





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	December 13, 2018	Application ID:	ZV 2018-11
Project:	Flamingo Pines Square	Project Number:	PRJ 2018-04
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	JBL Flamingo Pines LLC	Agent:	Ryan Fader Moe Azar
Location:	12520 Pines Boulevard, Pembroke Pines, 33027		
Existing Zoning:	General Commercial (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2018-11	155.251 (A)	856 Parking Spaces	765 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

Project Description / Background

Ryan Fader/Moe Azar, as agents for the owner, JBL Flamingo Pines, LLC are requesting a variance to allow 765 parking spaces where 856 parking spaces are required. The applicant, through their consultant Traf Tech has submitted a parking study (dated 10/1/2018) to support the variance request.

Flamingo Pines Square (F.K.A. Flamingo Pines Plaza Phases II & III) is generally located at the southwest corner of Pines Boulevard and Flamingo Road. The center consists of multiple parcels as shown in the attached vicinity map. The property and variance does not include the Wal-Mart parcel, Flamingo Pines Plaza (Publix), Four Crowns (Family Tire) as well as outparcels adjacent to the subject property. In the provided parking study, the applicant has identified the parking areas included in their analysis based on zones (figure 2) and they reference the Wal-Mart parking field as shared although the spaces are not included in their request.

Per the submitted application, JBL Flamingo Pines LLC, is making the variance request to accommodate a proposed +/- 10,000 square foot medical/retail building. Should the variance request be supported, a site plan application will be required for approval of the proposed buildings.

VARIANCE REQUEST DETAILS

ZV 2018-11) To allow 765 parking spaces instead of the required 856 parking spaces.

Code Reference: §155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

(A) Other uses. Minimum parking shall be required as set forth in the matrix below (Note: for reference only – Full Parking Matrix can be viewed online at America Legal Publishing)

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

1. Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
 Subject Site Aerial Photo



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark N/A.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Dean Project #: PRJ 20 18 - 14 Application #: ZV 2018-11
Date Submitted: 11/05/2018 Posted Signs Required: (2) Fees: \$ 2,210-

SECTION 1-PROJECT INFORMATION:

Project Name: _____

Project Address: 12520 Pines BlvdLocation / Shopping Center: Southwest Corner of Pines and South FlemingoAcreage of Property: _____ Building Square Feet: 10,000Flexibility Zone: _____ Folio Number(s): 514014-02-0313/0310/Plat Name: _____ Traffic Analysis Zone (TAZ): 0332/Legal Description: SEE ATTACHED 0333

Has this project been previously submitted? Yes

No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
5/19/99	ZV-99-17	Variance	Approved		Building no closer than 700ft
4/4/02	ZV-2002-13	Variance	Approved		unknown

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JBL Flamingo Pines LLC
Owner's Address: 2028 Harrison St, Hollywood FL 33020
Owner's Email Address: Jacob @ Jblmgmt. com
Owner's Phone: 954-346-9494 Owner's Fax: _____
Agent: _____
Contact Person: Ryan Factor
Agent's Address: 2028 Harrison St
Agent's Email Address: ryan @ Jbl mgmt. com
Agent's Phone: 954-346-9494 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3
Land Use / Density: Commercial
Use: Parking Lot
Plat Name: Flamingo West
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: A-1
South: B-3
East: B-3
West: B-3

ADJACENT LAND USE PLAN

North: Recreation & open space
South: Commercial
East: Commercial
West: Commercial

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: 155.251

Required: 856 Parking Spaces

Request: 765 Parking Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

- WE ARE REQUESTING FOR A PARKING VARIANCE
TO ADD A 10,000 S.F. MEDICAL/RETAIL BUILDING
AS SHOWN ON THE PROPOSED SITE PLAN.
- THE REQUEST FOR PARKING VARIANCE IS TO PROVIDE
717 PARKING SPACES (NOT INCLUDING 52 PARKING
SPACES FENCED IN BY US POST OFFICE) IN LIEU
OF THE REQUIRED 856 PARKING SPACES.
- WE HAVE PROVIDED A PARKING STUDY WHICH
CLEARLY INDICATES THE PARKING DEMAND AT THE
PEAK HOURS WHICH IS HALF OF WHAT IS REQUIRED
BY CODE.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION


This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Jacob Khostaveli 10/29/18
Signature of Owner Date

Jacob Khostaveli, Manager JBL Flemingo Pines, LLC

Sworn and Subscribed before me this 29th day
of October, 20 18

K. Palliveta 07/04/2022
Fee Paid Signature of Notary Public My Commission Expires

 **Katarona Palliveta**
Notary Public
State of Florida
My Commission Expires 07/04/2022
Commission No. GG 235242

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

Traf Tech

ENGINEERING, INC.

Mr. Michael Wang
JBL Asset Management
2028 Harrison Street, Suite 202
Hollywood, Florida 33020

October 1, 2018

Re: Flamingo-Pines Square – Parking Study

Dear Mr. Wang:

Traf Tech Engineering, Inc. conducted a parking utilization study at the existing Flamingo-Pines Square commercial center located on the south side of Pines Boulevard approximately 1,000 feet west of Flamingo Road in the City of Pembroke Pines, Broward County, Florida. Figure 1 on the following page shows the location of the project site. The parking utilization study was conducted in order to determine the current parking needs of the commercial uses located within the shopping center. This study documents if there is an existing parking surplus or a parking deficit.

Project Overview

Flamingo-Pines Square is an existing U-shaped commercial development with two outparcels fronting Pines Boulevard. The entire shopping center includes 670 parking spaces. Additional parking spaces for Flamingo Pines Square are provided at the existing WalMart located immediately to the west (shared parking agreement). It is important to note that the parking spaces located within the MalMart shopping center (the parking spaces immediately adjacent to the Flamingo Pines Square) were not included in this evaluation in order to assess parking needs with a conservative approach.

Comprehensive Parking Demand Study

Parking occupancy counts (number of vehicles parked on site) were conducted at the Flamingo Pines Square on Thursday, September 6, Friday, September 7 and Saturday, September 8, 2018. The parking counts were recorded in one-hour increments between the hours of 9:00 AM and 6:00 PM. The shopping center was subdivided into six (6) zones as presented in Figure 2. During the time of the parking occupancy counts, the shopping center was 98% occupied.

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

- The maximum number of parking spaces occupied on Thursday, September 6, 2018 was 363 out of 670 available parking spaces (excluding the shared parking with WalMart), for a parking surplus of approximately 307 parking spaces. The peak parking period occurred at 12:00 PM.

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989



Flamingo Road

Pines Boulevard

SW 129th Avenue

Walmart

LEGEND


 Study Site

FIGURE 1
Flamingo Pines Square
Pembroke Pines, Florida

PROJECT LOCATION MAP

Traf Tech
ENGINEERING, INC.

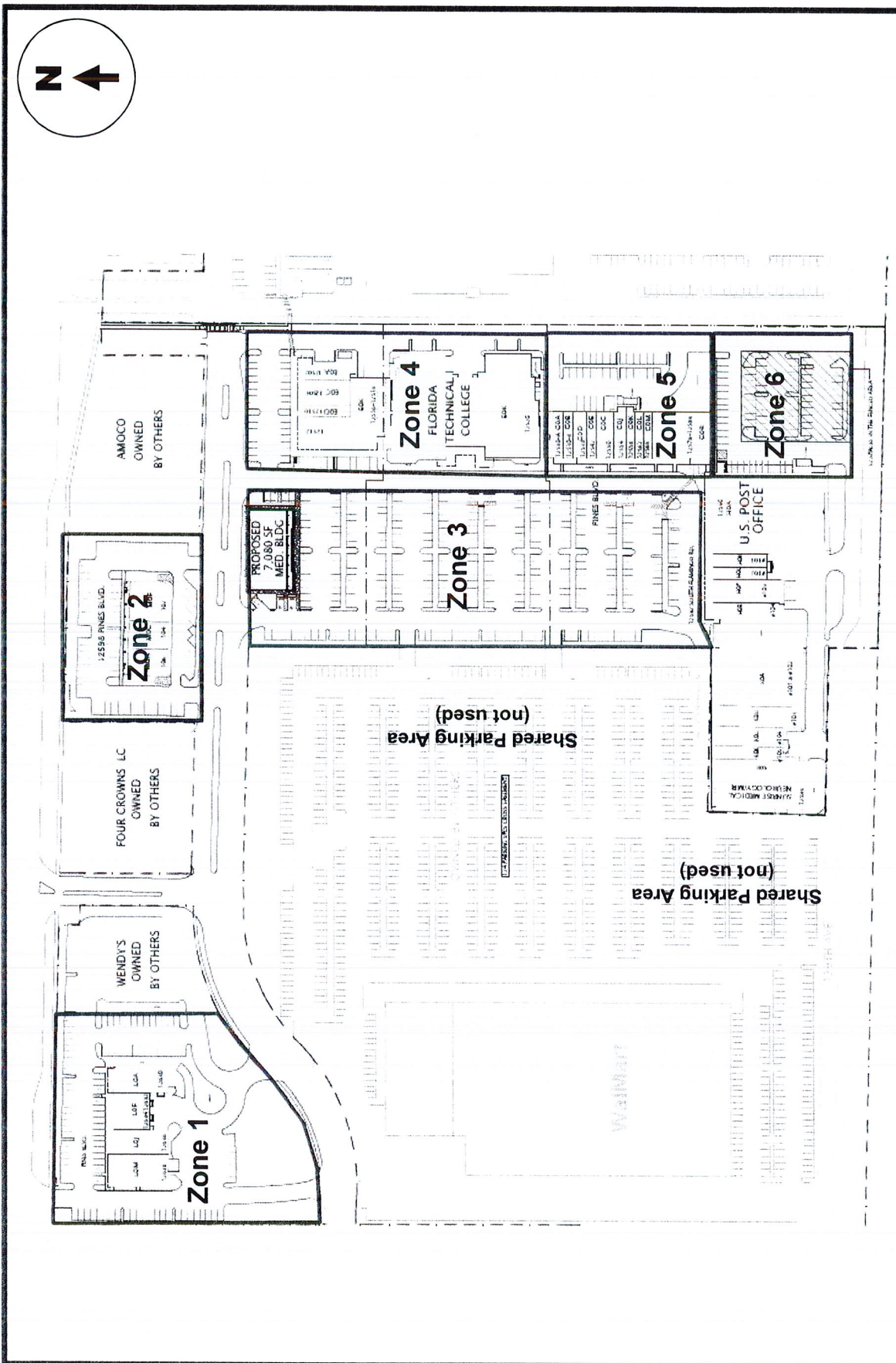


FIGURE 2
 Flamingo Pines Square
 Pembroke Pines, Florida

PARKING COUNTS ZONES

- The maximum number of parking spaces occupied on Friday, September 7, 2018 was 358 out of 670 available parking spaces (excluding the shared parking with WalMart), for a parking surplus of approximately 312 parking stalls. The peak parking period occurred at 11:00 AM.
- The maximum number of parking spaces occupied on Saturday, September 8, 2018 was 326 out of 670 available parking spaces (excluding the shared parking with WalMart), for a parking surplus of approximately 344 parking spaces. The peak parking period occurred at 12:00 PM.

Based on the above information, the existing Flamingo Pines Square shopping center is currently consuming approximately 54 percent of the 670 parking spaces (excluding the shared parking with WalMart).

Adjustments to Account for Peak Season

According to seasonal variation in traffic conditions published by the Florida Department of Transportation, traffic data recorded in west Broward County in early September should be increased by approximately 13% in order to reflect peak season conditions. Therefore, the peak parking demand for the Flamingo-Pines commercial center during the peak month of the year is determined as follows:

$$363 \text{ parked cars} \times 1.13 = 411 \text{ parked cars}$$

Adjustments to Account for Vacancy/Un-Leased Commercial Space

Based on information provided by the Flamingo-Pines Square management team, during the three days of parking data collection, the Flamingo-Pines shopping center was approximately 98% occupied/leased. In order to determine the actual parking demand at 100% occupancy/leased, the maximum number of parking spaces recorded during the peak period on Thursday was adjusted as follows:

$$411 \text{ maximum Weekday peak time parked cars} \times 1.0204 \text{ (required adjustment for 100\% occupancy)} = 420 \text{ parked cars}$$

Traf Tech

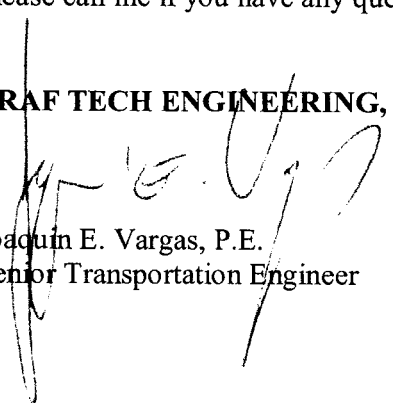
ENGINEERING, INC.

Summary

In summary, based on the above parking study, the Flamingo-Pines commercial center has sufficient parking. The results of the parking occupancy count conducted at the site indicate that during the peak hour period of the peak month, at 100% occupancy/leased commercial space, the shopping center will require approximately 420 parking spaces. Since the shopping center has 670 existing parking spaces (excluding the shared parking with WalMart) and only 420 parking spaces are required as outlined above, there is a parking surplus of at least 250 parking spaces for additional development on-site ($670 - 420 = 250$ parking spaces).

Please call me if you have any questions.

TRAF TECH ENGINEERING, INC.



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

TABLE 1
Pinos Flamingo Commercial Development
PARKING COUNT SURVEY - Thursday, September 6, 2018

Time Period	ZONE 1			ZONE 2			ZONE 3			ZONE 4			ZONE 5			ZONE 6			ALL ZONES		
	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Un-Used Spaces
9:00 AM	66	100	34	39	64	25	109	344	235	22	48	26	13	41	28	19	73	54	268	670	402
10:00 AM	69	100	31	50	64	14	133	344	211	29	48	19	19	41	22	22	73	51	322	670	348
11:00 AM	60	100	40	60	64	4	139	344	205	42	48	6	18	41	23	26	73	47	345	670	325
12:00 PM	85	100	15	61	64	3	138	344	206	38	48	10	19	41	22	22	73	51	363	670	307
1:00 PM	83	100	17	48	64	16	124	344	220	39	48	9	20	41	21	18	73	55	332	670	338
2:00 PM	66	100	34	39	64	25	108	344	236	37	48	11	20	41	21	17	73	56	287	670	383
3:00 PM	71	100	29	20	64	44	95	344	249	35	48	13	16	41	25	16	73	57	253	670	417
4:00 PM	71	100	29	13	64	51	91	344	253	12	48	36	12	41	24	18	73	55	222	670	448
5:00 PM	55	100	45	9	64	55	97	344	247	19	48	29	12	41	29	17	73	56	209	670	461
6:00 PM	59	100	41	13	64	51	79	344	265	20	48	28	10	41	31	17	73	56	198	670	472

SOURCE: Traf Tech Engineering, Inc.

TABLE 2
Pinos Flamingo Commercial Development
PARKING COUNT SURVEY - Friday, September 7, 2018

Time Period	ZONE 1			ZONE 2			ZONE 3			ZONE 4			ZONE 5			ZONE 6			ALL ZONES		
	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Un-Used Spaces
9:00 AM	52	100	48	51	64	13	82	344	262	22	48	26	15	41	26	15	73	58	237	670	433
10:00 AM	64	100	36	59	64	5	125	344	219	20	48	28	20	41	21	24	73	49	312	670	358
11:00 AM	63	100	37	64	64	0	158	344	186	28	48	20	22	41	19	23	73	50	358	670	312
12:00 PM	55	100	45	55	64	9	149	344	195	26	48	22	20	41	21	20	73	53	325	670	345
1:00 PM	80	100	20	55	64	9	130	344	214	37	48	11	18	41	23	21	73	52	341	670	329
2:00 PM	73	100	27	37	64	27	115	344	229	30	48	18	18	41	23	18	73	55	291	670	379
3:00 PM	61	100	39	24	64	40	103	344	241	19	48	29	22	41	19	20	73	53	249	670	421
4:00 PM	48	100	52	10	64	54	102	344	242	10	48	38	21	41	20	18	73	55	209	670	461
5:00 PM	44	100	56	9	64	55	110	344	234	20	48	28	14	41	27	18	73	55	215	670	455
6:00 PM	51	100	49	13	64	51	65	344	279	26	48	22	9	41	32	8	73	65	172	670	498

SOURCE: Traf Tech Engineering, Inc.

TABLE 3
Pinos Flamingo Commercial Development
PARKING COUNT SURVEY - Saturday, September 8, 2018

Time Period	ZONE 1			ZONE 2			ZONE 3			ZONE 4			ZONE 5			ZONE 6			ALL ZONES		
	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Unoccupied Spaces	Cars Parked	Available Spaces	Un-Used Spaces
9:00 AM	76	100	24	62	64	2	81	344	263	18	48	30	5	41	36	21	73	52	263	670	407
10:00 AM	89	100	11	56	64	8	103	344	241	15	48	33	10	41	31	29	73	44	302	670	368
11:00 AM	76	100	24	60	64	4	129	344	215	13	48	35	9	41	32	27	73	46	314	670	356
12:00 PM	81	100	19	63	64	1	118	344	226	26	48	22	13	41	28	25	73	48	326	670	344
1:00 PM	76	100	24	63	64	1	116	344	228	25	48	23	11	41	30	23	73	50	314	670	356
2:00 PM	76	100	24	59	64	5	110	344	234	33	48	15	9	41	32	23	73	50	310	670	360
3:00 PM	71	100	29	40	64	24	86	344	258	31	48	17	8	41	33	20	73	53	256	670	414
4:00 PM	58	100	42	22	64	42	72	344	272	23	48	25	4	41	37	20	73	53	199	670	471
5:00 PM	47	100	53	13	64	51	60	344	284	21	48	27	2	41	39	23	73	50	166	670	504
6:00 PM	40	100	60	20	64	44	44	344	300	17	48	31	2	41	39	17	73	56	140	670	530

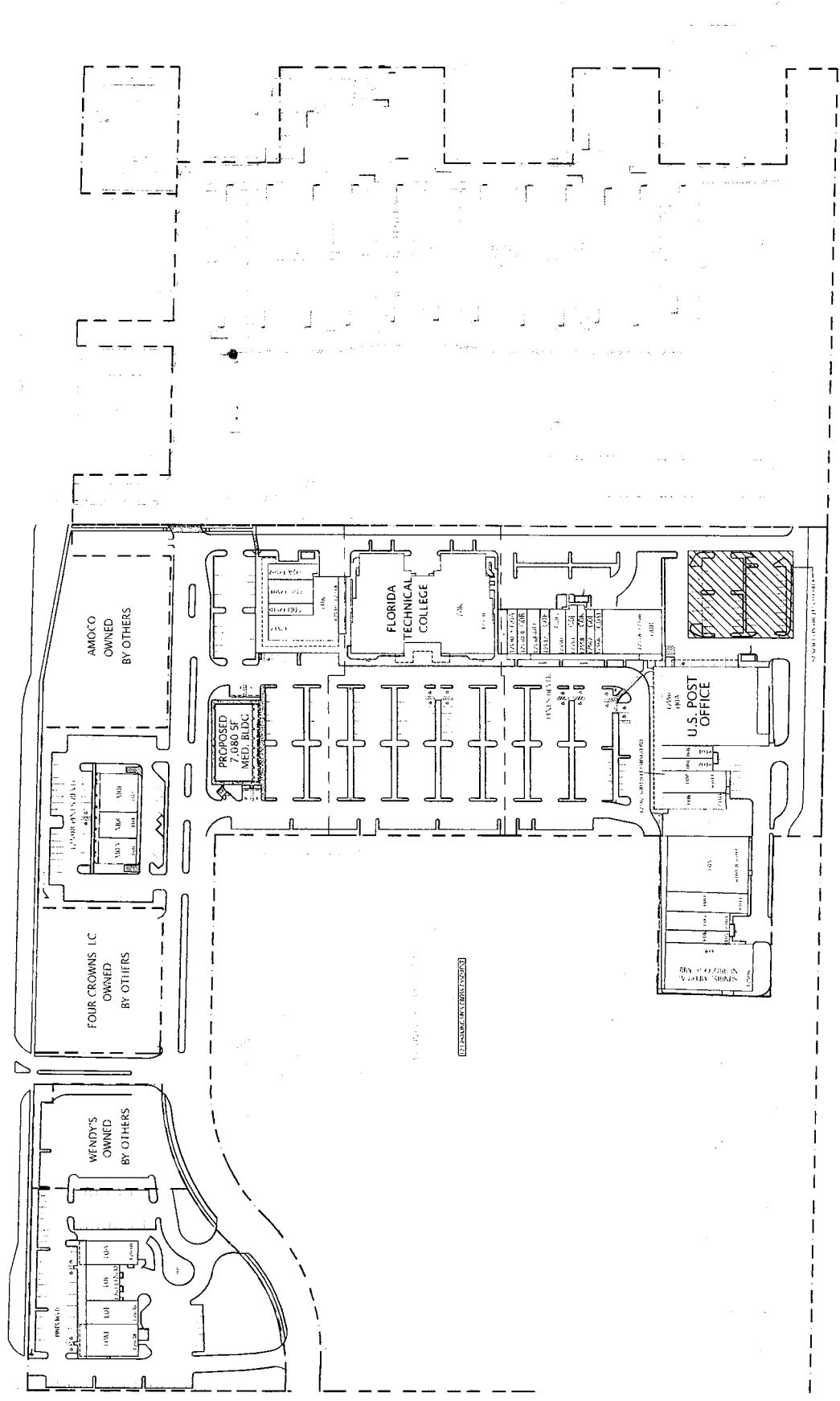
SOURCE: Traf Tech Engineering, Inc.

ZONE 1 = Northwest area (west of Wendy's and adjacent to Pinos Boulevard)
 ZONE 2 = North area (east of Four Crowns and west of Amoco, adjacent to Pinos Boulevard)
 ZONE 3 = West area adjacent to Wal-Mart Shopping Center
 ZONE 4 = North-east area
 ZONE 5 = South-east area
 ZONE 6 = South area

APPENDIX A

Site Plan for Flamingo-Pines Square

Street Light



PARKING TABULATION

PARKING SPACES REQUIRED	822 SPACES
PARKING SPACES PROVIDED	794 SPACES
DEFICIT OF PARKING AFTER 1000 OF BLDG.	61 SPACES



1
SP-15
PROPOSED OVERALL SITE PLAN
SCALE 1" = 80'-0"

DRC SUBMITTAL FOR
PROPOSED 7080 S.F. BUILDING PAD
AT FLAMINGO PINES SQUARE
WEAVERVILLE, FLORIDA

SALTZ MICHELSON
ARCHITECTS
3501 Griffin Road
Ft. Lauderdale, FL 33312
Phone: (954) 571-1111
Fax: (954) 571-1112
www.saltzmichelson.com
A-14000077

Client: Saltz Michelson Architects
Project No.: 2016-154
Drawn By: US
Checked By: US
Date: 08/01/18
RMS/BJL/JNS

SP1.0

APPENDIX B

FDOT Peak Season Factor Category Report

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8630 WEST-W OF US441

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2017 - 01/07/2017	1.02	1.05
2	01/08/2017 - 01/14/2017	1.01	1.04
3	01/15/2017 - 01/21/2017	1.00	1.03
4	01/22/2017 - 01/28/2017	0.99	1.02
5	01/29/2017 - 02/04/2017	0.98	1.01
* 6	02/05/2017 - 02/11/2017	0.97	1.00
* 7	02/12/2017 - 02/18/2017	0.96	0.99
* 8	02/19/2017 - 02/25/2017	0.95	0.98
* 9	02/26/2017 - 03/04/2017	0.95	0.98
*10	03/05/2017 - 03/11/2017	0.95	0.98
*11	03/12/2017 - 03/18/2017	0.95	0.98
*12	03/19/2017 - 03/25/2017	0.96	0.99
*13	03/26/2017 - 04/01/2017	0.97	1.00
*14	04/02/2017 - 04/08/2017	0.97	1.00
*15	04/09/2017 - 04/15/2017	0.98	1.01
*16	04/16/2017 - 04/22/2017	0.98	1.01
*17	04/23/2017 - 04/29/2017	0.98	1.01
*18	04/30/2017 - 05/06/2017	0.98	1.01
19	05/07/2017 - 05/13/2017	0.98	1.01
20	05/14/2017 - 05/20/2017	0.98	1.01
21	05/21/2017 - 05/27/2017	0.99	1.02
22	05/28/2017 - 06/03/2017	1.01	1.04
23	06/04/2017 - 06/10/2017	1.02	1.05
24	06/11/2017 - 06/17/2017	1.03	1.06
25	06/18/2017 - 06/24/2017	1.04	1.07
26	06/25/2017 - 07/01/2017	1.05	1.08
27	07/02/2017 - 07/08/2017	1.05	1.08
28	07/09/2017 - 07/15/2017	1.06	1.09
29	07/16/2017 - 07/22/2017	1.05	1.08
30	07/23/2017 - 07/29/2017	1.04	1.07
31	07/30/2017 - 08/05/2017	1.03	1.06
32	08/06/2017 - 08/12/2017	1.02	1.05
33	08/13/2017 - 08/19/2017	1.01	1.04
34	08/20/2017 - 08/26/2017	1.04	1.07
35	08/27/2017 - 09/02/2017	1.07	1.10
36	09/03/2017 - 09/09/2017	1.10	1.13
37	09/10/2017 - 09/16/2017	1.13	1.16
38	09/17/2017 - 09/23/2017	1.10	1.13
39	09/24/2017 - 09/30/2017	1.07	1.10
40	10/01/2017 - 10/07/2017	1.04	1.07
41	10/08/2017 - 10/14/2017	1.01	1.04
42	10/15/2017 - 10/21/2017	0.98	1.01
43	10/22/2017 - 10/28/2017	0.98	1.01
44	10/29/2017 - 11/04/2017	0.98	1.01
45	11/05/2017 - 11/11/2017	0.98	1.01
46	11/12/2017 - 11/18/2017	0.98	1.01
47	11/19/2017 - 11/25/2017	0.99	1.02
48	11/26/2017 - 12/02/2017	1.00	1.03
49	12/03/2017 - 12/09/2017	1.01	1.04
50	12/10/2017 - 12/16/2017	1.02	1.05
51	12/17/2017 - 12/23/2017	1.01	1.04
52	12/24/2017 - 12/30/2017	1.01	1.04
53	12/31/2017 - 12/31/2017	1.00	1.03

* PEAK SEASON

02-MAR-2018 15:35:06

830UPD

4_8630_PKSEASON.TXT

Vicinity Map - Subject Site Aerial

ZV 2018-11

