

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: July 10, 2024

Presenter's Name and Title: Tekisha Jordan, Assistant Director, on behalf of Building, Planning & Zoning Department

Prepared By: Robert Artuso, Planner

Temp. Reso. Number: 8161

Item Description: Temp. Reso. #R 8161, CONSIDERING A CONDITIONAL USE APPLICATION (NO. 2400056) FOR A PROPOSED EXPANSION OF AN EXISTING SINGLE-LANE DRIVE-THROUGH INTO A PARTIAL-DUAL-LANE CONFIGURATION IN CONNECTION WITH AN EXISTING CHICK-FIL-A RESTAURANT LOCATED AT 3211 SOUTHWEST 160TH AVENUE, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514028110024, AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN ACCORDANCE WITH SECTION 305 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. (Building, Planning & Zoning Assistant Director Tekisha I. Jordan)

Consent Resolution Ordinance Quasi-Judicial Public Hearing

Instructions for the Office of the City Clerk: None

Public Notice – As required by the Sec. 301.11.1 of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on June 26th 2024 and/or by sending mailed notice to property owners within 1,000 feet of the property on June 26th 2024 (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes No

REMARKS: No fiscal impact


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8161**
 - **Exhibit "A" – Legal Description**
 - **Exhibit "B" – Conceptual Site Plan**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Nixon Lebrun, Director of Building, Planning & Zoning

DATE: July 3, 2024

RE: Temp. Reso. No. 8161, Conditional Use Approval Request (Application No. 2400056) for a proposed expansion of a drive-through lane in connection with an existing Chick-fil-A restaurant located at 3211 SW 160th Avenue.

RECOMMENDATION: The City Manager recommends approval, with conditions, for Temp. Ord. No. 8161, Conditional Use Application No. 2400056, for a proposed addition of a second drive-through lane (the “Application”) to an existing Chick-fil-A restaurant, subject to the conditions that the Applicant shall include, where feasible, pedestrian striping between the restaurant and the shopping center to delineate pedestrian access, located at 3211 SW 160th Avenue, identified with Broward County Parcel ID Number 514028110024, and legally described in Exhibit “A,” appended herein and incorporated herein by this reference (the “Subject Property”).

ISSUE: Pursuant to Section 305 of the City of Miramar (the “City”) Land Development Code (“LDC”), conditional use applications are to be considered and approved by the City Commission via a Resolution. In reviewing a proposed conditional use, the City Commission shall consider the written staff report summarizing the facts of the case including all relevant documents and the recommendations of the Development Review Committee (“DRC”) and the Planning and Zoning Board (the “Board”), and the extent to which said conditional use is consistent with the City’s Comprehensive Plan and complies with the applicable review standards of the LDC. The application was reviewed and recommended for approval by the DRC and the Board on February 14, 2024, and April 16, 2024, respectively. In accordance with the requirements of Sub-section 305.8, this Application is being placed on this meeting agenda so the City Commission can hold the required public hearing to discuss and adopt the resolution to enact same.

BACKGROUND: Miramar Centre Associates II, LLP, (the “Applicant”) is the owner of record of the Subject Property, which comprises approximately one (1) acre. Developed as a 3,984-square foot Chick-fil-A restaurant with a single drive-through lane since 2008, the Subject Property features a Commercial future land use designation on the City’s Future Land Use Map (“FLUM”) and B-2, Community Business zoning classification on the City’s Official Zoning Map. It is one (1) of the outparcels on the larger plat which was approved by the City Commission and the Broward County Board of County Commissioners in 1999, and which includes the Fountains at Miramar shopping center.

This Miramar Chick-fil-A location is no exception to the brand’s immense popularity and success. Indeed, the increasing customer demand at this location has now exposed the many limitations of the current stacking and site configurations and has brought to bear many unanticipated negative impacts through traffic backup onto the internal drive aisles within the Fountains at Miramar shopping center and even onto the adjacent streets. To mitigate these traffic circulation issues, and avoid pedestrian vehicular conflicts, while keeping up with the ever-increasing demand, the Applicant is proposing to convert the existing single drive-through lane into a dual drive-through lane. Sub-section 305.5 of the City’s LDC provides that drive-through lanes, and/or expansion thereof, can only be approved by a resolution of the City Commission upon the submittal of a conditional use request, hence the Applicant’s filing of this conditional use application. The Applicant also submitted a concurrent DRC site plan amendment request, the approval of which is contingent upon the approval of this conditional use request.

DISCUSSION: As stated above, the Applicant has filed a conditional use application to allow an additional drive-through lane in connection with the existing Chick-fil-A restaurant on the Subject Property. The restaurant currently has a single drive-through lane that wraps around most of the Subject Property’s available parking. As this lane becomes busier, especially during peak hours, it increasingly causes problems. This configuration not only blocks patrons from accessing the parking area but also hinders drivers from entering the Fountains, creating significant congestion. In fact, excessive stacking forces cars to line up off the subject property, extending into both the Fountains through lanes and the adjacent Chase Bank’s drive-through entrance. To improve circulation around the site, accommodate additional stacking, and minimize pedestrian and vehicular conflicts, the applicant is proposing an additional drive-through lane.

When reviewing the Applicant’s request, the Building Planning and Zoning Department (the “Department”) considers how well the request complies with the general standards for granting conditional uses as outlined in Chapter 3, Sub-section 305.4 of the City’s LDC. This section states in pertinent terms that all proposed conditional uses shall meet each of the following standards:

- (1) The proposed use shall be consistent with the Comprehensive Plan; and
- (2) The establishment, maintenance, or operation of the conditional use shall not impede the development and improvement of surrounding properties for uses permitted in the zoning district nor be detrimental to or endanger the public health,

- safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties; and
- (3) The use shall be consistent with the existing natural environment, and community character of the immediate neighborhood, hours of operation compatible with adjacent properties, and is appropriate at the particular location; and
 - (4) Utilities, roadway capacity, drainage, and other necessary public facilities, including police and fire protection and emergency-rescue services, shall exist at a minimum at the city's adopted level of service, or will be available prior to issuance of any certificate of occupancy; and
 - (5) Adequate measures exist or shall be taken by the applicant or the property owner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right; and
 - (6) The design and configuration of the proposed use shall minimize adverse effects, including noise, light, dust, incompatible height or massing or size, incompatible methods of operation, or other potential nuisances, of the proposed use on adjacent property through the use of building orientation and design, setbacks, buffers, landscaping and other design criteria; and
 - (7) The use meets a public need and does not have an adverse impact on the economic stability of the neighborhood; and
 - (8) The land area must be sufficient, appropriate, and adequate for the proposed use.

ANALYSIS: The existing Chick-fil-A on the Subject Property has been in operation for several years and has attracted an increasingly large number of customers. However, this success has exposed inefficiencies within the configuration and design of the existing drive-through lane, which the Applicant is seeking to correct through this conditional use request. From the onset, it shall be noted that conditional uses are not uses that are prohibited per se in a zoning district. Rather, they are uses which are generally allowable, but which may have adverse effects on the environment, overburden public services or change the desired character of an area, and, as a result, require additional scrutiny in their review to ensure that, if approved, they are compatible with surrounding uses, their cumulative negative externalities avoided, if not mitigated, and their public benefits maximized. Conditions are often imposed to achieve these goals and therefore maintain the purpose and intent of the underlying zoning district regulations. Table 403-1, "The Non-Residential and Mixed-Use Zoning Districts Principal Uses Table" that can be found under Section 403 of the City's LDC subjects the approval of uses that include drive-through service lanes, such as banks, pharmacies or, as in the case of this application, restaurants, to a conditional use permit approval process, due to the potential adverse impacts they may have on traffic circulation and/or public services.

The requested conditional use seeks to address the failing conditions of the drive-through lane at this existing Chick-fil-A and provide adequate queueing to keep up with the demand at this restaurant. As stated in the Applicant's letter of intent, the additional drive-through lane that is being proposed specifically aims to eliminate, if not minimize, overflow

traffic onto the internal driving aisles of the shopping center and the adjacent public roadways, i.e., SW 160th Avenue.

In compliance with Sub-sections 305.5 and 305.7 of the City's LDC, the request was considered by the City's DRC and the Board. Upon review, both the DRC and the Board found the request to satisfy the applicable review standards set forth in Subsection 305.4 of the City's LDC and recommended it for approval for the reasons stated herein and summarized below.

Upon review of the request and the increased stacking shown on the submitted conceptual site plan attached hereto as Exhibit "B," the DRC and the Board found that the proposed dual drive-through service lane will be designed in a way that facilitates access to the existing parking, and minimizes vehicular and pedestrian conflicts especially for the dine-in patrons crossing the drive-through lanes and the motorists traveling to and from the drive-through window. As recommended by the Board, pavement markings and signs are being provided to warn motorists of pedestrian conflicts and guide pedestrians at vehicular crossings within the site. They further found that the proposed improvement will be internal to the site, will not affect any existing landscaping and will not unduly burden existing public facilities and services. Consequently, the DRC and the Board found the requested conditional use to meet the review standards of Subsection 305.4 of the City's LDC and will help improve the continued maintenance and operation of an existing restaurant use that:

- (1) Is consistent with, and furthers, the goals, objectives, and policies of the City's Comprehensive Plan in that the request only seeks to expand an existing drive-through and ipso facto improve an existing restaurant use that is permitted by right in the Commercial future land use category, as provided in Policy 1.4(b) of Objective 1 of the Future Land Use Element ("FLUE") of the City's Comprehensive Plan. It does not intend, nor it will permit a use that is not otherwise permitted in the Commercial future land use designation of the Subject Property.
- (2) Does not impede the development and improvement of surrounding properties, endanger the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties;
- (3) Is consistent with, and compatible with the existing commercial uses in the immediate vicinity;
- (4) Does not unduly overburden utilities, roadway capacity, drainage and other public facilities beyond their adopted level of service ("LOS") standards as set forth in the City's Comprehensive Plan;
- (5) Features an expanded drive-through service lane that fits within the site without any encroachments onto neighboring properties and that is designed in such a way that there will be limited adverse impacts by overflow traffic and reduced vehicular and pedestrian conflicts; and
- (6) Has been successfully serving the needs of the residents and motorists in the western part of the City.

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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, CONSIDERING A CONDITIONAL USE APPLICATION (NO. 2400056) FOR A PROPOSED EXPANSION OF AN EXISTING SINGLE-LANE DRIVE-THROUGH INTO A PARTIAL-DUAL-LANE CONFIGURATION IN CONNECTION WITH AN EXISTING CHICK-FIL-A RESTAURANT LOCATED AT 3211 SOUTHWEST 160TH AVENUE, MORE SPECIFICALLY IDENTIFIED WITH BROWARD COUNTY PARCEL ID NUMBER 514028110024, AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN ACCORDANCE WITH SECTION 305 OF THE CITY OF MIRAMAR LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformity with, and in furtherance of, the 1985 Growth Management Act, as codified in Part II of Chapter 163, Florida Statutes ("F.S."), the City of Miramar (the "City") adopted in 1989 its Comprehensive Plan along with a Future Land Use Map ("FLUM") showing the distribution and extent of the various land use designations; and

WHEREAS, in conformity with, and in furtherance of, the Growth Management Act, the City adopted in 1996 a set of land development regulations, which, codified in the Land Development Code ("LDC"), are consistent with, and contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan; and

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WHEREAS, along with the LDC, the City adopted an Official Zoning Map showing the location and boundaries of the various zoning districts, which, as described in Section 401 thereof, have been found to be conforming to, and adequate to carry out, the City Comprehensive Plan, Future Land Use Map and LDC; and

WHEREAS, Section 402, “Residential Districts” and Section 403, “Non-Residential Districts” include in Table 402-1 and Table 403-1, respectively, a consolidated list of permitted uses that are considered to be fundamentally appropriate within the residential and non-residential and mixed-use zoning districts, and are deemed to be consistent with the City Comprehensive Plan, subject to any use-related standards and requirements that may be applicable in Section 405, and the Development Review Committee (“DRC”) site plan and permit requirements and procedures described elsewhere in the LDC; and

WHEREAS, in addition to certain uses permitted as of right, the aforementioned tables also list certain uses, which are not prohibited per se in a zoning district, but, because they are generally unsuitable for location in such district, may be permitted as a conditional use on a case-by-case basis if, after review and possible attachment of conditions pursuant to the procedures and criteria of Section 305 of the City LDC; and

WHEREAS, Miramar Centre Associates II, LLP, (“the Applicant”), is the owner of record of the approximately one-acre parcel of real property located at 3211 SW 160th Avenue, more specifically identified with Broward County Parcel ID number 514028110024, and legally described in Exhibit “A” attached hereto and made a part thereof (the “Subject Property”) and;

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WHEREAS, the Subject Property has a Commercial future land use designation on the City’s Future Land Use Map ‘(FLUM”), a B-2, Community Business zoning classification on the City’s Official Zoning Map, and has since 2008 been developed with a 3,984-square foot Chick-fil-A restaurant featuring a single drive-through lane that wraps around most the Subject Property’s available parking; and

WHEREAS, this Miramar location is no exception to the Chick-fil-A brand’s immense popularity, and has, over the years, experienced a level of demand and success that has exposed the limited stacking of the drive-through land and unfortunately brought to bear several unanticipated negative impacts in terms of overflow traffic onto the internal drive aisles within the Fountains at Miramar shopping center and even onto the adjacent streets, including SW 160th Avenue; and

WHEREAS, in order to improve the circulation and alleviate the stacking issue around the restaurant, and thereby avoid any detrimental effect on nearby businesses and any potential danger to pedestrians, the Applicant is building on the successful implementation the double drive-through system with two (2) lanes for ordering in newer Chick-fil-A locations and is proposing to reconfigure the restaurant’s existing single-lane drive-through into a dual drive-through lane at the restaurant; and

WHEREAS, in order to allow for the drive-through reconfiguration and in conformity with the requirements of Section 305 of the LDC, the Applicant has filed a conditional use application (the “Application”) with the Building, Planning and Zoning Department (the “Department”); and

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WHEREAS, in addition to this conditional use request, the Applicant also filed a separate DRC site plan amendment application, the approval of which is contingent upon the approval of this conditional use request; and

WHEREAS, in conformity with Subsection 305.5 of the LDC, the DRC reviewed the requested conditional use request and found it to comply with the review standards set forth in Section 305.4 of the LDC, in that:

- (1) The Application is consistent with, and furthers, the goals, objectives, and policies of the City's Comprehensive Plan, as it only seeks to expand an existing drive-through and ipso facto improve an existing restaurant use that is permitted by right in the Commercial future land use category, as provided in Policy 1.4(b) of Objective 1 of the Future Land Use Element ("FLUE") of the City's Comprehensive Plan. It does not intend, nor it will permit a use that is not otherwise permitted in the Commercial future land use designation of the Subject Property.

The proposed drive-through reconfiguration will not hinder the improvement of surrounding properties, endanger the public health, safety, aesthetics, comfort, or general welfare, or have a negative impact

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- (1) on the value of those properties;
- (2) The proposed drive-through reconfiguration will not alter the existing restaurant use in a manner that will make it neither inconsistent with, nor incompatible with the existing commercial uses in the immediate vicinity;
- (3) The proposed drive-through reconfiguration will not cause the existing restaurant use to unduly overburden utilities, roadway capacity, drainage and other public facilities beyond their adopted level of service (“LOS”) standards as set forth in the City’s Comprehensive Plan; and
- (4) The proposed improvement will be internal to the site and will be designed in such way that there will be limited adverse impacts by overflow traffic and reduced vehicular and pedestrian conflicts; and

WHEREAS, the City Manager concurred with the findings of fact from the DRC Report and recommended approval of the Application; and

WHEREAS, Subsection 305.7 of the City LDC provides that the Board shall hold one properly noticed public hearing to a consider a requested conditional use with respect to the review standards set forth in Subsection 305.4 of the City LDC, consider the findings of fact in the DRC Report, as well as any oral or written public comments, and, upon a finding that the Application adheres to these review standards, forward a recommendation to the City Commission; and

WHEREAS, In conformity with Subsection 305.7 of the LDC, the Board held a

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duly noticed public hearing on April 16, 2024, to review the Application, at which hearing the DRC Report and the City Manager's recommendation were considered, and public testimony taken; and

WHEREAS, upon reviewing the evidence presented at the hearing, the Board found the requested conditional use to satisfy the applicable review standards as set forth in Section 305.4 of the City LDC and voted to recommend approval of same by the City Commission, subject to the conditions that the Applicant shall include, where feasible, pedestrian striping between the restaurant and the shopping center to delineate pedestrian access; and

WHEREAS, in conformity with Subsection 305.8 of the LDC, the City Commission held a duly noticed public hearing on July 10, 2024, to review the requested conditional use, at which hearing the DRC Report, the City Manager's recommendation and the Board's recommendation were considered, and public testimony taken; and

WHEREAS, upon reviewing the evidence presented at the hearing, the City Commission found that the requested conditional use to satisfy the applicable review standards as provided in Section 305.4 of the City LDC and voted to recommend approval of same by the City Commission, subject to the conditions that the Applicant shall include, where feasible, pedestrian striping between the restaurant and the shopping center to delineate pedestrian access; and

WHEREAS, based upon the record developed at that public hearing, the City

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Commission found and declared that the requested conditional use would protect the public health, safety, comfort, and welfare of the residents of the City, and that it is in the best interest of the City to adopt the Resolution enacting same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: Recitals. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

Section 2: Findings. The City Commission of the City of Miramar, Florida, hereby finds the request, conditional use application, 2400056, in connection with a proposed addition of a second drive-through lane to an existing Chick-fil-a restaurant located at 3211 SW 160th Avenue, identified with Broward county Parcel ID Number 514028110024, and legally described in Exhibit “A” appended herein and incorporated herein by this reference (the “Subject Property”) to be consistent with the City Comprehensive Plan and to comply with all applicable provisions of the City Land Development Code.

Section 3: Adoption. The City Commission of the City of Miramar, Florida, hereby passes and adopts the Resolution approving the above-mentioned conditional use application to convert the existing single drive-through lane into a dual drive-through lane at this Miramar Chick-fil-A restaurant, as further depicted in Exhibit “B.”

Section 4: Conditions of Approval. That the approval of the application shall

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be subject to the condition that the amended site plan include, where feasible, pedestrian striping between the restaurant and the shopping center to delineate pedestrian access.

Section 5. Approval does not Create a Vested Right. That issuance of this approval by the City does not in any way create any right on the part of the Applicant/Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Applicant/Developer fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

Section 6. Failure to Adhere to Resolution. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on this approval. The Applicant/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the non-compliance with the City Code.

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Section 7. Severability. That should any phrase, clause, sentence, paragraph or section of this Ordinance be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions or applications which shall remain in full force and effect.

Section 8: Administrative Correction of Scrivener's Error. The City Attorney is hereby authorized to correct scrivener's errors found in this Ordinance by filing a corrected copy with the City Clerk.

Section 9: Effective Date. That this Resolution shall become effective upon adoption.

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Section 10: Effective Date. That this Resolution shall become effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Alexandra P. Davis

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved this RESOLUTION as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

<u>Requested by Administration</u>	<u>Voted</u>
Commissioner Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Commissioner Yvette Colbourne	_____
Vice Mayor Alexandra P. Davis	_____
Mayor Wayne M. Messam	_____

Reso. No. _____

EXHIBIT "A"

Legal Description: (PER SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 46887, PAGES 433 THROUGH 453 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA)

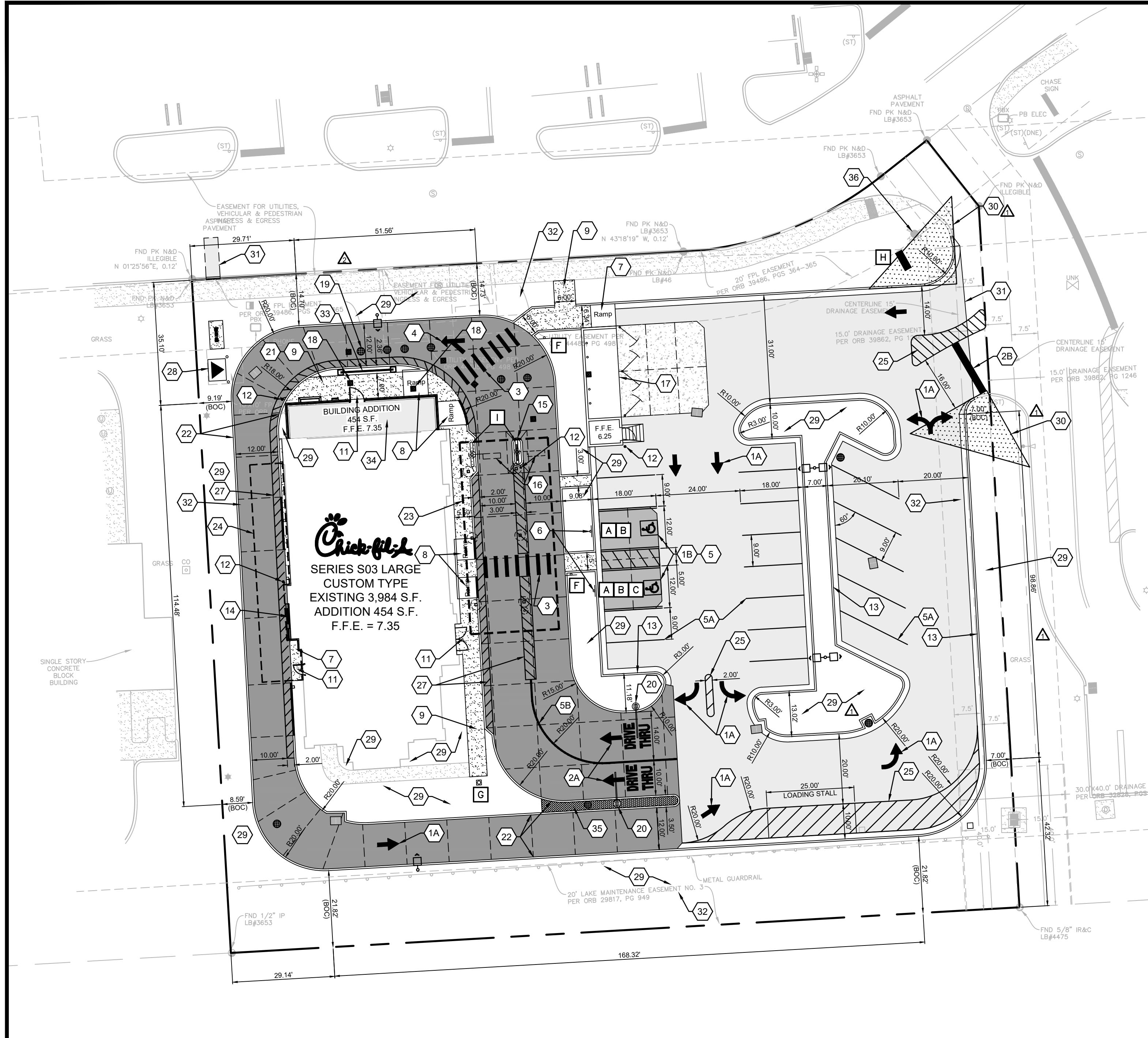
DESCRIPTION OUTPARCEL 2

THAT PORTION OF PARCEL "B", ACCORDING TO THE PLAT OF COUNTRY LAKES NORTHWEST QUADRANT PLAT, AS RECORDED IN PLAT BOOK 163 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 01°48'34" WEST (ON A GRID BEARING) 361.70 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE RUN NORTH 88°11'26" EAST 87.00 FEET; THENCE RUN NORTH 71°01'53" EAST 181.87 FEET; THENCE RUN NORTH 86°42'03" EAST 131.76 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 03°17'57" WEST 191.99 FEET; THENCE RUN NORTH 86°42'03" EAST 140.16 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 35°00'00" RUN NORTHEASTERLY 61.09 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°42'31" EAST 16.75 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 38°17'29" EAST 23.92 FEET; THENCE RUN SOUTH 03°17'57" EAST 200.02 FEET; THENCE RUN SOUTH 86°42'03" WEST 224.97 FEET, TO THE POINT OF BEGINNING.

CONCEPTUAL SITE PLAN

EXHIBIT "B"

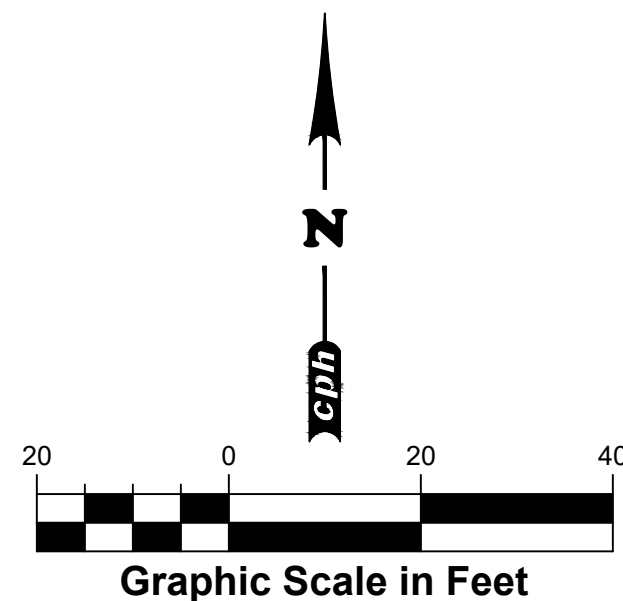


SITE PLAN

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A** HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
R7-8; 12" X 18" (TYP.)
- B** HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)
6" X 12" (TYP.)
- C** "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)
R7-8P; 6" X 12" (TYP.)
- D** "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)
R5-1; 24" X 24" (TYP.)
- E** STOP SIGN (SEE SIGNAGE PACKAGE)
R1-1; 30" X 30" (TYP.)
- F** CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G** 50' FLAG POLE (SEE SIGNAGE PACKAGE)
- H** CFA MONUMENT OR PYLON SIGN
- I** DIGITAL DRIVE-THRU MENU BOARDS



- DESIGN NOTES & KEY PLAN**
- 1A DIRECTIONAL ARROW
 - 1B PAINTED HANDICAP PARKING SYMBOL
 - 2A DRIVE-THRU GRAPHICS
 - 2B STOP BAR GRAPHIC
 - 3 CROSSWALK MARKINGS
 - 4 MULTI-LANE DIRECTIONAL GRAPHICS
 - 5 STANDARD OR HANDICAP PARKING STALL PER CODE
 - 5A 6" SOLID WHITE STRIPING
 - 5B 6" SOLID YELLOW STRIPING
 - 6 BOLLARD MOUNTED SIGN
 - 7 RETURNED CURB HANDICAP RAMP
 - 8 SIDEWALK ACCESSIBLE RAMP
 - 9 CONCRETE SIDEWALK
 - 10 CONCRETE SIDEWALK w/ CURB & GUTTER
 - 11 ENTRY DOOR FROST SLAB DETAIL
 - 12 CONCRETE BOLLARD
 - 13 CONCRETE CURB & GUTTER (SEE GRADING PLAN TO DETERMINE TYPE)
 - 14 DRIVE-THRU ISOMETRIC
 - 15 DRIVE-THRU ORDER POINT ISLAND
 - 16 MENU BOARD LOOP DETECTION SYSTEM
 - 17 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
 - 18 CLEAN-OUT (OUTSIDE OF BUILDING)
 - 19 GREASE TRAP WITH CONCRETE PAD
 - 20 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
 - 21 CONCRETE PAD FOR OPTIONAL CASH STATION
 - 22 CONCRETE INTEGRAL CURB.
 - 23 FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH. PLANS)
 - 24 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (REFER TO ARCH. PLANS)
 - 25 6" WIDE STRIPES @ 3" O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE.
 - 26 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
 - 27 CHEVRON & DIAGONAL STRIPED WALKWAY, SINGLE YELLOW SOLID LINE 1/8" WIDE PER CFA SPECIFICATIONS.
 - 28 ELECTRIC TRANSFORMER CONCRETE PAD, COORDINATE WITH POWER COMPANY FOR PAD & BOLLARD PROTECTION REQUIREMENTS PRIOR TO WORK IN THIS AREA.
 - 29 LANDSCAPED AREA
 - 30 25' X 25' SITE VISIBILITY TRIANGLE
 - 31 SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
 - 32 LANDSCAPE BUFFER
 - 33 GREEN SCREEN (REFER TO ARCH. & LANDSCAPE PLANS)
 - 34 BUILDING ADDITION (REFER TO ARCH. PLANS)
 - 35 BRICK PAVERS
 - 36 EXISTING FIRE HYDRANT

SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE BUILDING ADDITION WITH INTERIOR & EXTERIOR RENOVATIONS, DUAL LANE DRIVE THRU WITH CANOPY, EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 3211 SW 160TH AVENUE, MIRAMAR, FLORIDA 33027
 CHICK-FIL-A SITE AREA: 1.01 AC.± (44,081 S.F. ±)
 ZONING: B2: COMMUNITY BUSINESS
 PARCEL ID: #5140 28 11 0024

BUILDING INFORMATION

EXISTING CONDITION:
 EXISTING BUILDING AREA: 3,984 S.F.
 EXISTING FLOOR AREA RATIO: 0.0994
 NUMBER OF STORES: 1

PROPOSED CONDITION:
 PROPOSED BUILDING EXPANSION AREA: 454 S.F.
 PROPOSED TOTAL BUILDING AREA: 4,438 S.F.
 PROPOSED FLOOR AREA RATIO: 0.1007
 NUMBER OF STORES: 1
 BUILDING HEIGHT: 22 FEET

LAND COVERAGE SUMMARY

EXISTING CONDITION:
 IMPERVIOUS AREA: 27,368 S.F. (82.09%)
 OPEN SPACE: 16,713 S.F. (37.91%)
 TOTAL: 44,081 S.F. (100.00%)

PROPOSED CONDITION:
 BUILDING COVERAGE: 4,438 S.F. (10.07%)
 VEHICULAR USE AREA: 21,838 S.F. (49.09%)
 SIDEWALK/WALKWAYS: 2,722 S.F. (6.17%)
 IMPERVIOUS AREA (OTHER): 2,136 S.F. (4.85%)
 PERVIOUS AREA: 13,147 S.F. (29.82%)
 TOTAL: 44,081 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	0' (MIN)/50' (MAX)	50'
SIDE (WEST)	20'	21'
SIDE (EAST)	20'	155'
REAR (NORTH)	20'	36'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (SOUTH)	10'	21'
SIDE (WEST)	10'	8.59'
SIDE (EAST)	10'	7'
REAR (NORTH)	10'	14'

PARKING INFORMATION

EXISTING CONDITION:
 REGULAR: 25 SPACES
 ADA: 2 SPACES
 TOTAL: 27 SPACES

PROPOSED CONDITION:
 REGULAR: 18 SPACES
 ADA: 2 SPACES
 TOTAL: 20 SPACES

REQUIRED PARKING: ONE SPACE FOR EVERY 100 SQUARE FEET OF BUILDING AREA
 2007 / 100 = 20 SPACES
 ADA: 2 ADA SPACES REQUIRED (1 VAN ACCESSIBLE)
 * SQUARE FOOTAGE BASED ON CITY'S DEFINITION OF NET FLOOR SPACE

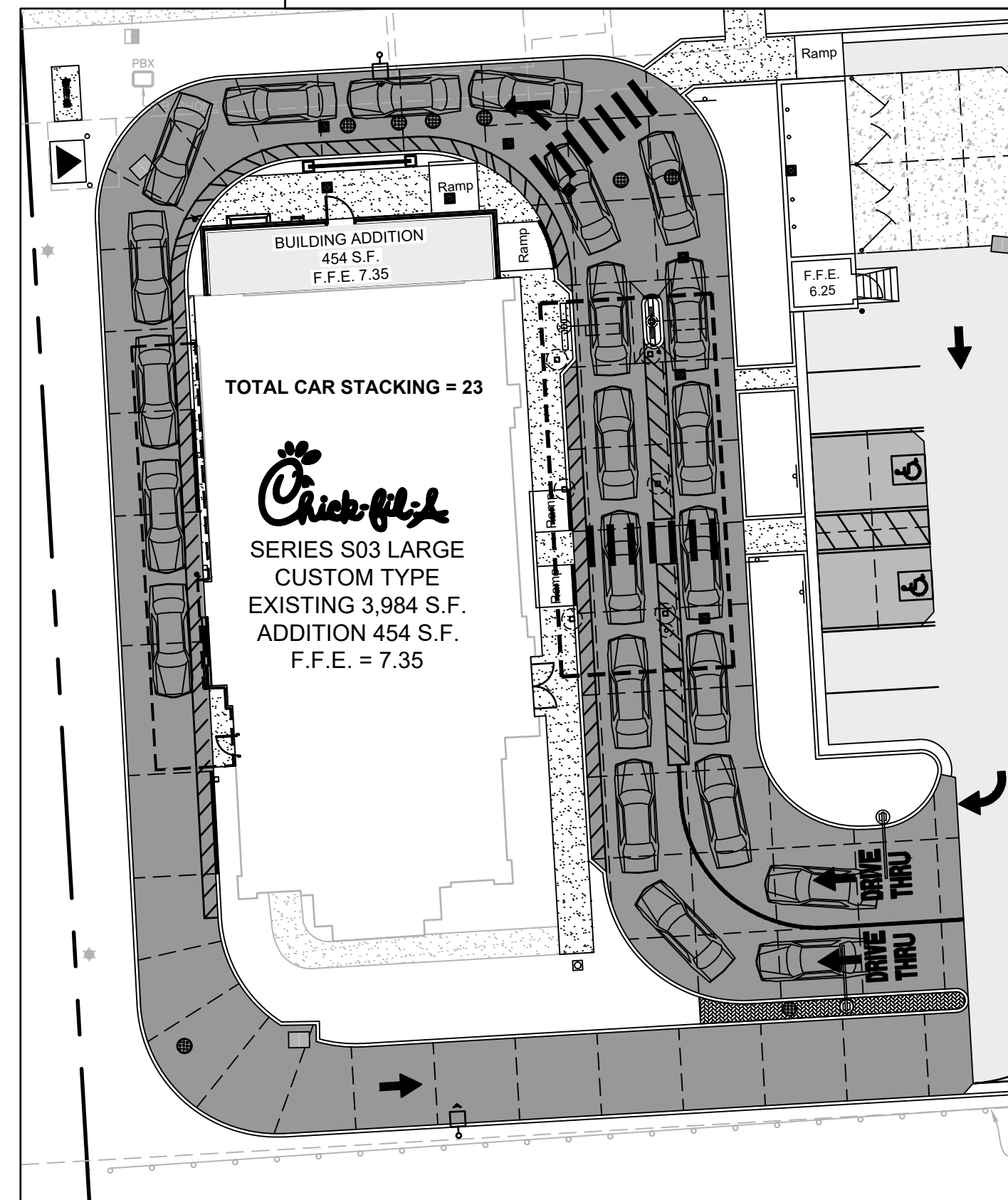
WATER AND WASTEWATER SERVICE PROVIDER: CITY OF MIRAMAR

SITE LEGEND

- 2 = PARKING SPACE PER ROW
- 2A = DETAIL NUMBER
- 2B = SHEET NUMBER
- ☐ = LIGHT POLE

GENERAL NOTES

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
2. ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
3. ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
4. ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY CFA SIGN VENDOR UNLESS OTHERWISE NOTED.
5. ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
6. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (ASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
7. TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
8. ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
9. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
10. REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA, REFER ARCH/MEP PLANS.
11. EXISTING ASPHALT PAVEMENT TO BE RESEALED WITH ASPHALT SEALANT AT COMPLETION OF PROJECT SITE WORK. EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
12. ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
13. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
14. ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.



CAR STACK PLAN



Chick-fil-A

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



1992 SW 1st. Street
 Miami, FL 33135
 Ph: 305.274.4805

Plans Prepared By:
 CPH, LLC
 A Full Service A & E Firm

This item has been digitally signed and sealed by Jason L. James, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
 The Fountains of Miramar
 3211 160th Avenue
 Broward County
 Miramar, Florida 33027

FSR#01722

BUILDING TYPE / SIZE: S03
 RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
▲	4/21/2023	CITY COMMENTS
▲	8/17/2023	CITY COMMENTS
▲	3/22/2024	CITY COMMENTS

CONSULTANT PROJECT #	C29136
PRINTED FOR	PERMIT
DATE	11/29/2022
DRAWN BY	CPH, LLC

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SHEET
SITE PLAN
 SHEET NUMBER

C-2.0