THIS PROJECT IS THE MEAN SEA LEVEL DATUM OF THE NATIONAL TIDE AND CURRENT SURVEY OF 1988. ELEVATION: 77.93 FEET

SOIL CLASSIFICATION

THE SOIL SURVEY OF BUNNARD COUNTY, FLORIDA, AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE (SCS) LATER RENAMED THE NATIONAL AGRICULTURAL EXPERIMENT STATION, LAND USE TYPE AT THE SUBJECT SITE IS 2.0 (M) (U) BENTONITE, LAMBERTON, TYPE SUBSTRATUM URBAN LAND COMPLEX, 0 TO 2% SLOPES AND 8% TO 11% SLOPES, 11.5 TO 24.5% CLAY.



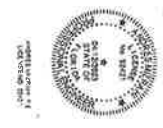
FOR PERMIT

C-1.1

DATE: 4/18/2007
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

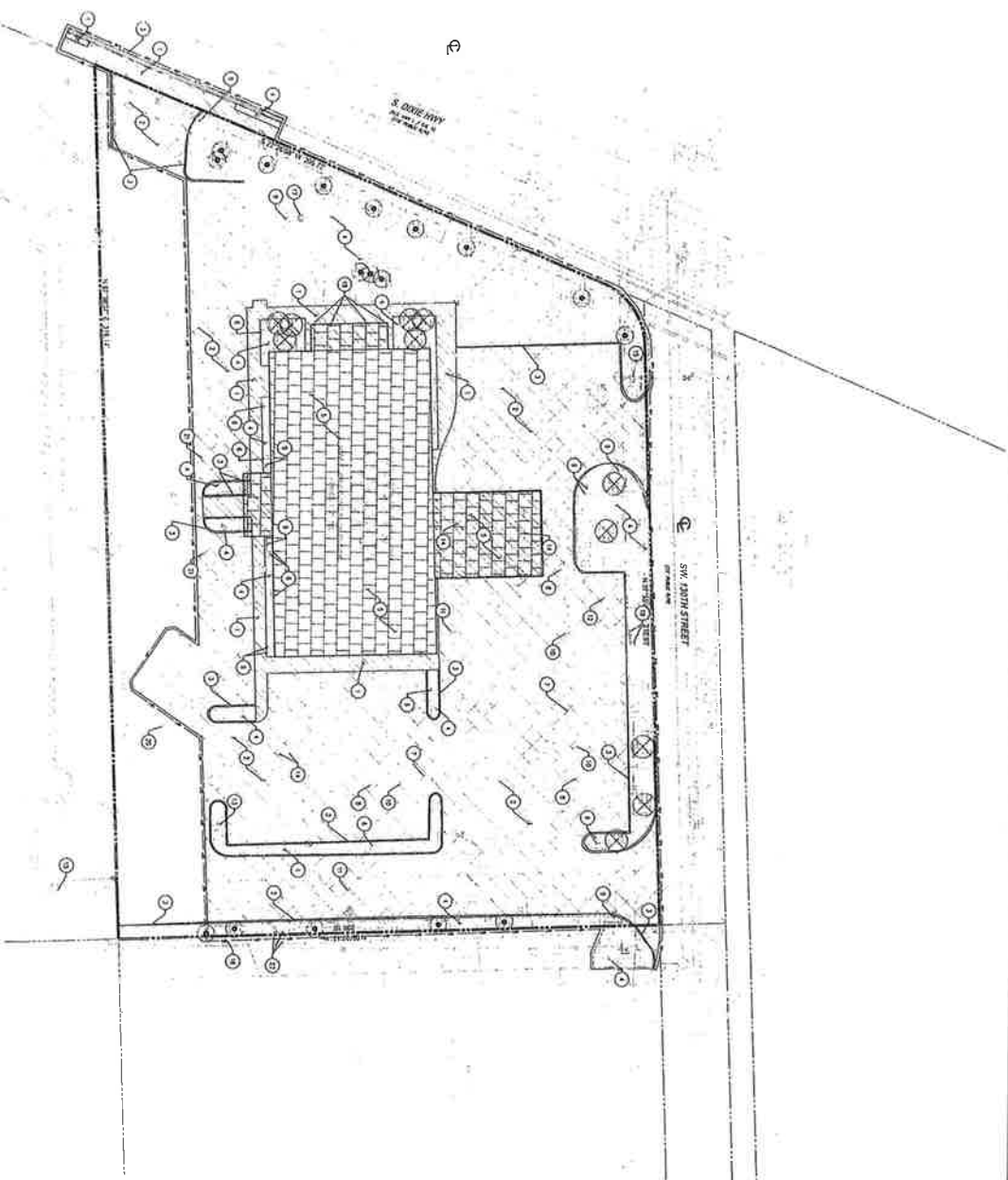
CHICK-FIL-A
PINECREST
 13001 S DIXIE HWY
 PINECREST, FL 33156

FSU# 5332



Bowman
 5200 Burlington Rd
 Atlanta Georgia
 30349-2998





Legend	Description
(Symbol)	EXISTING BUILDING TO REMAIN
(Symbol)	DEMOLITION AREA
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED WITH REMAINING FOUNDATION
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED WITH REMAINING FOUNDATION AND CONCRETE CURB
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED WITH REMAINING FOUNDATION AND CONCRETE CURB AND SIDEWALK
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED WITH REMAINING FOUNDATION AND CONCRETE CURB AND SIDEWALK AND DRIVEWAY
(Symbol)	DEMOLITION AREA TO BE DEMOLISHED WITH REMAINING FOUNDATION AND CONCRETE CURB AND SIDEWALK AND DRIVEWAY AND ASPHALT DRIVE
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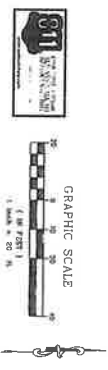
*LIMITS OF DISTURBANCE SHOWN OFFSET 1 FT FROM PROPERTY LINE FOR HEADLINE PURPOSES

DEMOLITION NOTES

- 1. REMOVE EXISTING CONCRETE DRIVEWAY
- 2. REMOVE EXISTING CONCRETE DRIVEWAY
- 3. REMOVE EXISTING CONCRETE DRIVEWAY
- 4. REMOVE EXISTING CONCRETE DRIVEWAY
- 5. REMOVE EXISTING CONCRETE DRIVEWAY
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- 10. REMOVE EXISTING CONCRETE DRIVEWAY
- 11. REMOVE EXISTING CONCRETE DRIVEWAY
- 12. REMOVE EXISTING CONCRETE DRIVEWAY
- 13. REMOVE EXISTING CONCRETE DRIVEWAY

GENERAL DEMOLITION NOTES

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN OBTAINED BY INFORMATION RECEIVED AND SHALL NOT BE USED AS EXACT CONSTRUCTION SHALL. CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR REMOVAL AND RELOCATION OF THE UTILITIES. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL STRUCTURES, INFRASTRUCTURE, AND VEGETATION THAT IS NOT TO BE DEMOLISHED.
5. THE CONTRACTOR SHALL, JOSEPHLY, OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES AND SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR REMOVAL AND RELOCATION OF THE UTILITIES.
6. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL SERVICES PRIOR TO DEMOLITION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY UTILITIES DURING DEMOLITION.
8. FROM ALL UTILITIES TO BE REMOVED, REMOVE NOT ONLY THE ABOVE LISTED UTILITIES, BUT ALSO REMOVE ALL UNDERGROUND UTILITIES AS WELL, INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, GRAVE, FILL, TREE ROOTS, PILES AND FILL.
9. MATERIALS EXCAVATED RESULTING FROM THE DEMOLITION WORK, MEETING THE REQUIREMENTS FOR ALL DUMPED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND REMOVED BY THE CONTRACTOR TO AN APPROVED LANDFILL SHALL BE REMOVED FROM THE PROJECT SITE.
10. CONTRACTOR SHALL SECURE ALL DEBRIS AND MATERIALS TO BE REMOVED FROM THE PROJECT SITE.
11. LIMIT SIZE OF AND NUMBER REMOVAL TO ONE 12" DIA. DIA. HOLE. IF A HOLE IS REQUIRED TO BE MADE FOR ANY REMOVAL, THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, INFRASTRUCTURE, AND VEGETATION, ETC. FROM DAMAGE DURING DEMOLITION.
12. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONNECTED AND SHUT OFF AT ALL UTILITIES SHALL BE COVERED PER UTILITY COMPANY STANDARDS.
13. PRESERVE TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.



FOR PERMIT
 DEMOLITION PLAN
C-1.2

FSU# 5332

CHICK-FIL-A
PINECREST
 13001 S DIXIE HWY
 PINECREST, FL 33156



Bowman

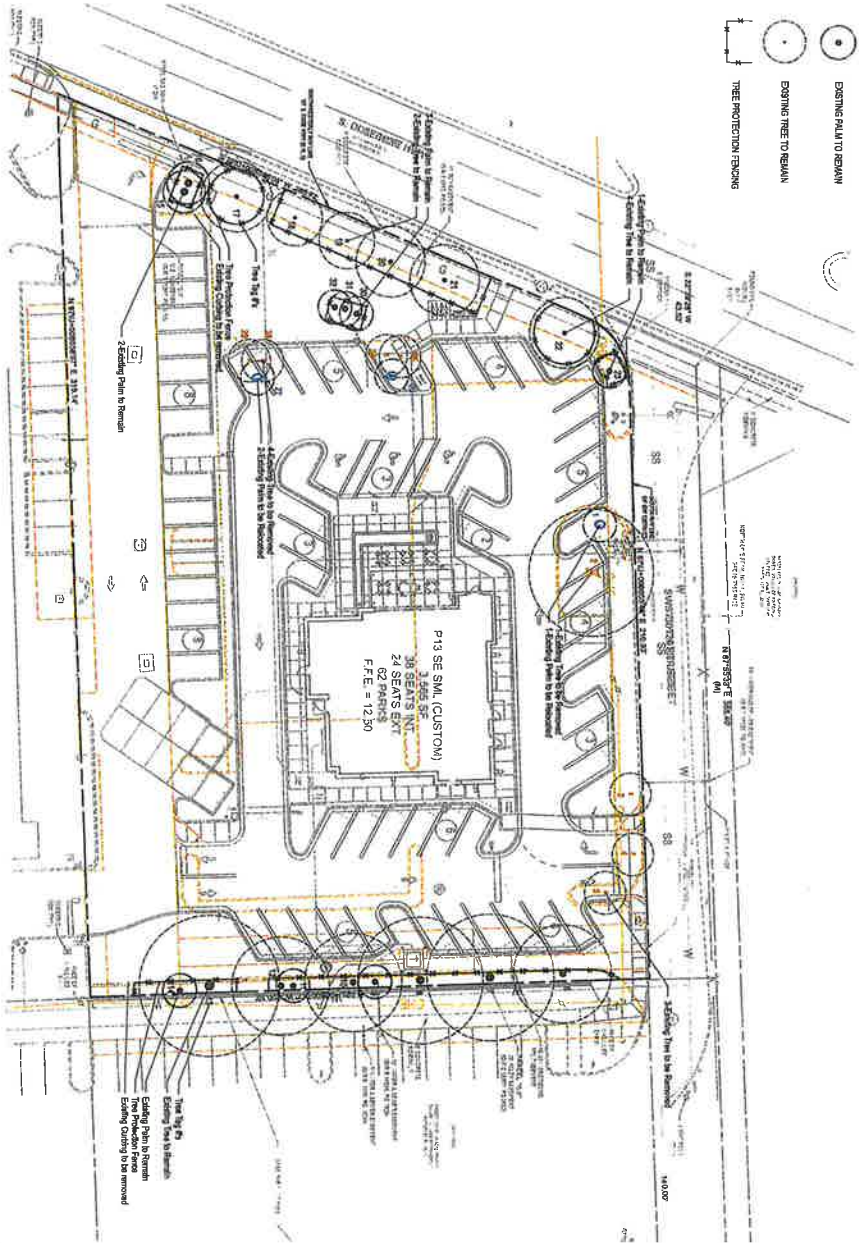
5200 Bufington Rd
 Atlanta Georgia,
 30349-2998



LEGEND

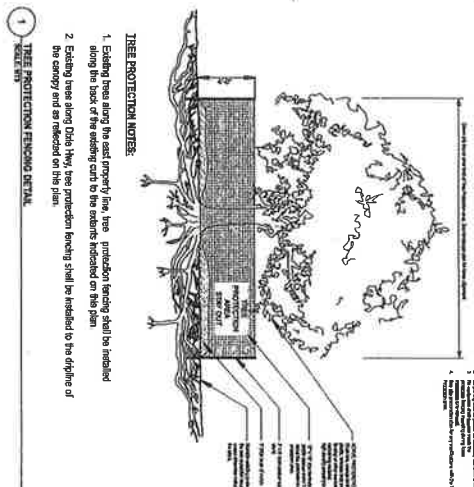
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE RELOCATED
- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING

TREE REMOVAL:
 Requesting removal of four Palm Trees, three hardwoods with a DBH of 4.5", 6" and 15", and one cypress tree with a DBH of 25". Also, requesting to be included from Pinyon Palm Trees as shown L-100 for proposed location and additional tree plantings.



Location: 13001 South Dixie Highway, Pinecrest, Florida 33156

Tree #	Species	DBH (in)	Height (ft)	Condition	Proposed Action	Remarks
1	Palmetto	12	15	Good	Remove	Remove
2	Palmetto	12	15	Good	Remove	Remove
3	Palmetto	12	15	Good	Remove	Remove
4	Palmetto	12	15	Good	Remove	Remove
5	Palmetto	12	15	Good	Remove	Remove
6	Palmetto	12	15	Good	Remove	Remove
7	Palmetto	12	15	Good	Remove	Remove
8	Palmetto	12	15	Good	Remove	Remove
9	Palmetto	12	15	Good	Remove	Remove
10	Palmetto	12	15	Good	Remove	Remove
11	Palmetto	12	15	Good	Remove	Remove
12	Palmetto	12	15	Good	Remove	Remove
13	Palmetto	12	15	Good	Remove	Remove
14	Palmetto	12	15	Good	Remove	Remove



- TREE PROTECTION NOTES:**
- Existing trees along the road frontage from this residential building shall be included along the back of the existing curb to the extent indicated on this plan.
 - Existing trees along Dixie Hwy, tree protection fencing shall be installed to the exterior of the canopy and as indicated on this plan.



Chick-fil-A
 13001 SOUTH DIXIE HIGHWAY
 PINECREST, FLORIDA 33156

manley
 LANDSCAPE ARCHITECTURE

Manley Landscaping, Inc.
 4600 West Orange Blvd.
 Atlanta, Georgia 30306-2998
 770.463.8171

Chick-fil-A
 5200 Birmingham Road
 Atlanta, Georgia 30326-2998

PERMIT

PROJECT # _____

PROJECT NAME _____

DATE _____

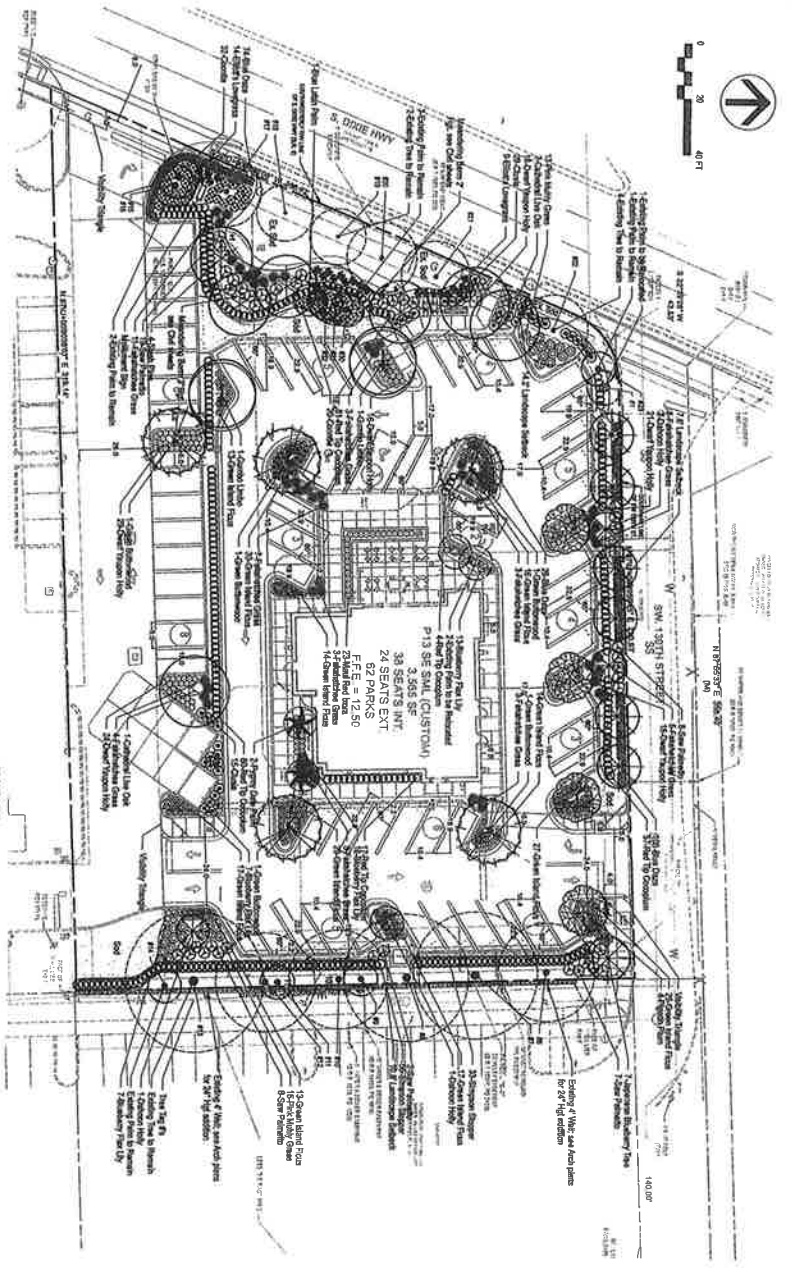
DRAWN BY _____

CHECKED BY _____

SCALE _____

Tree Protection and Removal Plan

L-001



- LEGEND**
- EXISTING PLANT TO BE RELOCATED
 - EXISTING PLANT TO REMAIN
 - EXISTING TREE TO REMAIN

NO.	PLANT NAME	QUANTITY	SIZE	PLANT CODE
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PLANT LIST

NO.	PLANT NAME	QUANTITY	SIZE	PLANT CODE
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LANDSCAPE REQUIREMENTS

1. All plants shall be installed in accordance with the following specifications:

2. All plants shall be installed in accordance with the following specifications:

3. All plants shall be installed in accordance with the following specifications:

4. All plants shall be installed in accordance with the following specifications:

5. All plants shall be installed in accordance with the following specifications:

6. All plants shall be installed in accordance with the following specifications:

7. All plants shall be installed in accordance with the following specifications:

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NOTES

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PERMITS

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9. All plants shall be installed in accordance with the following specifications:

10. All plants shall be installed in accordance with the following specifications:

PERMIT

LANDSCAPE PLAN

L-100

CHICK-FIL-A

PINECREST

13001 SOUTH DIXIE HIGHWAY

PINECREST, FLORIDA 33156

FSU# 05332

DESIGNED BY: [Signature]

DATE: 10/20/2020

SCALE: AS SHOWN

PROJECT: CHICK-FIL-A PINECREST

CLIENT: CHICK-FIL-A

Chick-fil-A

5000 Bunting Road

Atlanta, Georgia 30348-2988

mahley

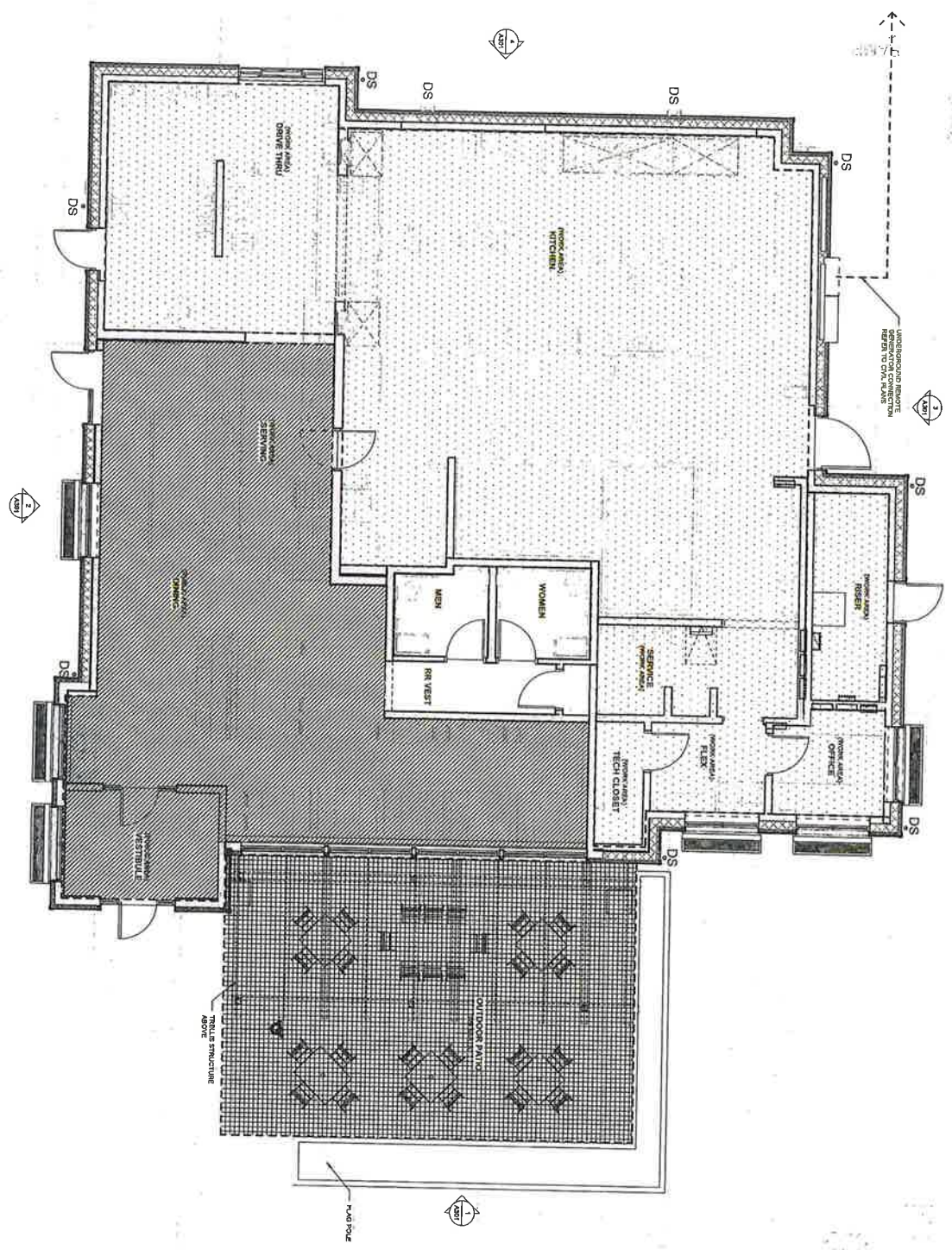
LANDSCAPE ARCHITECTS

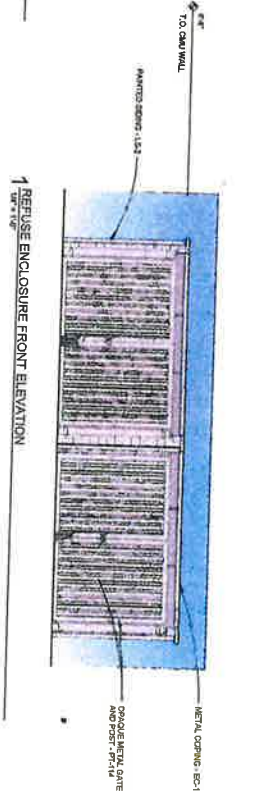
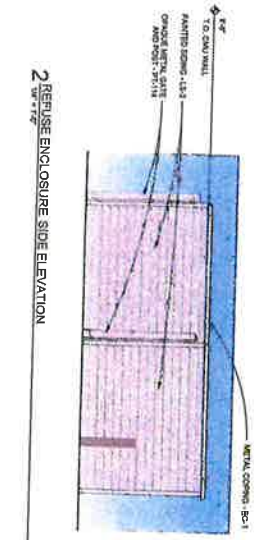
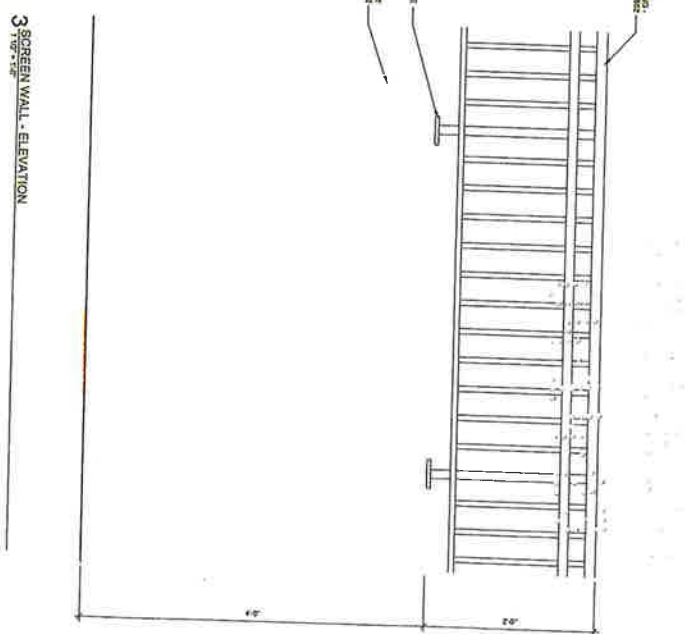
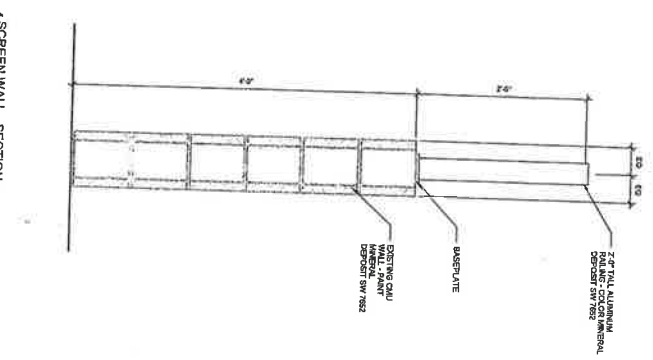
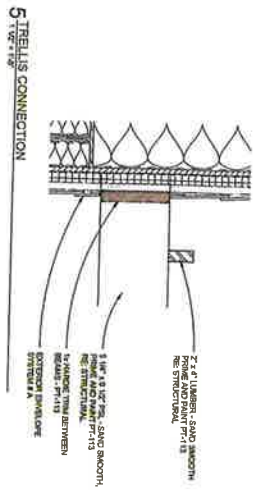
770-443-1111

A201 | FLOOR PLAN

KEY

	PARTITION
	SERVICE AREA 300' x 150'
	NON-SERVICING AREA 375' x 150'
	OUTDOOR PATIO 750' x 150'





EXTERIOR FINISHES	
(S1)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S2)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S3)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S4)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S5)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S6)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S7)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S8)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S9)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
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(S11)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
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(S41)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
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(S44)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
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(S48)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S49)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON
(S50)	PAINTED SERRA METAL CORNER COLOR: SERRA/CRIMSON

A302 | REFUSE ENCLOSURE



LSEB SCHAEFER ARCHITECTS
© 2023

A900 | NORTHWEST CORNER

CHICK-FILA
05332 PINECREST
13001 S. DIXIE HWY
05.10Z.2023





LSEER SCHAEFFER ARCHITECTS
2023

A901 | NORTHEAST CORNER

CHICK-FILA
05392 PINECREST
13001 S. DIXIE HWY
03.02.2023



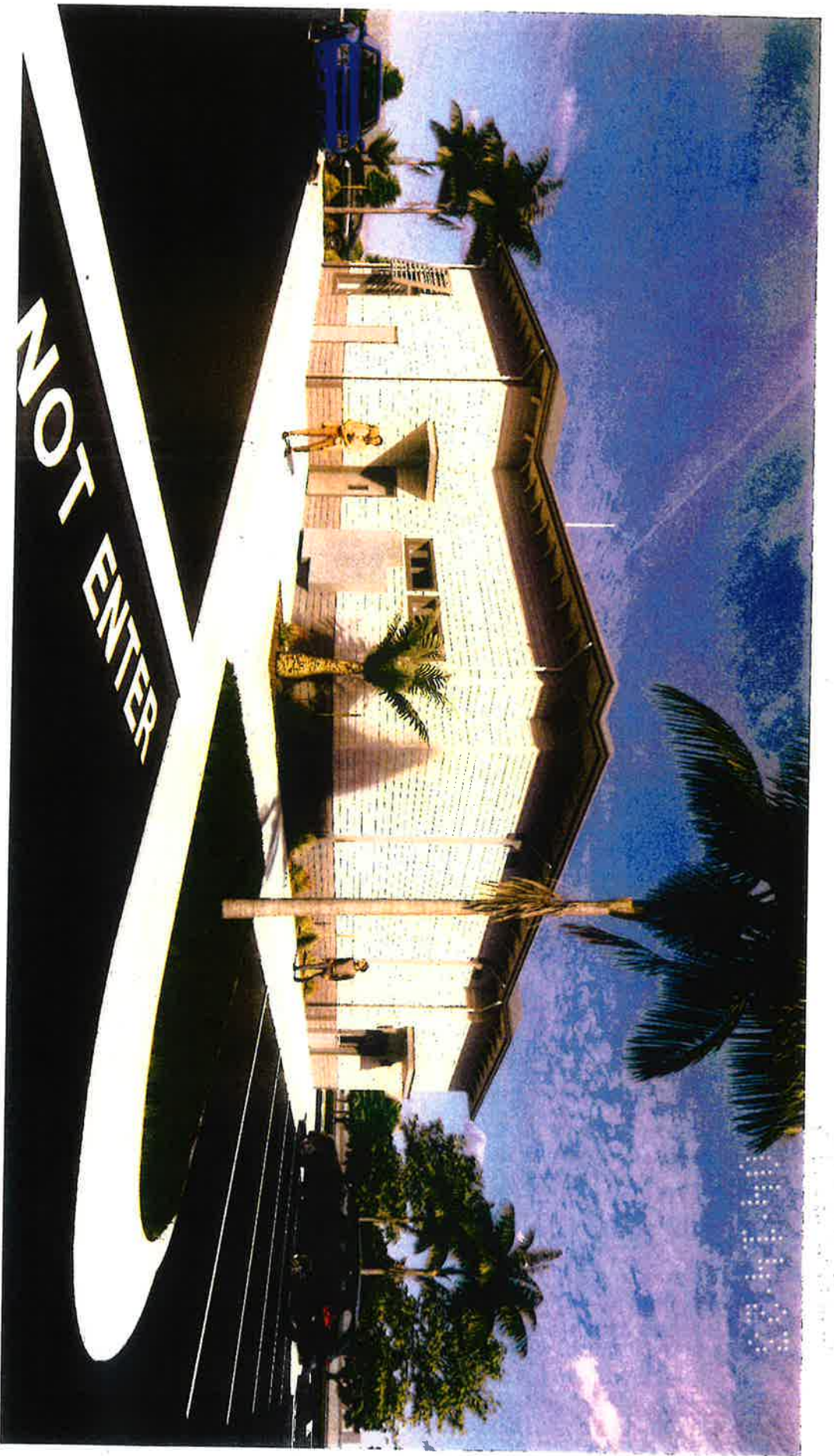


LSEB SCHAEFER ARCHITECTS

A902 | SOUTHWEST CORNER

CHICK-FIL-A
05332 PINECREST
13001 S. DIXIE HWY.
03.02.2023





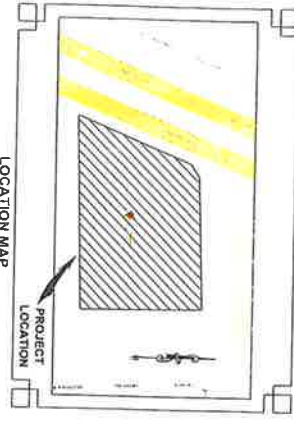
USER SCHAEFER ARCHITECTS

A903 | SOUTHEAST CORNER

CHICK-FIL-A
05392 PINELREST
13001 S. DIXIE HWY
08.02.2023



BOUNDARY AND TOPOGRAPHIC SURVEY LYING IN THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

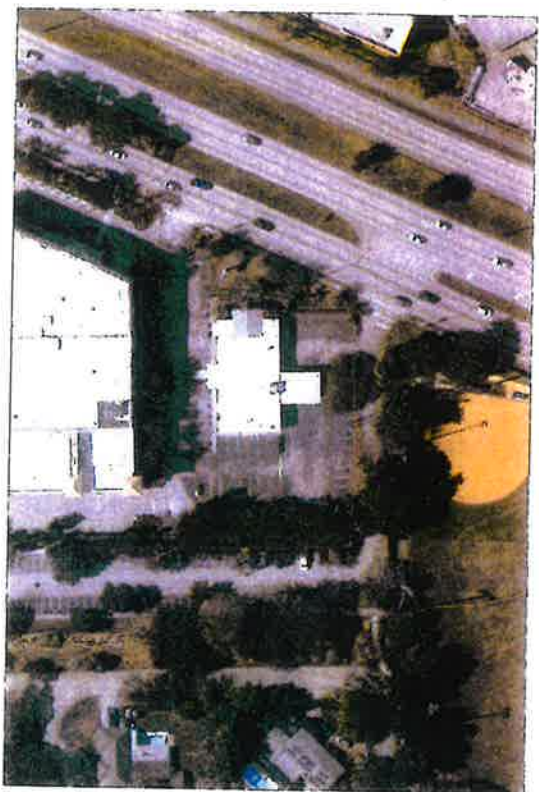


LOCATION MAP
40179 SCALE

A.T.A. COMPANY
FEDERAL NATIONAL TITLE INSURANCE COMPANY
11000 N.W. 11th Street, Miami, FL 33150
RECORDING NO. 252800 (12/22/2011), EFFECTIVE DATE JUNE 8, 2022

1. THIS SURVEY IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
2. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF JUNE, 2022.
3. THE SURVEY WAS CONDUCTED BY CHIC-FIL-A, INC., A PROFESSIONAL SURVEYING FIRM, LICENSE NO. 12017, UNDER THE SUPERVISION OF THE LICENSED SURVEYOR, CHIC-FIL-A, INC.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
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LEGAL DESCRIPTION: PER PLAT NUMBER 2022 BY SCHWENBERG-SCHWENBERG & ASSOCIATES, INC. DATED JUNE 15, 2022.
SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



NOT TO SCALE

- UTILITY PROVIDERS:**
- PER CHIC-FIL-A SITE INVESTIGATION REPORT BY CHIC-FIL-A, INC. DATED JUNE 15, 2022.
 - WATER & SEWER: MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT, 11000 N.W. 11th Street, Miami, FL 33150.
 - GAS: FLORIDA GAS SERVICE COMPANY, 11000 N.W. 11th Street, Miami, FL 33150.
 - ELECTRIC: FLORIDA POWER & LIGHT COMPANY, 11000 N.W. 11th Street, Miami, FL 33150.
 - TELEPHONE/CABLE: FLORIDA TELEPHONE COMPANY, 11000 N.W. 11th Street, Miami, FL 33150.
 - STORMWATER: MIAMI-DADE COUNTY STORMWATER DEPARTMENT, 11000 N.W. 11th Street, Miami, FL 33150.
- ZONING:**
- PER CHIC-FIL-A SITE INVESTIGATION REPORT BY CHIC-FIL-A, INC. DATED JUNE 15, 2022.
 - ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE-FAMILY).
 - BUILDING SETBACK REQUIREMENTS: 10 FEET FRONT YARD SETBACK, 5 FEET SIDE YARD SETBACK, 5 FEET REAR YARD SETBACK.
 - LANDSCAPE BUFFER: 5 FEET FRONT YARD BUFFER, 5 FEET SIDE YARD BUFFER, 5 FEET REAR YARD BUFFER.
 - SIGN SETBACKS: 10 FEET FRONT YARD SIGN SETBACK, 5 FEET SIDE YARD SIGN SETBACK, 5 FEET REAR YARD SIGN SETBACK.



INDEX OF SHEETS
SHEET 1 COVER
BOUNDARY TOPOGRAPHIC SURVEY
SHEET 2 TITLE EXCEPTIONS EXHIBIT
SHEET 3

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF JUNE, 2022.
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12. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
13. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
15. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.
16. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.

SURVEYOR'S CERTIFICATION:

I, CHIC-FIL-A, INC., A PROFESSIONAL SURVEYING FIRM, LICENSE NO. 12017, UNDER THE SUPERVISION OF THE LICENSED SURVEYOR, CHIC-FIL-A, INC., DO HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 473.001, F.A.C.

DATE OF SURVEY: JUNE 15, 2022
SURVEYOR: CHIC-FIL-A, INC.
LICENSE NO.: 12017

<p>CHIC-FIL-A, PINECREST, FL #05263 BOUNDARY AND TOPOGRAPHIC SURVEY 13001 S. DIXIE HWY PINECREST, FLORIDA 33156</p>	<p>Bowman PROFESSIONAL SURVEYING AND MAPPING, INC. 1610 N. Westshore Blvd., Suite 111 Tampa, FL 33607 Phone: (813) 474-7424 www.bowman-surveying.com</p>
<p>PROJECT NO. 2022-0113 DATE: 6/15/2022 SCALE: AS SHOWN FILED: 6/15/2022 DATE: 6/15/2022 FILE NO. 2022-0113 PAGE: 1 OF 3</p>	<p>DATE OF SURVEY: JUNE 15, 2022 SURVEYOR: CHIC-FIL-A, INC. LICENSE NO.: 12017</p>

