

RESOLUTION NO. 17 - 2449

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING THE RELEASE OF A COVENANT BURDENING 200 96TH STREET; VERIFYING THE PROPERTY STATUS SUBSEQUENT TO RELEASE OF THE COVENANT; PROVIDING FOR RESTORATION OF THE PROPERTY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SunTrust Bank is the owner of the property located at 200 96th Street, (the “Property”) in the Town of Surfside (the “Town”) and has requested release of a Covenant on the Property which limited the use of the Property to off-street parking (the “Request”) (See Attachment A); and

WHEREAS, in 1970, a new development was proposed at 9600 Collins Avenue in Bal Harbour (the “Bank Parcel”); and

WHEREAS, on January 13, 1970, the Town adopted Ordinance No. 747 authorizing use of the Property for off-street parking for use of the customers of the Bank Parcel subject to certain conditions to make certain the Bank Parcel was developed and operated in a way which would ensure the provision of sufficient parking and minimize impacts on the Town; and

WHEREAS, in compliance with Ordinance No. 747, Community National Bank & Trust Company, the then-owners of both the Bank Parcel (now occupied by SunTrust Bank) and the Property, entered into a covenant for the benefit of the Town limiting the use of the Property to off-street parking solely for the use of the customers of the Bank Parcel (the “Covenant”) (See Exhibit A to the Request); and

WHEREAS, SunTrust Bank, has requested the release of the Covenant based on changing customs and operations over time and a Parking Utilization Study performed by Traf Tech Engineering, Inc., dated September 29, 2016 (See Exhibit “B” to the Request); and

WHEREAS, the Town Commission has reviewed the Request and submitted study and desires to release the Covenant, making the Property available for redevelopment; and

WHEREAS, the Town Commission finds the release of the Covenant to be in the best interest of the Town.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are hereby adopted and confirmed.

Section 2. Approval of Release. The Covenant recorded March 28, 1970 Official Record Book 6803 Page 830 of Miami-Dade County is hereby released as provided herein.

Section 3. Verification of Property Status. Consistent with the prior terms of the Covenant, the acknowledgment of the Property owner in the Request, and the zoning of the Property, the Property may not be utilized for surface parking and is not, in any way, entitled to use or grandfathered status, for off-street parking.

Section 4. Property restoration. Consistent with paragraph g. of the Covenant, the Owner shall, within six (6) months of the approval of this Resolution, remove all improvements on the Property provided to allow the off-street parking (paving, drainage, etc) and sod the property consistent with Town standards. Further, the Owner shall, at all times, maintain the lot consistent with the Town Code and all landscape and lot maintenance standards.

Section 5. Implementation. The Town Manager and/or designee are hereby authorized to take any and all action necessary to implement this Resolution.

Section 6. Effective Date. This Resolution shall be effective immediately from adoption hereof.

PASSED AND ADOPTED this 18th day of September, 2017.

Motion by Commissioner Gielchinsky,

Second by Commissioner Paul.

FINAL VOTE ON ADOPTION

Commissioner Daniel Gielchinsky	yes
Commissioner Michael Karukin	yes
Commissioner Tina Paul	yes
Vice Mayor Barry Cohen	yes
Mayor Daniel Dietch	yes




Daniel Dietch, Mayor

ATTEST:



Sandra Novoa, MMC, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:**



Weiss Serota Helfman Cole and Bierman, P.A.
Town Attorney



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: 305-377-6223
E-MAIL: CKoshal@brzoninglaw.com

VIA HAND DELIVERY

August 16, 2017

Mr. Guillermo Olmedillo
Town Manager
Town of Surfside
9293 Harding Ave
Surfside, FL 33154

Re: Release of Covenant related to 200 96 Street, Surfside, Florida

Dear Mr. Olmedillo:

This law firm represents SunTrust Bank (the "Property Owner"), with regard to release of a Covenant which burdens the property located at 200 96 Street (the "Property") in the Town of Surfside (the "Town").

Property. The Property is located at on the southwest side of the intersection between 96 Street and Collins Avenue. See Figure 1. Property Aerial, below. Miami-Dade County's Office of the Property Appraiser identifies the Property by Folio Number 14-2235-007-0270. The Property is approximately 7,425 square feet in size and contains a surface parking lot.



Figure 1. Property Aerial

Guillermo Olmedillo, Town Manager

August 16, 2017

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Covenant History. In 1970 the then-owners of the Property entered into a Covenant with the Town to limit the use of the Property to off-street parking. See Exhibit A, Covenant. At that time, the parcel to the north of the Property, 9600 Collins Avenue, in Bal Harbour was being redeveloped as a bank ("Bank Parcel"). The Town was concerned with traffic and the possibility of a parking deficiency associated with the Bank Parcel. Community National Bank & Trust Company, the then-owners of both the Bank Parcel and the Property, drafted the Covenant in an effort to ensure the Town that the Bank Parcel would operate responsibly and with sufficient parking.

Conditions have changed considerably since the 1970s. People's banking habits have changed over time, especially with the advent of online banking. In general, bank facilities no longer receive the number of patrons they once did. Specifically, the Property has not been used or needed for overflow parking for the Bank Parcel for numerous years. The bank facility on the Bank Parcel is not and has not been fully occupied for a number of years. A Parking Utilization Study for the Bank Parcel by TrafTech Engineering, Inc., dated September 29, 2016, concludes that the maximum number of parking spaces required to adequately serve the building's peak parking demand is thirty-seven (37) spaces. See Exhibit B, Parking Utilization Study. The Bank Parcel contains forty-one (41) parking spaces.

Additionally, it's important to note that the Town's current H40 zoning district does not legally permit surface parking uses on the Property. In other words, the Town has determined that surface parking is currently an undesirable and incompatible use in this part of the Town. Accordingly, the owner would like to release the Covenant as it no longer serves its originally intended purposes.

We look forward to your favorable review and comments relative to the requested release of the Covenant. Should you have any questions, comments, or require additional information, please do not hesitate to phone my direct line at (305) 377-6223.

Sincerely,



Carli Koshal

Enclosures

cc: Sarah Sinatra Gould, AICP
Lillian Arango, Esq.
Michael Marrero, Esq.

70R 04590

'70 MAR 26 PM 12:11

PL: 6803 REC: 830

EXHIBIT



COVENANT

THE COMMUNITY NATIONAL BANK & TRUST COMPANY, a national banking corporation, existing under the laws of the United States, hereinafter referred to as OWNER, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, together with the benefits to be derived from the off-street parking, paid by the CITY OF SURFSIDE, does hereby execute this Covenant:

TO THE PUBLIC:

Declaration of Restrictions on Lot 12 in Block 3, of ALTOS DEL MAR No. 6, according to the Plat thereof, recorded in Plat Book 8 at Page 106 of the Public Records of Dade County, Florida, said realty lying and being in the Town of Surfside, Florida.

The Restrictions and Covenants hereinafter set out are to run with the land, and shall be binding upon OWNER, a national banking corporation, existing under the laws of the United States, its successors and assigns, and upon all parties or persons hereafter owning said realty or claiming under them.

It is hereby agreed that said lot will be used and utilized exclusively as an off-street parking facility for customers of the Bank, subject to the following restrictions and conditions, to wit:

- a. It will not be used for any purpose other than off-street parking by patrons of the OWNER.
- b. It will not be leased or subleased for off-street parking or other use by any hotel, business, individual or entity other than OWNER.
- c. It will not be the subject matter of an application for any liberalizing of the zoning classification presently applicable to said lot,

COPELAND, THERREL, SAIDEN & PETERSON, MIAMI BEACH, FLORIDA

5.00

- d. It will be designed and used for off-street parking in such a manner as not to create a hazardous, dangerous or congested condition on Collins Avenue, Harding Avenue or 96th Street; and, to accomplish this result, will employ necessary traffic control devices and personnel as may be necessary to effectuate this covenant.
- e. It will not be used for off-street parking until a plot plan of the subject property has been submitted and approved by the Town, and thereafter implemented, with paving, louvered walls, plantings, screenings and other functional and aesthetic improvements designed to prevent the proposed use from becoming an eyesore, a nuisance to neighboring properties or a blighting or depreciating of abutting and adjacent properties in the Town of Surfside.
- f. Delivery by the OWNER to the Town of a restrictive covenant in recordable form and running with the title to the subject lot and agreeing to carry out in good faith each of the covenants herein cited.
- g. It will not be sold or otherwise disposed of without first having removed all improvements thereon to permit its use for off-street parking. However, this paragraph shall not be construed to limit or otherwise restrict in any other respect the right of the OWNER, its successors or assigns, to sell or otherwise dispose of said property.

That this Covenant running with the land is in compliance with and acceptance of the requirements of Ordinance No. 747 of the Council of the Town of Surfside, Florida, which likewise prescribes penalties for violation of the provisions hereof, which Ordinance was duly adopted on the 13th day of January, 1970.

The OWNER, a national banking corporation, existing under the laws of the United States, by and through its undersigned authorized officers, expressly warrants that it holds title to the above described property in fee simple encumbered by these covenants, but free and clear of all other encumbrances, liens or mortgages.

IN WITNESS WHEREOF, the COMMUNITY NATIONAL BANK & TRUST COMPANY, a national banking corporation, existing under the laws of the United States, has caused these presents to be signed in its name by its President and its corporate seal to be affixed, attested by its Secretary, on this, the 19th day of March, 1970.

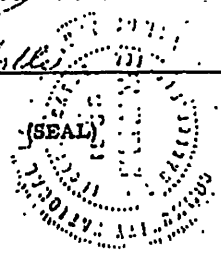
In the presence of:

Allen Post
Margaret W. Wallace

COMMUNITY NATIONAL BANK & TRUST COMPANY, a national banking corporation, existing under the laws of the United States

By [Signature]
President

Attest: [Signature]
~~SECRETARY~~
Cashier



STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 19th day of March, A. D. 1970, before me personally appeared Harold F. Perry and Rita T. Walls, respectively President and Secretary of COMMUNITY NATIONAL BANK & TRUST COMPANY, a national banking corporation, existing under the laws of the United States, to me known to be the persons described in and who executed the foregoing Covenant and severally acknowledged the execution thereof to be their free act and deed as such

6803 833

officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

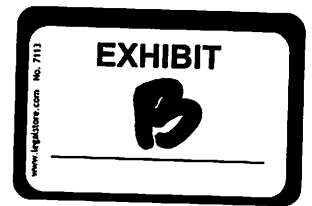
WITNESS my signature and official seal at *Bae Harbour*
in the County of Dade and State of Florida, the day and year last aforesaid.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 26, 1972

DEPT. OF OFFICIAL RECORDS
OF DADE COUNTY, FLORIDA
RECEIVED 11/1/72
E. B. LEATHERMAN
DADE COUNTY
[Signature]

COPELAND, THORPE, BAIRDEN & PETERSON, MIAMI BEACH, FLORIDA



September 29, 2016

9600 Collins Avenue
c/o Carli Koshal, Esq.
Bercow Radell & Fernandez
200 South Biscayne Boulevard
Miami, Florida 33131

Re: 9600 Collins Avenue –Parking Reduction Study

Dear Carli:

Traf Tech Engineering, Inc. conducted a parking utilization study at the existing SunTrust Bank building located at 9600 Collins Avenue in the Village of Bal Harbour, Florida. The parking utilization study was conducted in order to determine the actual parking usage of the subject bank building. This study documents if there is an existing parking surplus or a parking deficit at the subject financial institution.

Project Site

The subject site consists of a 2-story building with surface parking spaces located on the east and west sides of the building. A total of 41 parking spaces (38 regular parking stalls and three handicap parking spaces) are provided at the site. Based on information provided by the bank representatives, the existing building is 67.5% occupied (32.5% of the building is vacant).

Comprehensive Parking Demand Study

Parking occupancy counts (number of vehicles parked at the site) were conducted on Wednesday, September 7, Thursday, September 8 and Friday, September 9, 2016. The parking counts were recorded in one-half hour increments between the hours of 9:00 AM and 6:00 PM.

Tables 1, 2, and 3 present the results of the parking occupancy counts recorded during the 3-day study period. The results of the parking counts indicate that:

- o The maximum number of parking spaces occupied on Wednesday, September 7, 2016 was 19 out of 41 available parking spaces, for a parking surplus of approximately 22 parking stalls (approximately 46%). The peak parking period occurred at 1:30 PM.

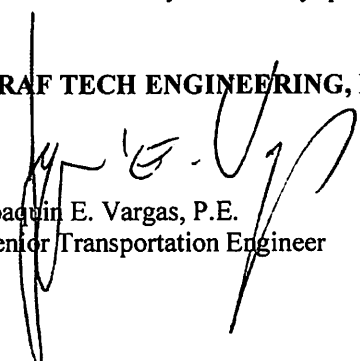
Traf Tech
ENGINEERING, INC.

- The maximum number of parking spaces occupied on Thursday, September 8, 2016 was 11 out of 41 available parking spaces, for a parking surplus of approximately 130 parking stalls (approximately 27%). The peak parking period occurred at 11:30 AM.
- The maximum number of parking spaces occupied on Friday, September 9, 2016 was 25 out of 41 available parking spaces, for a parking surplus of approximately 16 parking stalls (approximately 61%). The peak parking period occurred at 9:00 AM. It is important to note that the high number of parked vehicles at an early time (9:00 AM) tends to indicate that some of these vehicles may have parked illegally from nearby land uses since the bank does not open for business until 9:00 AM. However, in order to assess parking needs with a conservative approach, the highest recorded number of vehicles was used for purposes of this study, as described below.

Since the existing SunTrust Bank building is 67.5% occupied, at full occupancy the maximum number of parked cars is projected at 37 parking spaces (25 times 1.48). That is, at full occupancy the maximum number of parking spaces required to adequately serve the peak parking demand is 37. Since 41 parking spaces are provided on site, parking is not anticipated to be a problem at this facility.

Please call me if you have any questions.

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE 1
9600 Collins Avenue
PARKING COUNT SURVEY - Wednesday, September 7, 2016

Time Period	Area A			Area B			Area C			Area D			Area E			Area F			Drive-Through Lanes			ALL ZONES		
	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied
9:00 AM	2	4	50.0%	0	9	0.0%	3	13	23.1%	3	7	42.9%	0	5	0.0%	2	3	66.7%	1	0	n/a	11	41	26.8%
9:30 AM	3	4	75.0%	2	9	22.2%	4	13	30.8%	3	7	42.9%	4	5	80.0%	2	3	66.7%	1	0	n/a	12	41	29.3%
10:00 AM	3	4	75.0%	1	9	11.1%	4	13	30.8%	3	7	42.9%	3	5	60.0%	2	3	66.7%	0	0	n/a	11	41	26.8%
10:30 AM	2	4	50.0%	0	9	0.0%	4	13	30.8%	3	7	42.9%	4	5	80.0%	1	3	33.3%	1	0	n/a	9	41	22.0%
11:00 AM	3	4	75.0%	2	9	22.2%	9	13	69.2%	3	7	42.9%	5	5	100.0%	2	3	66.7%	1	0	n/a	17	41	41.5%
11:30 AM	4	4	100.0%	1	9	11.1%	8	13	61.5%	3	7	42.9%	5	5	100.0%	3	3	100.0%	0	0	n/a	16	41	39.0%
12:00 PM	3	4	75.0%	3	9	33.3%	7	13	53.8%	3	7	42.9%	5	5	100.0%	3	3	100.0%	1	0	n/a	16	41	39.0%
12:30 PM	3	4	75.0%	1	9	11.1%	9	13	69.2%	4	7	57.1%	5	5	100.0%	2	3	66.7%	1	0	n/a	17	41	41.5%
1:00 PM	3	4	75.0%	2	9	22.2%	7	13	53.8%	3	7	42.9%	5	5	100.0%	1	3	33.3%	1	0	n/a	15	41	36.6%
1:30 PM	4	4	100.0%	4	9	44.4%	8	13	61.5%	3	7	42.9%	4	5	80.0%	1	3	33.3%	1	0	n/a	19	41	46.3%
2:00 PM	3	4	75.0%	2	9	22.2%	5	13	38.5%	2	7	28.6%	4	5	80.0%	2	3	66.7%	0	0	n/a	12	41	29.3%
2:30 PM	2	4	50.0%	2	9	22.2%	6	13	46.2%	4	7	57.1%	4	5	80.0%	2	3	66.7%	1	0	n/a	14	41	34.1%
3:00 PM	2	4	50.0%	2	9	22.2%	5	13	38.5%	4	7	57.1%	5	5	100.0%	1	3	33.3%	1	0	n/a	13	41	31.7%
3:30 PM	3	4	75.0%	4	9	44.4%	7	13	53.8%	3	7	42.9%	3	5	60.0%	2	3	66.7%	0	0	n/a	17	41	41.5%
4:00 PM	2	4	50.0%	2	9	22.2%	6	13	46.2%	3	7	42.9%	4	5	80.0%	3	3	100.0%	3	0	n/a	13	41	31.7%
4:30 PM	1	4	25.0%	0	9	0.0%	5	13	38.5%	5	7	71.4%	3	5	60.0%	1	3	33.3%	1	0	n/a	11	41	26.8%
5:00 PM	1	4	25.0%	0	9	0.0%	3	13	23.1%	1	7	14.3%	3	5	60.0%	1	3	33.3%	1	0	n/a	5	41	12.2%
5:30 PM	1	4	25.0%	0	9	0.0%	2	13	15.4%	1	7	14.3%	2	5	40.0%	0	3	0.0%	0	0	n/a	4	41	9.8%
6:00 PM	0	4	0.0%	0	9	0.0%	1	13	7.7%	1	7	14.3%	0	5	0.0%	0	3	0.0%	0	0	n/a	2	41	4.9%

SOURCE: Traf Tech Engineering, Inc.

TABLE 2
9600 Collins Avenue
PARKING COUNT SURVEY - Thursday, September 8, 2016

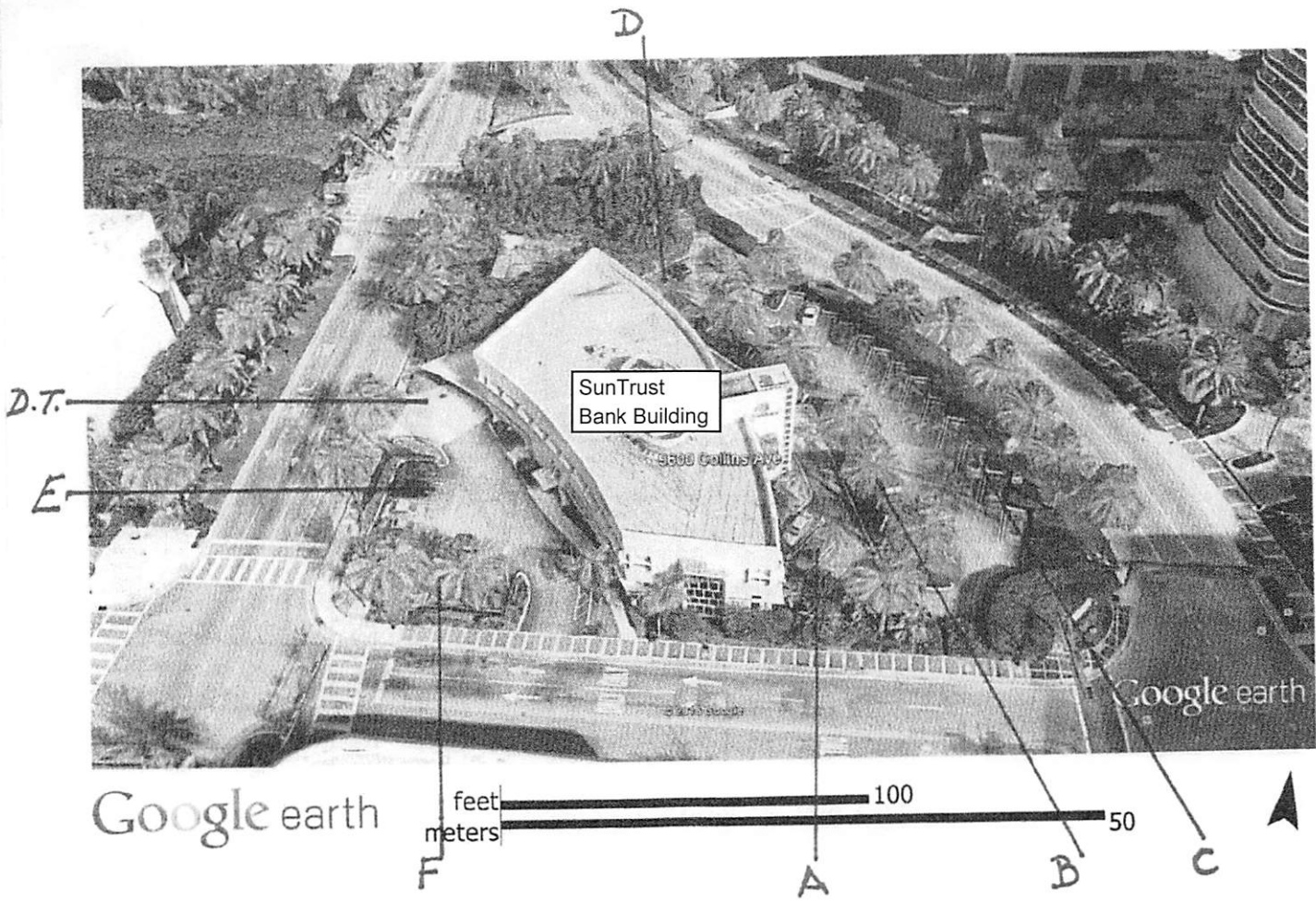
Time Period	Area A			Area B			Area C			Area D			Area E			Area F			Drive-Through Lanes			ALL ZONES		
	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied
9:00 AM	1	4	25.0%	1	9	11.1%	2	13	15.4%	1	7	14.3%	2	5	40.0%	1	3	33.3%	1	0	n/a	9	41	22.0%
9:30 AM	1	4	25.0%	1	9	11.1%	1	13	7.7%	1	7	14.3%	2	5	40.0%	1	3	33.3%	0	0	n/a	4	41	9.8%
10:00 AM	2	4	50.0%	0	9	0.0%	1	13	7.7%	1	7	14.3%	2	5	40.0%	2	3	66.7%	0	0	n/a	4	41	9.8%
10:30 AM	2	4	50.0%	0	9	0.0%	3	13	23.1%	2	7	28.6%	2	5	40.0%	2	3	66.7%	1	0	n/a	7	41	17.1%
11:00 AM	2	4	50.0%	1	9	11.1%	4	13	30.8%	2	7	28.6%	2	5	40.0%	2	3	66.7%	0	0	n/a	9	41	22.0%
11:30 AM	2	4	50.0%	2	9	22.2%	6	13	46.2%	1	7	14.3%	2	5	40.0%	1	3	33.3%	0	0	n/a	11	41	26.8%
12:00 PM	2	4	50.0%	2	9	22.2%	5	13	38.5%	1	7	14.3%	2	5	40.0%	2	3	66.7%	2	0	n/a	10	41	24.4%
12:30 PM	2	4	50.0%	3	9	33.3%	4	13	30.8%	1	7	14.3%	1	5	20.0%	2	3	66.7%	1	0	n/a	10	41	24.4%
1:00 PM	2	4	50.0%	2	9	22.2%	4	13	30.8%	1	7	14.3%	2	5	40.0%	2	3	66.7%	0	0	n/a	9	41	22.0%
1:30 PM	2	4	50.0%	1	9	11.1%	3	13	23.1%	3	7	42.9%	4	5	80.0%	1	3	33.3%	0	0	n/a	9	41	22.0%
2:00 PM	2	4	50.0%	2	9	22.2%	3	13	23.1%	3	7	42.9%	3	5	60.0%	2	3	66.7%	0	0	n/a	10	41	24.4%
2:30 PM	3	4	75.0%	1	9	11.1%	3	13	23.1%	3	7	42.9%	2	5	40.0%	1	3	33.3%	0	0	n/a	10	41	24.4%
3:00 PM	2	4	50.0%	3	9	33.3%	3	13	23.1%	2	7	28.6%	2	5	40.0%	2	3	66.7%	1	0	n/a	10	41	24.4%
3:30 PM	2	4	50.0%	3	9	33.3%	3	13	23.1%	2	7	28.6%	3	5	60.0%	2	3	66.7%	0	0	n/a	10	41	24.4%
4:00 PM	1	4	25.0%	2	9	22.2%	3	13	23.1%	2	7	28.6%	1	5	20.0%	2	3	66.7%	0	0	n/a	8	41	19.5%
4:30 PM	0	4	0.0%	1	9	11.1%	3	13	23.1%	2	7	28.6%	1	5	20.0%	2	3	66.7%	1	0	n/a	6	41	14.6%
5:00 PM	0	4	0.0%	0	9	0.0%	2	13	15.4%	2	7	28.6%	1	5	20.0%	2	3	66.7%	1	0	n/a	4	41	9.8%
5:30 PM	0	4	0.0%	0	9	0.0%	1	13	7.7%	0	7	0.0%	1	5	20.0%	1	3	33.3%	0	0	n/a	1	41	2.4%
6:00 PM	0	4	0.0%	0	9	0.0%	0	13	0.0%	0	7	0.0%	1	5	20.0%	0	3	0.0%	0	0	n/a	0	41	0.0%

SOURCE: Traf Tech Engineering, Inc.

TABLE 3
9600 Collins Avenue
PARKING COUNT SURVEY - Friday, September 9, 2016

Time Period	Area A			Area B			Area C			Area D			Area E			Area F			Drive-Through Lanes			ALL ZONES		
	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied	Cars Parked	Available Spaces	% Occupied
9:00 AM	3	4	75.0%	1	9	11.1%	8	13	61.5%	5	7	71.4%	4	5	80.0%	2	3	66.7%	2	0	n/a	25	41	61.0%
9:30 AM	2	4	50.0%	2	9	22.2%	8	13	61.5%	2	7	28.6%	4	5	80.0%	3	3	100.0%	3	0	n/a	14	41	34.1%
10:00 AM	2	4	50.0%	0	9	0.0%	8	13	61.5%	4	7	57.1%	5	5	100.0%	2	3	66.7%	2	0	n/a	14	41	34.1%
10:30 AM	4	4	100.0%	0	9	0.0%	8	13	61.5%	3	7	42.9%	3	5	60.0%	2	3	66.7%	2	0	n/a	15	41	36.6%
11:00 AM	4	4	100.0%	2	9	22.2%	8	13	61.5%	3	7	42.9%	5	5	100.0%	3	3	100.0%	3	0	n/a	17	41	41.5%
11:30 AM	2	4	50.0%	1	9	11.1%	9	13	69.2%	2	7	28.6%	4	5	80.0%	2	3	66.7%	2	0	n/a	14	41	34.1%
12:00 PM	3	4	75.0%	1	9	11.1%	9	13	69.2%	2	7	28.6%	4	5	80.0%	2	3	66.7%	2	0	n/a	15	41	36.6%
12:30 PM	2	4	50.0%	2	9	22.2%	8	13	61.5%	2	7	28.6%	5	5	100.0%	3	3	100.0%	3	0	n/a	14	41	34.1%
1:00 PM	2	4	50.0%	5	9	55.6%	9	13	69.2%	2	7	28.6%	3	5	60.0%	2	3	66.7%	2	0	n/a	18	41	43.9%
1:30 PM	4	4	100.0%	3	9	33.3%	7	13	53.8%	1	7	14.3%	5	5	100.0%	3	3	100.0%	3	0	n/a	15	41	36.6%
2:00 PM	1	4	25.0%	2	9	22.2%	4	13	30.8%	2	7	28.6%	4	5	80.0%	0	3	0.0%	0	0	n/a	9	41	22.0%
2:30 PM	1	4	25.0%	3	9	33.3%	4	13	30.8%	2	7	28.6%	2	5	40.0%	0	3	0.0%	0	0	n/a	10	41	24.4%
3:00 PM	1	4	25.0%	3	9	33.3%	4	13	30.8%	0	7	0.0%	2	5	40.0%	0	3	0.0%	0	0	n/a	8	41	19.5%
3:30 PM	0	4	0.0%	3	9	33.3%	3	13	23.1%	0	7	0.0%	3	5	60.0%	1	3	33.3%	1	0	n/a	6	41	14.6%
4:00 PM	0	4	0.0%	2	9	22.2%	3	13	23.1%	0	7	0.0%	4	5	80.0%	0	3	0.0%	0	0	n/a	5	41	12.2%
4:30 PM	0	4	0.0%	1	9	11.1%	2	13	15.4%	0	7	0.0%	2	5	40.0%	0	3	0.0%	0	0	n/a	3	41	7.3%
5:00 PM	0	4	0.0%	1	9	11.1%	2	13	15.4%	0	7	0.0%	3	5	60.0%	1	3	33.3%	1	0	n/a	3	41	7.3%
5:30 PM	1	4	25.0%	1	9	11.1%	1	13	7.7%	1	7	14.3%	4	5	80.0%	1	3	33.3%	1	0	n/a	4	41	9.8%
6:00 PM	0	4	0.0%	1	9	11.1%	1	13	7.7%	0	7	0.0%	2	5	40.0%	0	3	0.0%	0	0	n/a	2	41	4.9%

SOURCE: Traf Tech Engineering, Inc.



Parking Areas A through F and the Drive-Through Lanes (DT)