June 22, 2022 *Sent via e-mail: rick@azurefl.com*

Richard Caster | Principal
290 SE 6th Avenue, Suite #5
Delray Beach, FL 33483

Re: Cason Commons @ Cason United Methodist Church
342 N. Swinton Ave., Delray Beach
Parking Demand Analysis
PCN: 12-43-46-16-01-041-0010

JFO Group Inc. has been retained to determine compliance with *Sec. 4.6.9. Off-street parking regulations* of the *City of Delray Beach Land Development Regulations*. This parking analysis is associated with a site plan amendment application to the Cason United Methodist Church property to add 10 single family homes to the subject site.

The proposed site plan will remove parking spaces from the church site in order to better accommodate the proposed residential development and to improve circulation for the CocoPlum Nature School, recently approved to operate during weekdays. The applicant is seeking this technical deviation in order to allow a greater use of the property by demonstrating that the existing parking demand is a mere fraction of the City's code. In this manner, the requested deviation will provide adequate parking supply for present and future.

Figure 1 : Project Location

The site is located at the southwest corner of Swinton Avenue and Lake Ida Road in the City of Delray Beach, Florida. Figure 1 shows the project location in relation to the transportation network and highlights in yellow the approximate location where the property will be split to accommodate the additional single family homes.

The approved site plan for the Cason United Methodist Church consists of a 318-seat church. Exhibit 1 includes a copy of the proposed site plan for the residential development along with the latest approved site plan for the church adding 10 single family homes to the subject site. Based on the latest approved site plan, the church site requires 106 parking spaces while 90 parking spaces are provided.

Exhibit 2 includes Sunday Google Earth aerials of the subject site over the last five (5) years. While the pictures do not indicate the time of day when the pictures were taken, those are the only Sunday pictures available in Google Earth over the last five (5) years. Exhibit 3 includes the location of the sun on the Sundays where aerials were available. Exhibit 4 includes an excerpt from the Cason United Methodist Church website showing the times of Sunday services. As shown in these exhibits, it seems that the parking spaces proposed to be removed were not in use during the Traditional Worship service.

Table 1 calculates the required parking for the Cason United Methodist Church based on *Sec. 4.6.9. Off-street parking regulations* of the *City of Delray Beach Land Development Regulations.* According to city code, the site would need 106 parking spaces to meet the anticipated parking demand.

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Table 1: Land Development Regulations Parking Requirements

Land Use	City of Delray Land Development Regulations Parking Rate	Existing/Proposed Development	Parking Supply required by Code
Churches	Shall provide one space for every three seats provided in the sanctuary. Additional parking is not required for other uses on the church property (e.g. Sunday School, Day Care, Preschool, etc.) when such uses are operated as a part of, under the auspices of, the Church.	318 Seats	106 Spaces

Table 2 includes parking demand for the Cason United Methodist Church based on *ITE Land Use 560: Church* from the latest edition of the ITE Parking Generation Manual. Exhibit 5 includes excerpts from the ITE manual.

Table 2: ITE Average Parking Demand

Land Use	ITE Parking Rate	Intensity	Parking Supply required by ITE
Church	0.22 Spaces/1 Seat	318 Seats	70 Spaces

Furthermore, a field parking occupancy data collection was carried out from 9AM to 1PM on Sunday June 19, 2022. Exhibit 6 includes the field data collection. Table 3 includes a summary of the field parking study compared to existing and proposed parking demand.

Table 3: Field Parking Demand Study

Land Use	Required Parking Spaces by Code	Proposed Parking Spaces	Peak Field Parking Demand
Cason United Methodist Church	106 Spaces	90 Spaces	38 Vehicles

In addition, Figure 2 shows the field data collection and compares it with *Sec. 4.6.9. Off-street parking regulations* of the *City of Delray Beach Land Development Regulations*, ITE parking demand and the proposed parking.

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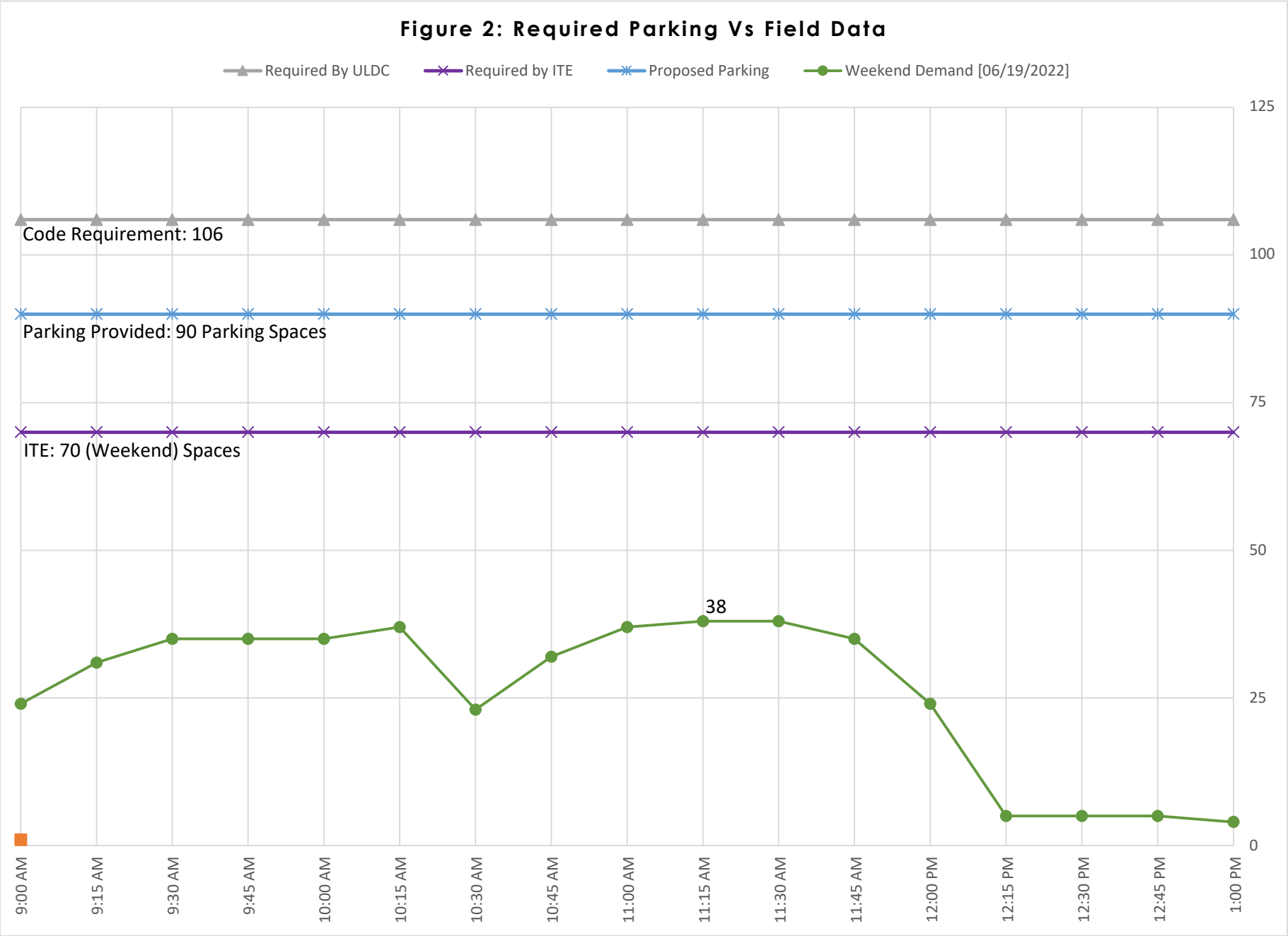

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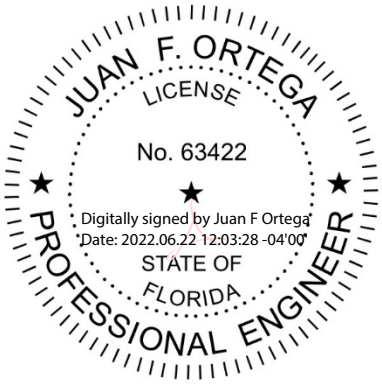
In summary, given the proposed changes to the Cason United Methodist Church site to add 10 single family homes, the City's Land Development Regulations would require 106 parking spaces to meet demand on the church side. Similarly, according to the latest ITE Parking Generation manual, 70 parking spaces are required to meet parking demand. On the other hand, based on the current parking demand for the site, 38 parking spaces are required to meet demand where 90 parking spaces are being provided.

Furthermore, the proposed modification to the Class III Cason United Methodist Church property, to relocate the operational parking and loading details, including using traffic cones to block access to the parking spaces located within a designated drop off area during all hours of school operation, remains consistent with the conditional use approval and two (2) conditions included in Resolution 117-21. In addition, it continues to satisfy the requirements of Section 4.3.3.(HHH) from the City of Delray Beach Land Development Regulations. Exhibit 7 includes a copy of Resolution 117-21 while Exhibit 8 includes a copy of Section 4.3.3. (HHH) from the City's Regulations.

Consequently, we are respectfully requesting an approval for providing 90 parking spaces instead of the 106 spaces required by *Sec. 4.6.9. Off-street parking regulations* of the *City of Delray Beach Land Development Regulations* where the proposed change will not negatively impact the parking provisions associated with the existing church/school operations or the proposed Cason Commons residential subdivision. Approval of a variance based on this parking analysis will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:
- Exhibit 1: Site Plan
- Exhibit 2: Sunday Aerials
- Exhibit 3: Sun Locations
- Exhibit 4: Sunday Service hours
- Exhibit 5: ITE Parking Generation Manual, 5th Edition
- Exhibit 6: Field Counts
- Exhibit 7: Resolution 117-21
- Exhibit 8: Section 4.3.3.(HHH)

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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 22, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

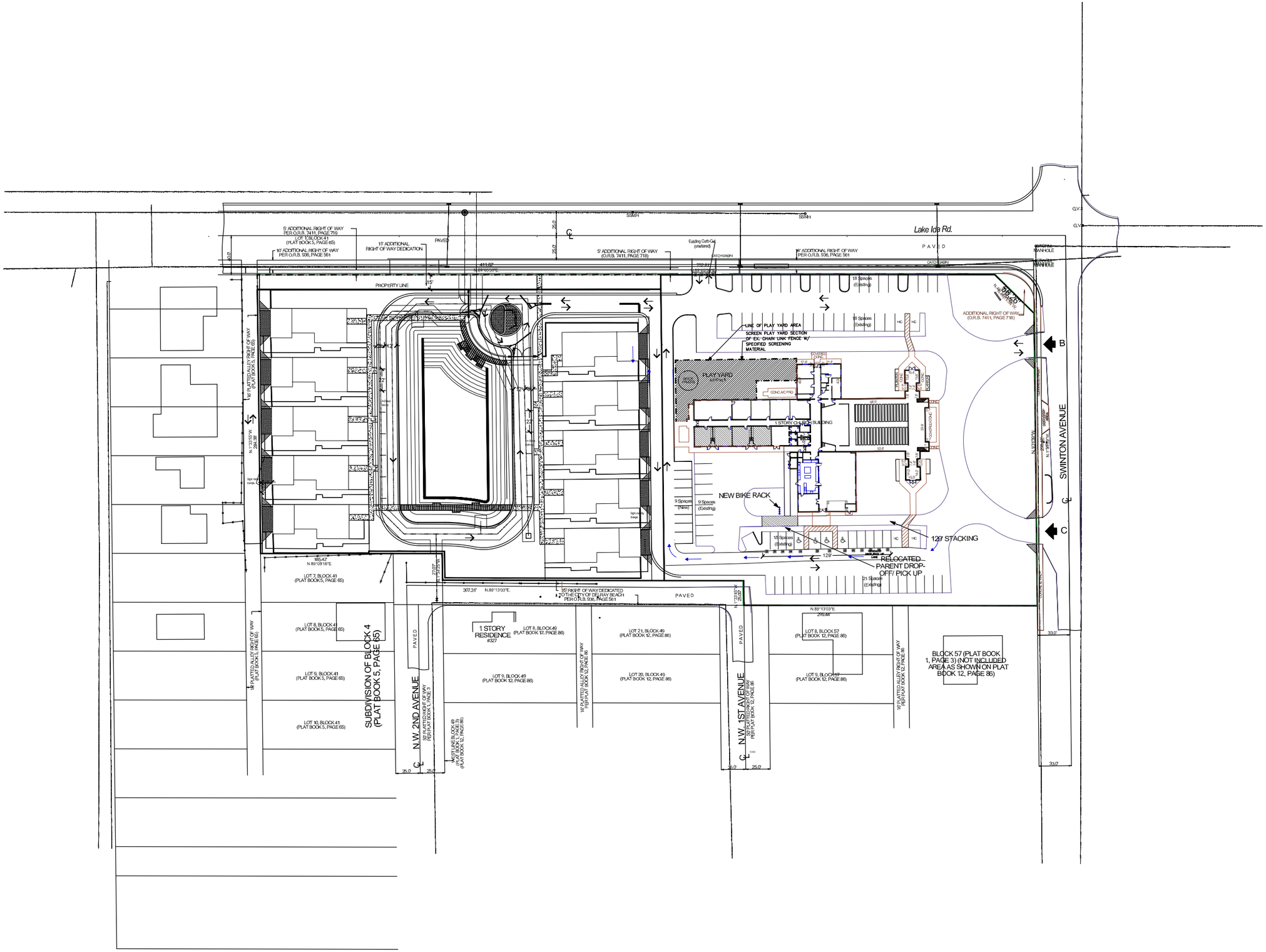
Lake Ida Rd.
SWINTON AVENUE
N.W. 2ND AVENUE
N.W. 1ST AVENUE
PAVED
PROPERTY LINE
5' ADDITIONAL RIGHT OF WAY PER O.R.B. 7411, PAGE 759
LOT 1, BLOCK 41 (PLAT BOOK 5, PAGE 65)
10' ADDITIONAL RIGHT OF WAY PER O.R.B. 936, PAGE 561
15' ADDITIONAL RIGHT OF WAY DEDICATION
5' ADDITIONAL RIGHT OF WAY (O.R.B. 7411, PAGE 718)
18' ADDITIONAL RIGHT OF WAY PER O.R.B. 936, PAGE 561
ADDITIONAL RIGHT OF WAY (O.R.B. 7411, PAGE 718)
18 Spaces (Existing)
19 Spaces (Existing)
LINE OF PLAY YARD AREA
SCREEN PLAY YARD SECTION OF EX. CHAIN LINK FENCE W/ SPECIFIED SCREENING MATERIAL
PLAY YARD
1 STORY CLASSROOM BUILDING
NEW BIKE RACK
9 Spaces (New)
9 Spaces (Existing)
15 Spaces (Existing)
129' STACKING
RELOCATED PARENT DROP-OFF/ PICK UP
21 Spaces (Existing)
LOT 7, BLOCK 41 (PLAT BOOK 5, PAGE 65)
LOT 8, BLOCK 41 (PLAT BOOK 5, PAGE 65)
LOT 9, BLOCK 41 (PLAT BOOK 5, PAGE 65)
LOT 10, BLOCK 41 (PLAT BOOK 5, PAGE 65)
SUBDIVISION OF BLOCK 4 (PLAT BOOK 5, PAGE 65)
16' PLATTED ALLEY RIGHT OF WAY (PLAT BOOK 5, PAGE 65)
1 STORY RESIDENCE #327
LOT 8, BLOCK 49 (PLAT BOOK 12, PAGE 86)
LOT 9, BLOCK 49 (PLAT BOOK 12, PAGE 86)
LOT 21, BLOCK 49 (PLAT BOOK 12, PAGE 86)
LOT 20, BLOCK 49 (PLAT BOOK 12, PAGE 86)
LOT 8, BLOCK 57 (PLAT BOOK 12, PAGE 86)
LOT 9, BLOCK 57 (PLAT BOOK 12, PAGE 86)
BLOCK 57 (PLAT BOOK 1, PAGE 3) (NOT INCLUDED AREA AS SHOWN ON PLAT BOOK 12, PAGE 86)
16' PLATTED ALLEY RIGHT OF WAY PER PLAT BOOK 12, PAGE 86
50' PLATTED RIGHT OF WAY PER PLAT BOOK 1, PAGE 3
WEST LINE BLOCK 49 (PLAT BOOK 5, PAGE 65) (PLAT BOOK 12, PAGE 86)
95' RIGHT OF WAY DEDICATED TO THE CITY OF DELRAY BEACH PER O.R.B. 936, PAGE 561
N.89°13'03"E.
N.89°09'16"E.
N.1°33'57"W.
S89°13'03"W.
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Exhibit 1

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Exhibit 2 - Page 1 of 2

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26.4688468, -80.0742367 ...

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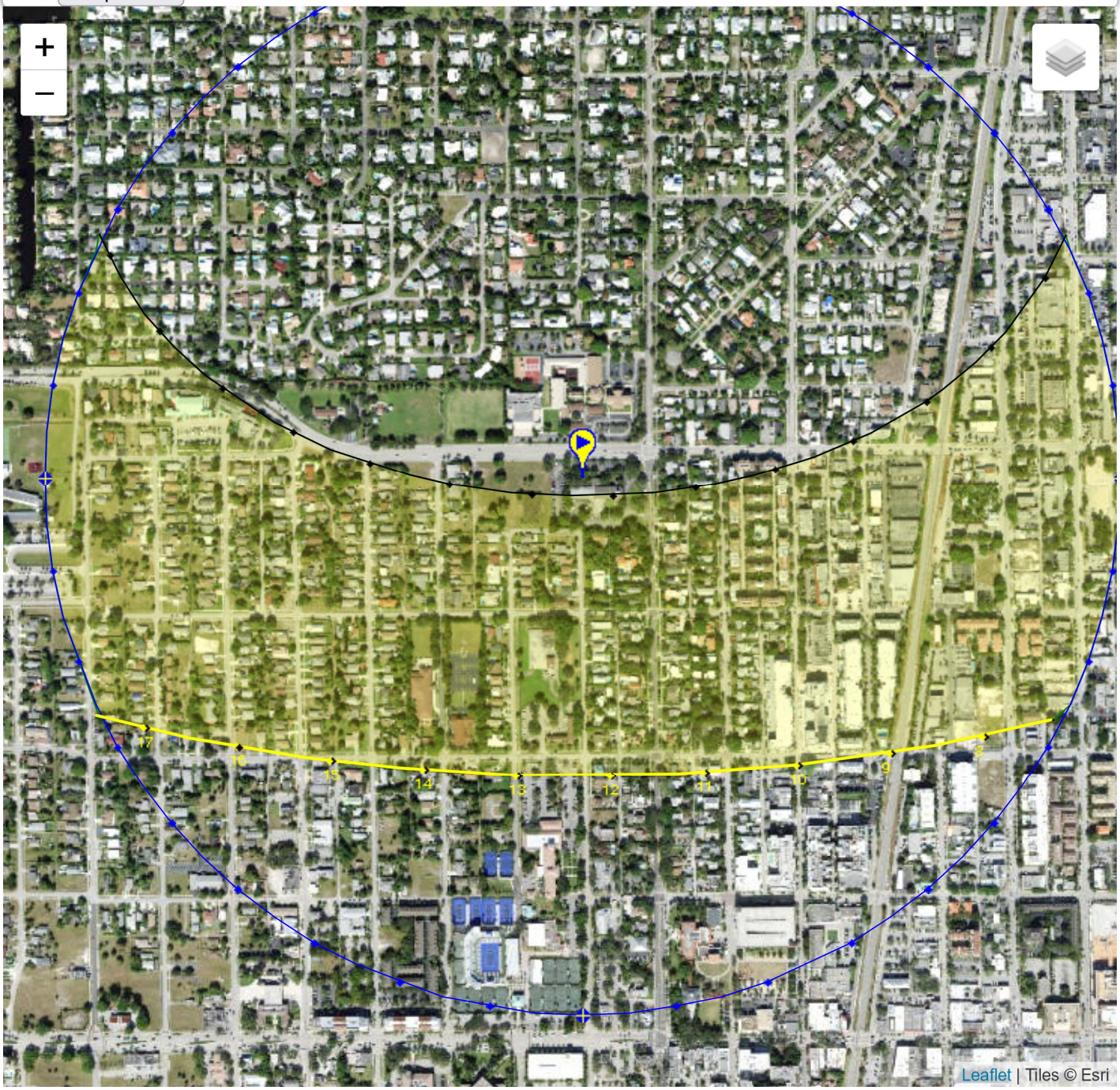

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26.4688468, -80.0742367 ...

SunRise: 07:02:29 * 115.87° | SunSet: 17:31:29 * 244.12° |

26.46884680,-80.07423670

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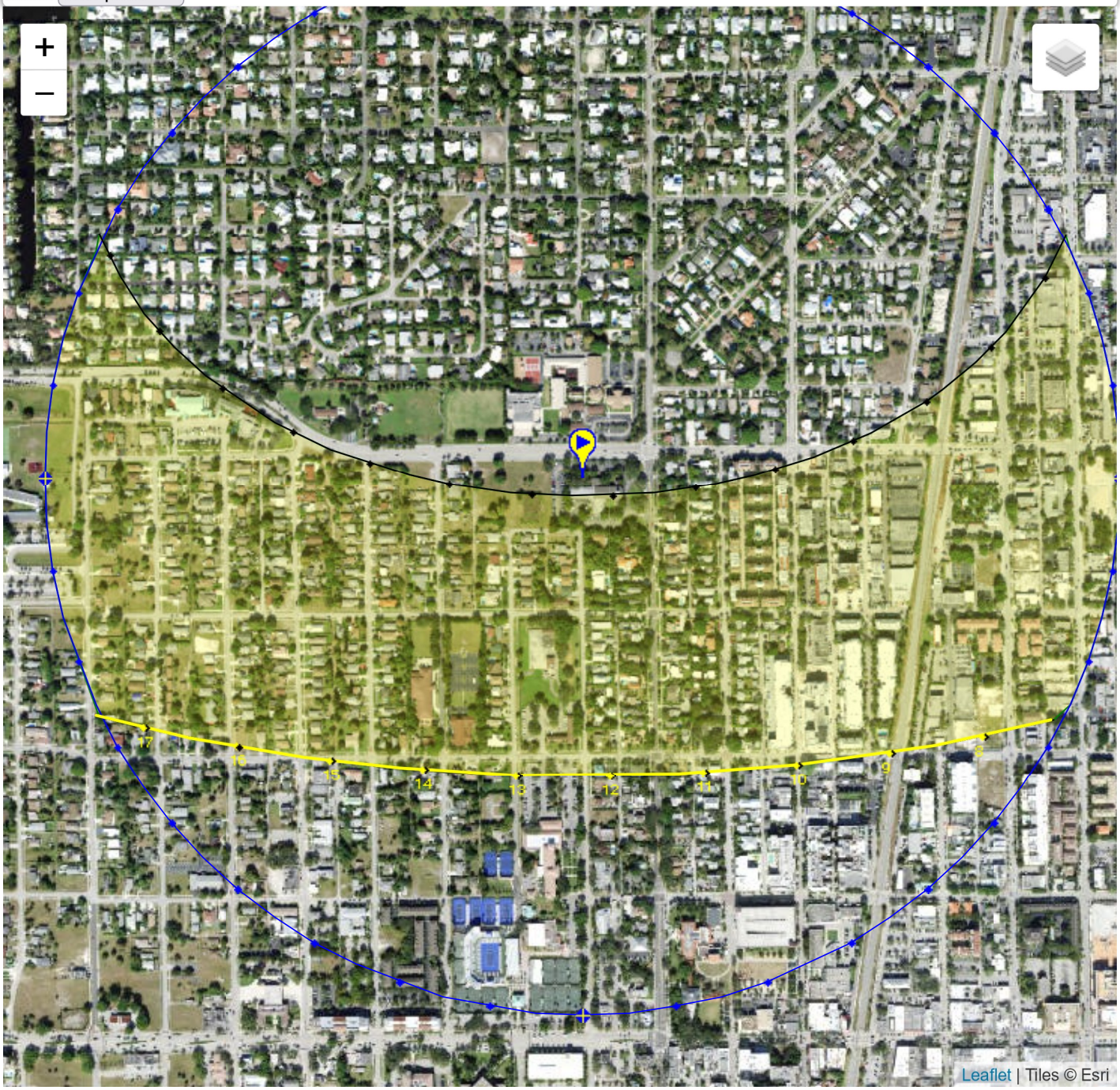

Worship is central for us each week. We gather to remember God's Big Story and to find ourselves in it. We remember who and whose we are as the Body of Christ, empowered and gifted by the Holy Spirit. Cason offers multiple worship services each week with unique worship formats. Whether you are seeking a traditional form of worship or looking for something with a contemporary feel, you will find a style that suits you here.

Kickstart Modern Worship
Sundays - 9:15am

"Kickstart" your morning with a unique, multi-media worship experience. This 45 minute service features dynamic faith-based learning, testimony and our very own Praise Band "Covenant." Our music is part of the way in which we prepare our hearts and minds to hear the word and to respond to that word. The service has a unique flavor to it featuring contemporary Christian music, informal attire and powerful messages from some of today's most renowned Christian speakers. All in all, the atmosphere is casual, reflective, and open to all

Traditional Worship
Sundays - 11:00am

The traditional worship service at Cason is an experience of inspirational preaching and joyous sacred music accompanied by piano and organ and highlighted by our chancel choir. Escape into a peaceful, beautiful sanctuary allowing your relationship with God to be your focus in a service that makes time-honored traditions of the past relevant for today. Expect a powerful blend of Biblical teaching, classic hymns of faith, inspiring praise music and a friendly environment.

Wednesday Prayer Time
Wednesdays - 12:30pm

This weekly prayer service is a time of reflection on the Scriptures, sermons or any other topics that may come up. Thoughts of the week can vary from issues surrounding the world to a deep dive into topics being discussed in our small groups. Most of all, it is inspirational and encouraging! Intercessory prayer is lifted up from those who join us on Facebook or have submitted a prayer request.

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Land Use: 560 Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The peak hours for parking demand at the sites have a direct relation to the specific schedule for church services.

The average parking supply ratios for the study sites with parking supply information are 11 spaces per 1,000 square feet GFA (12 sites) and 31 spaces per 100 seats (13 sites).

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Illinois, New Jersey, New York, Oklahoma, and Pennsylvania.

Future studies should include weekday data that encompass group activities (such as, youth groups, study groups, retreats) as well as base employee data. It is also important to collect attendance data for the survey days.

Source Numbers

3, 8, 14, 43, 157, 201, 313, 314, 432

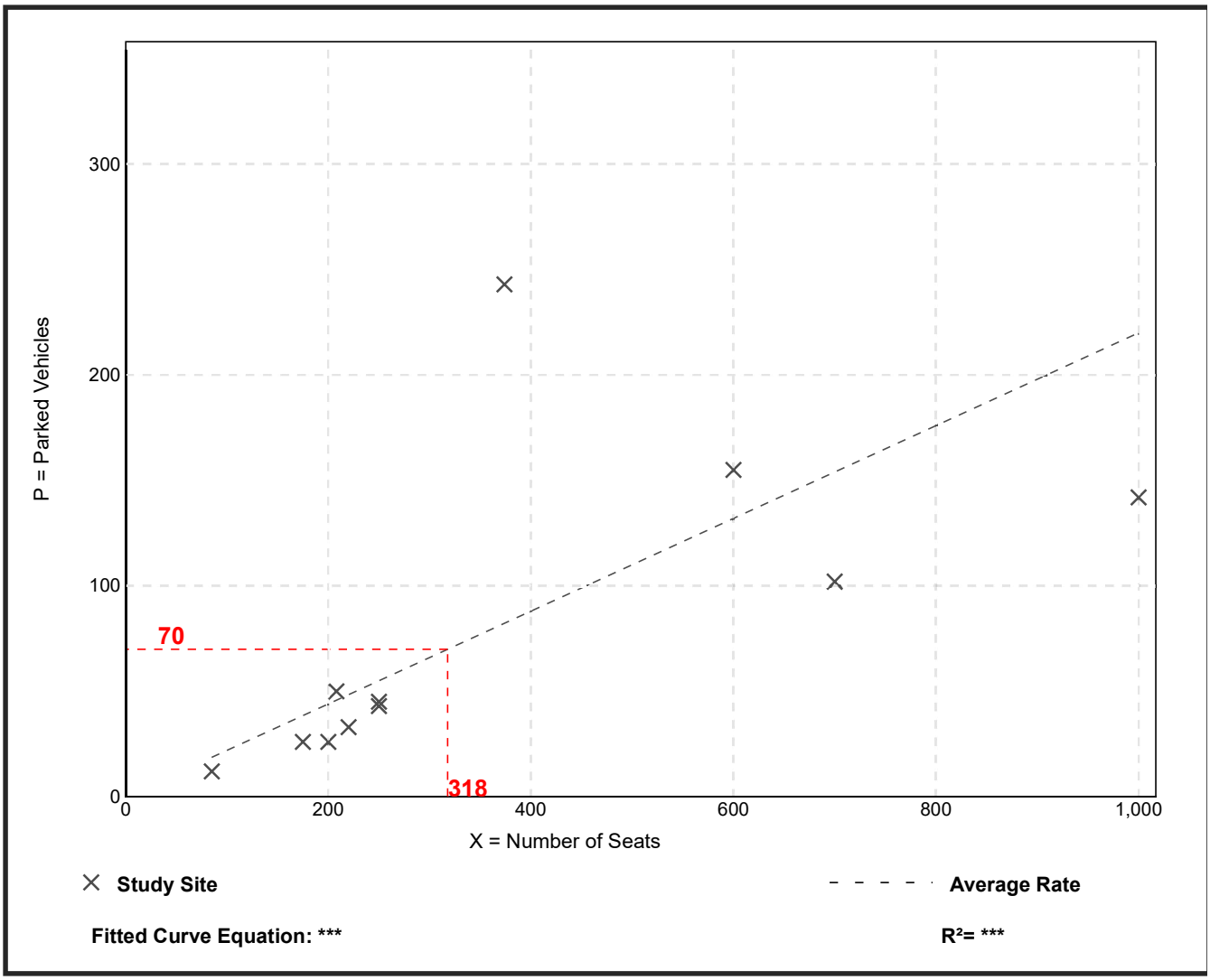
Church
(560)

Peak Period Parking Demand vs: **Seats**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 1:00 p.m.**
Number of Studies: 11
Avg. Num. of Seats: 369

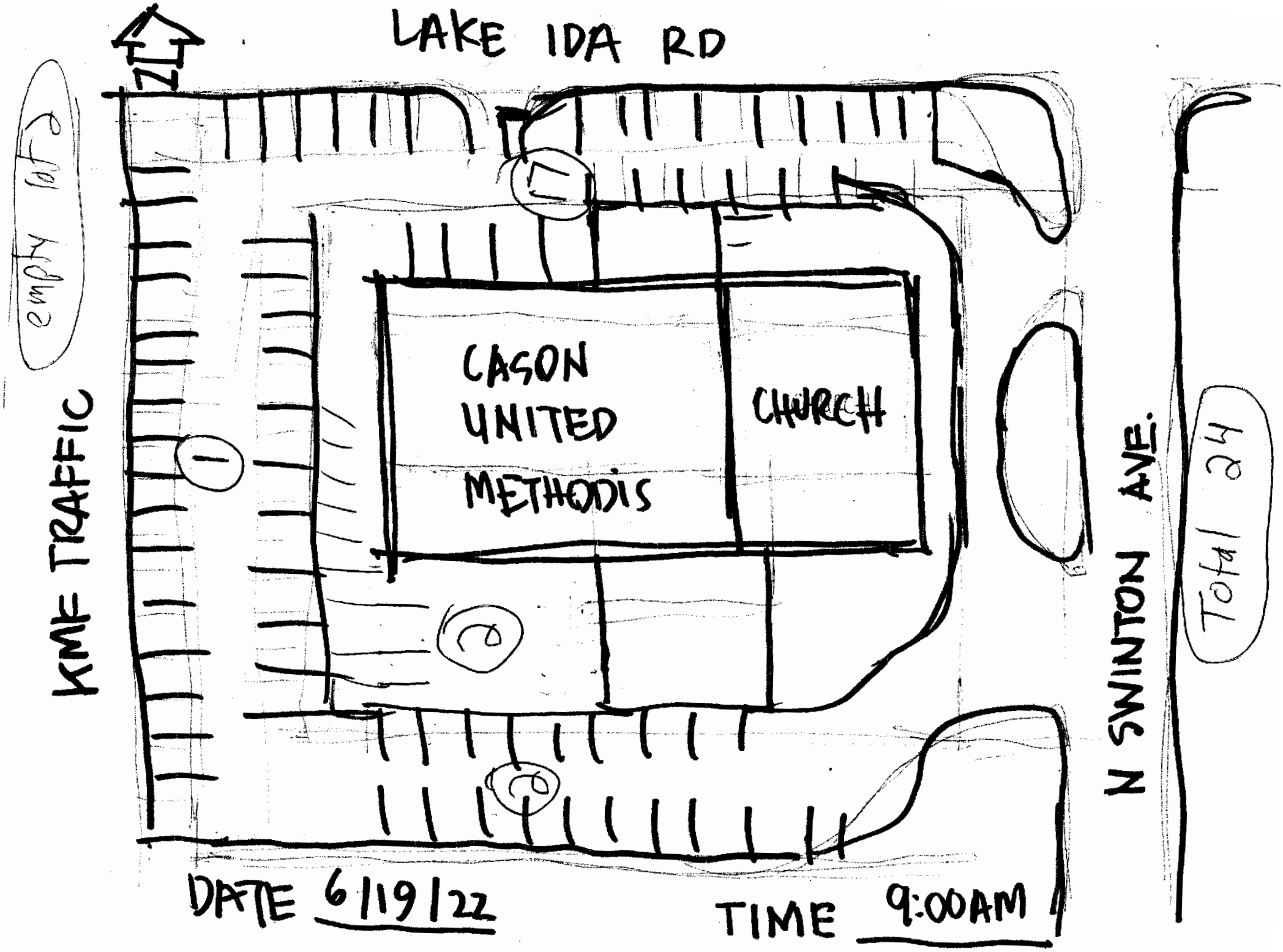
Peak Period Parking Demand per Seat

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.22	0.13 - 0.65	0.15 / 0.34	***	0.15 (68%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers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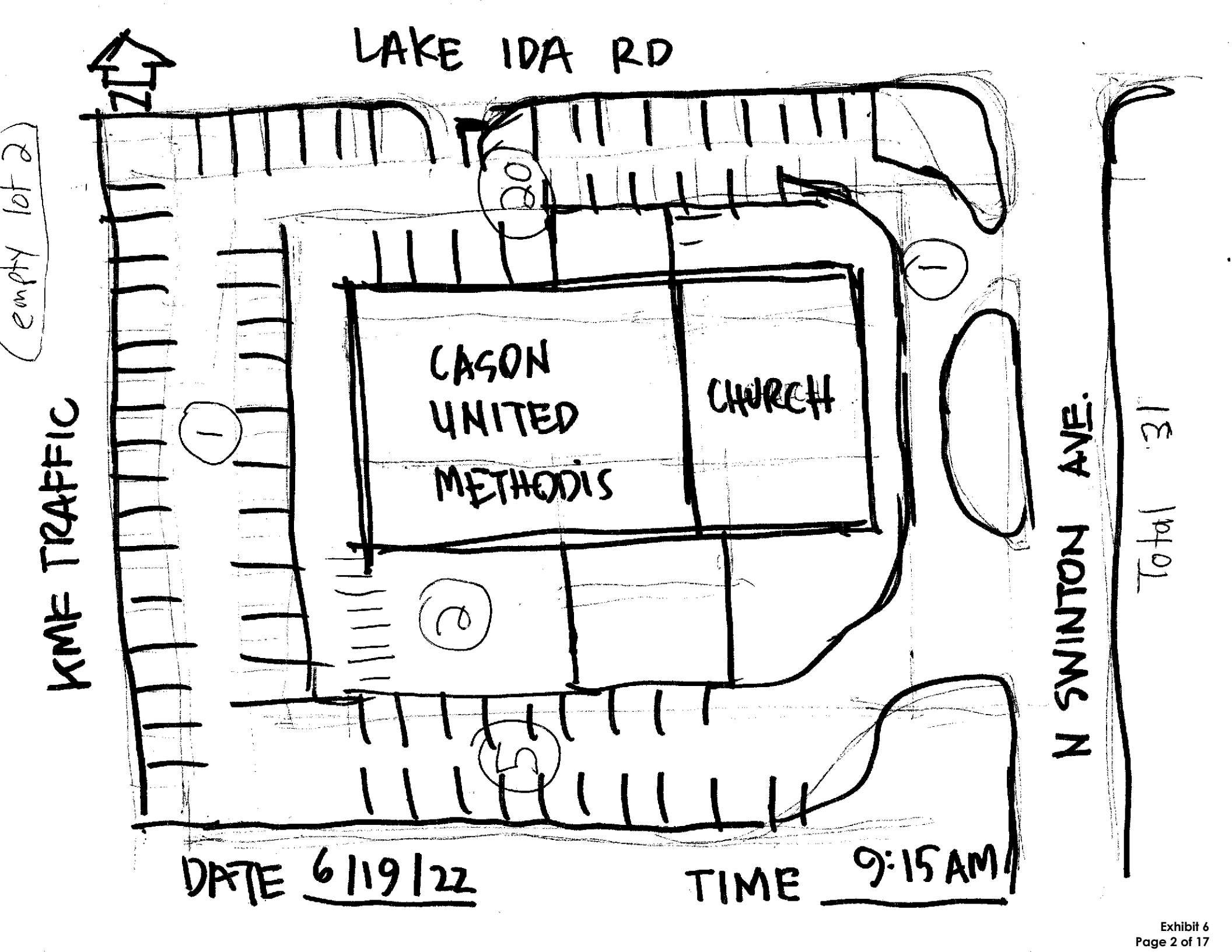
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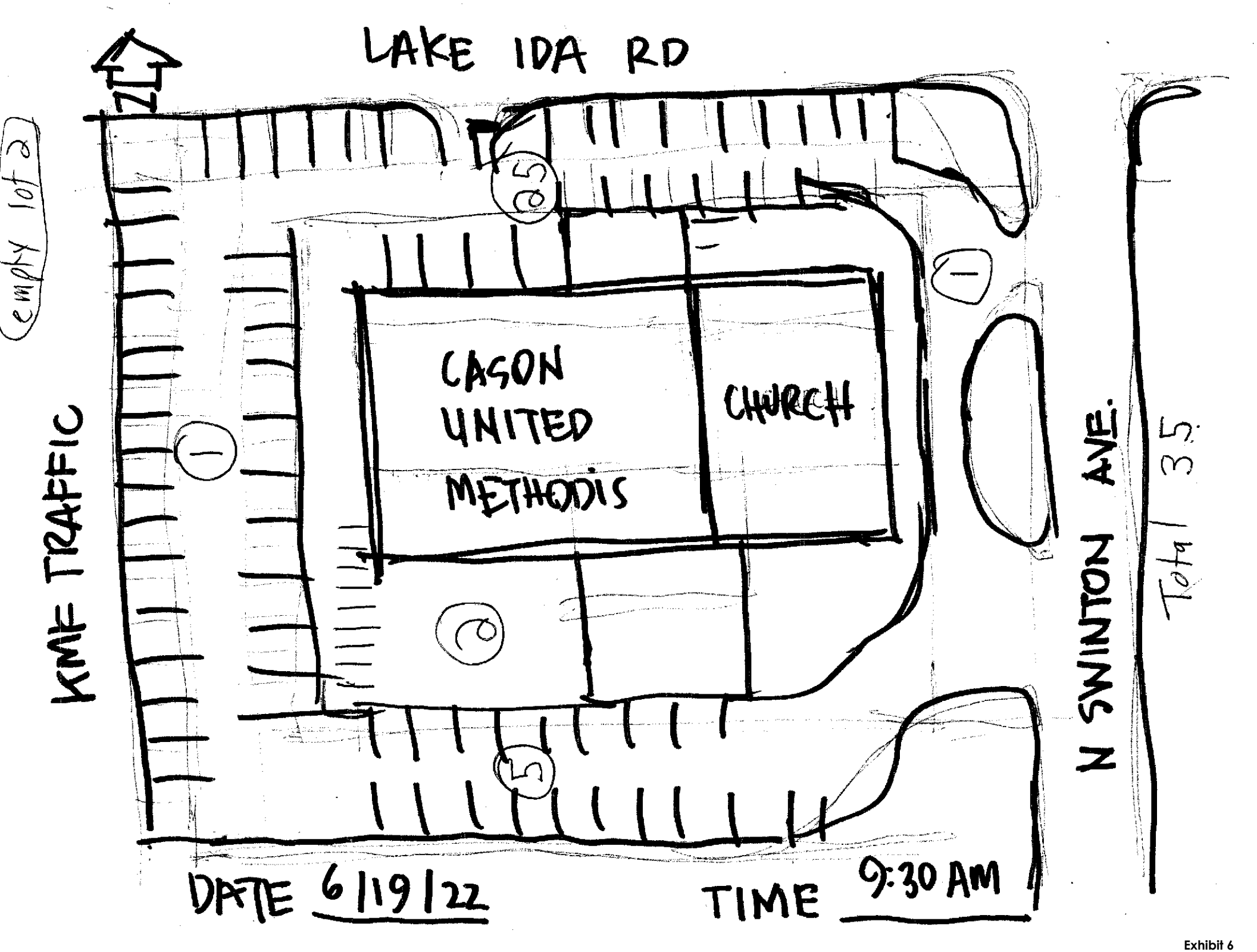
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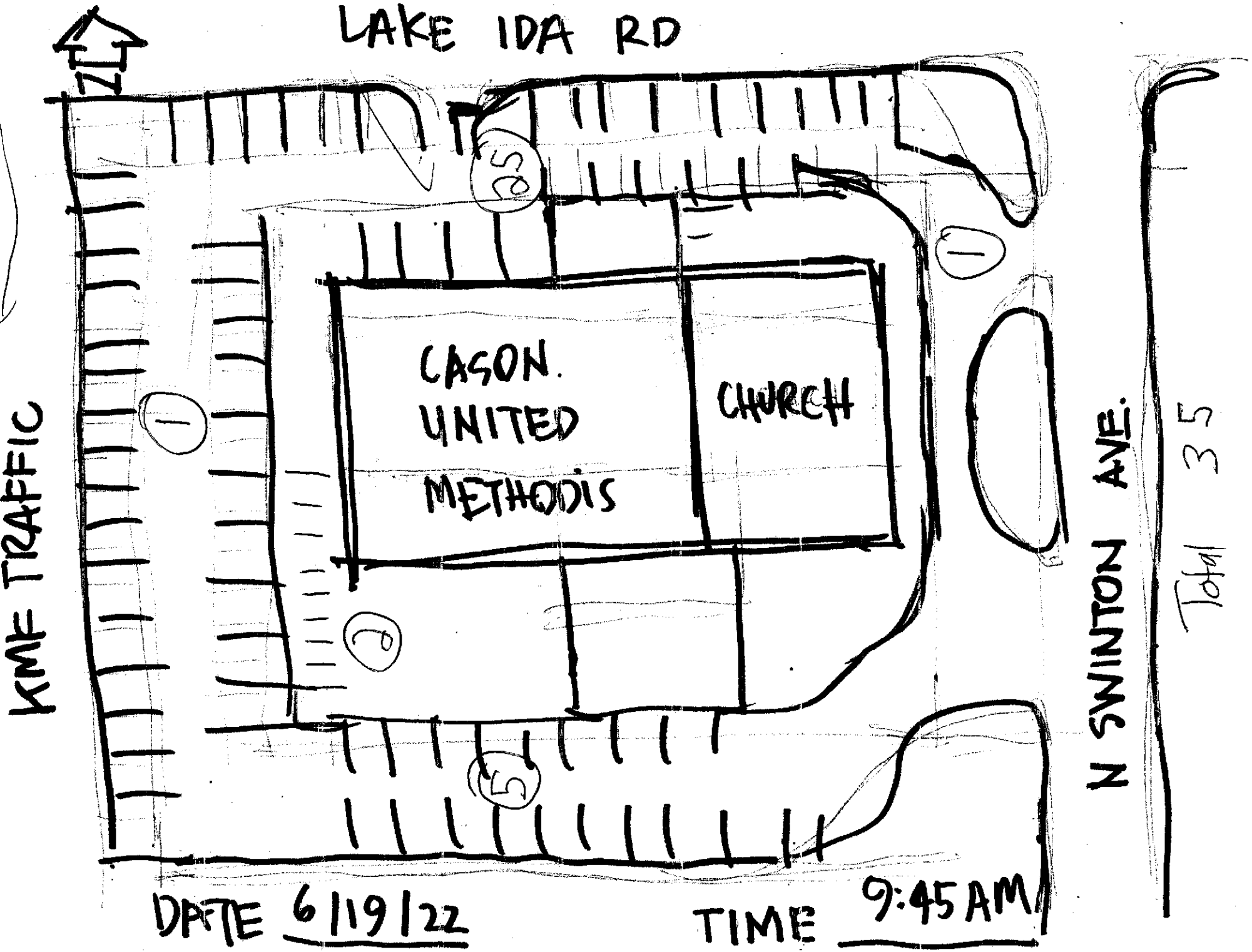
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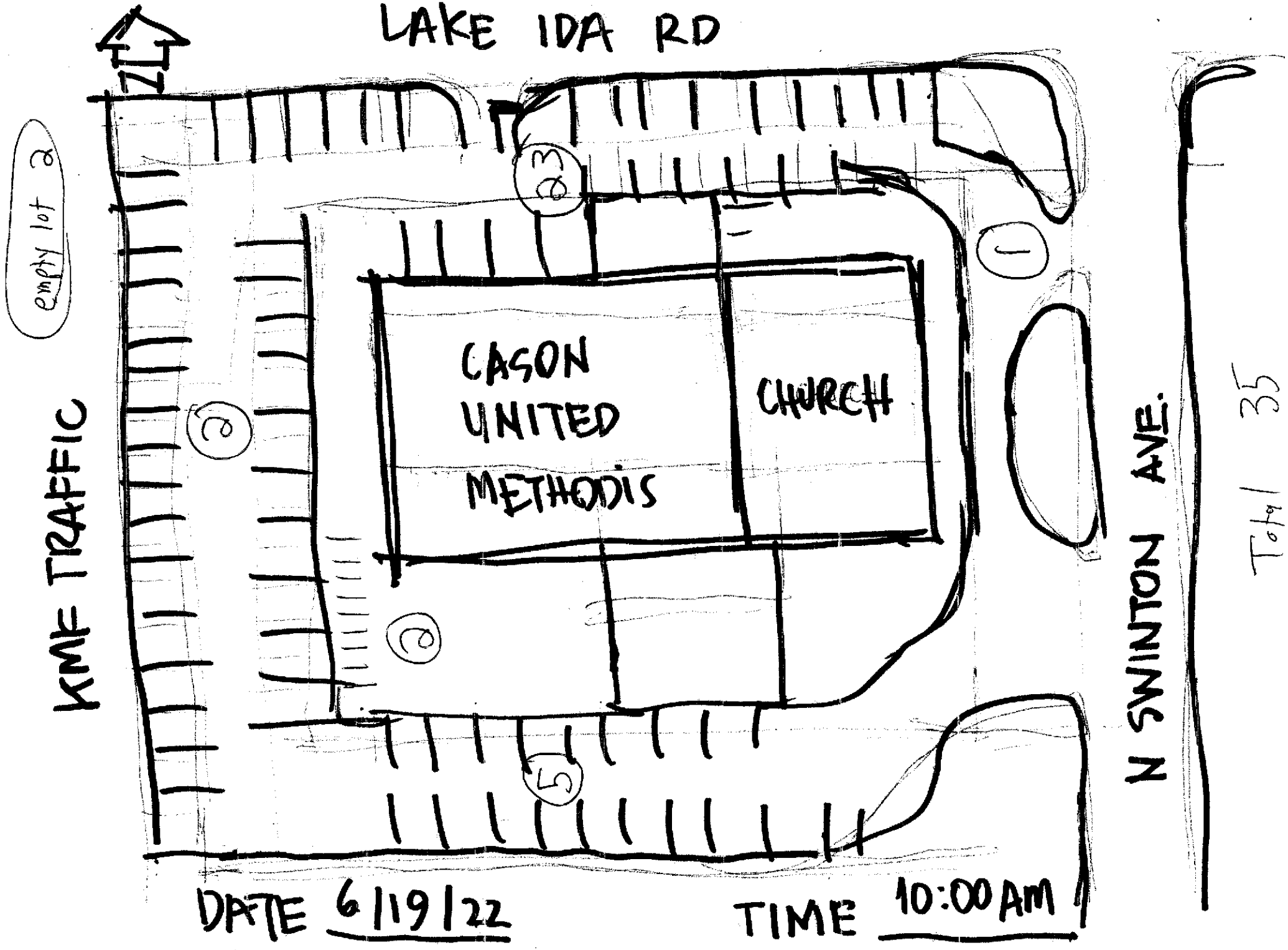
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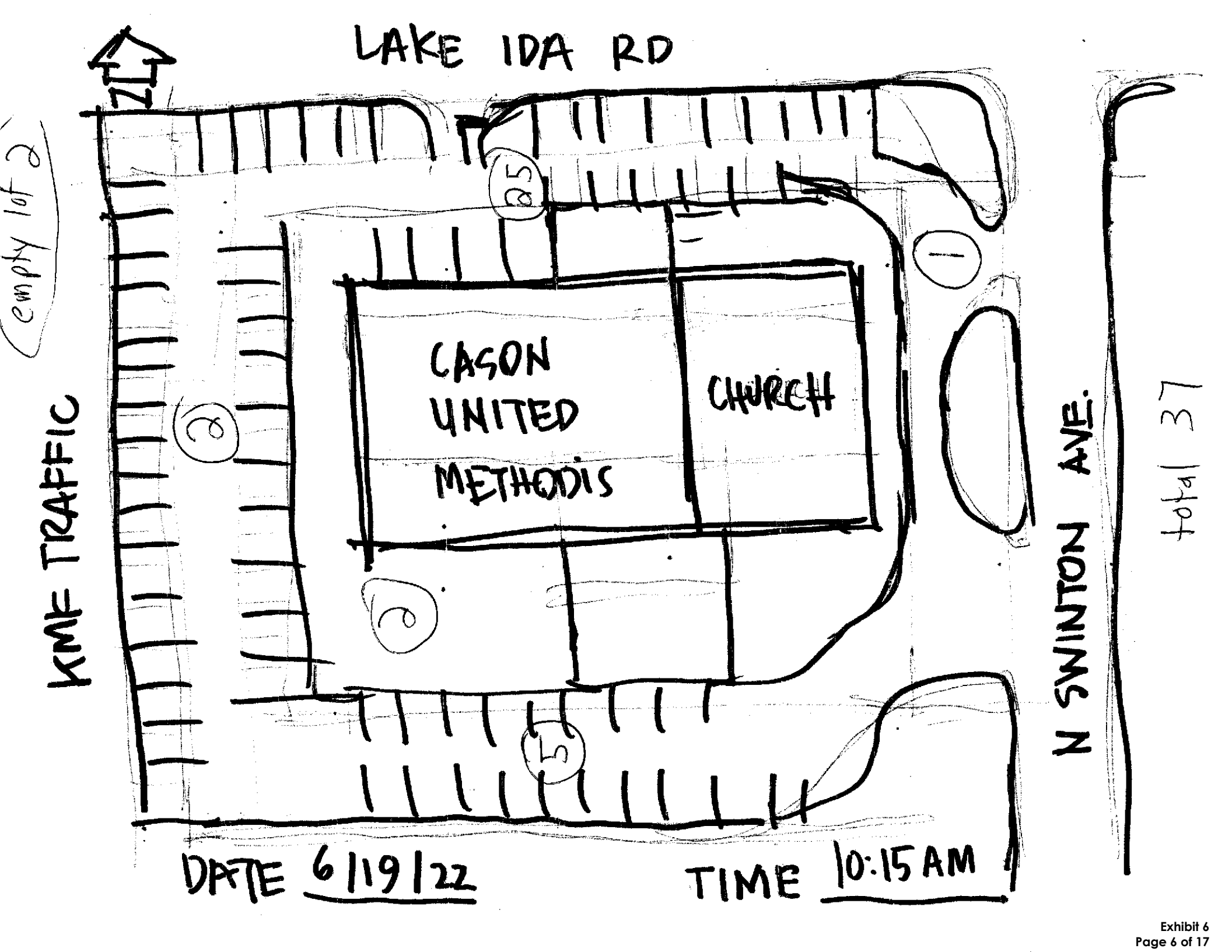
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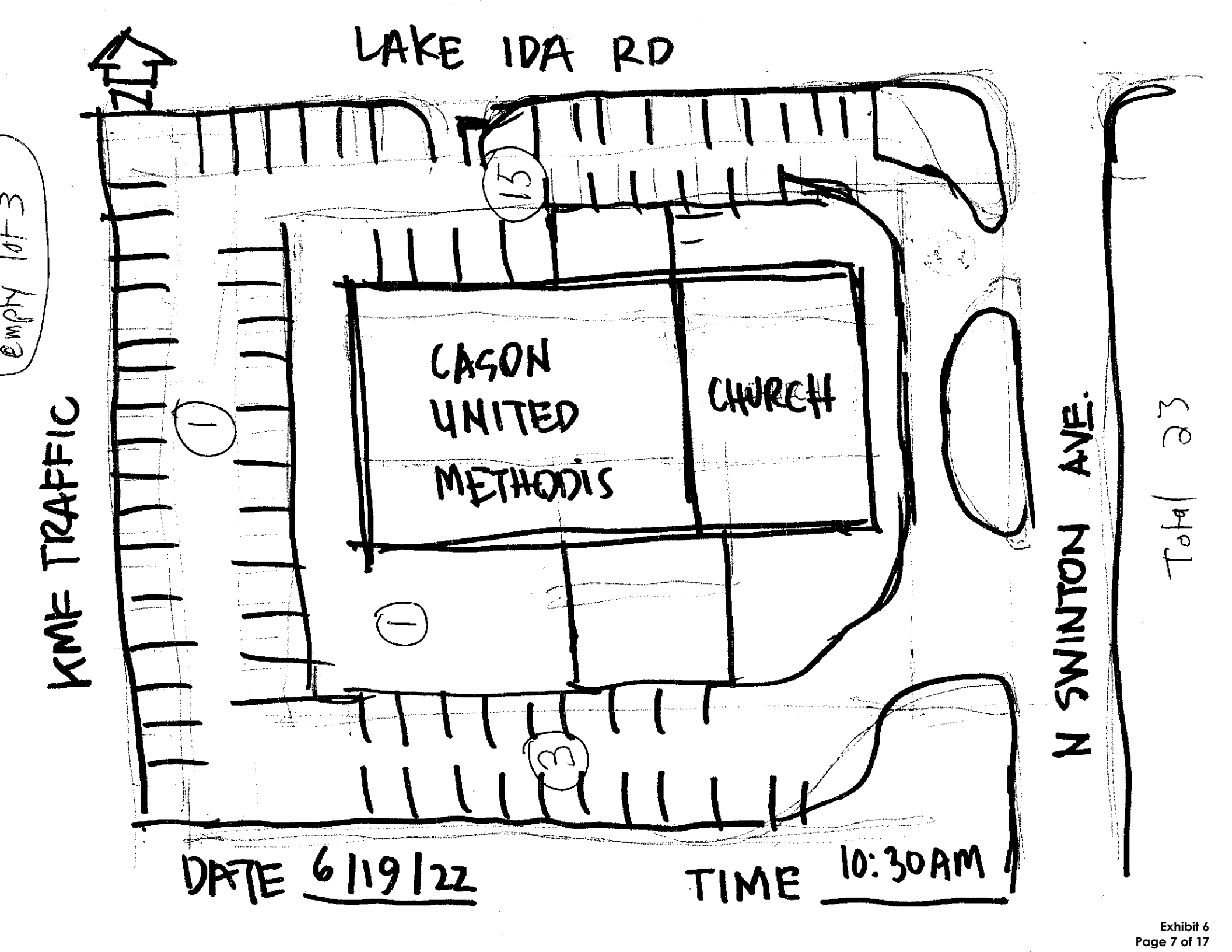
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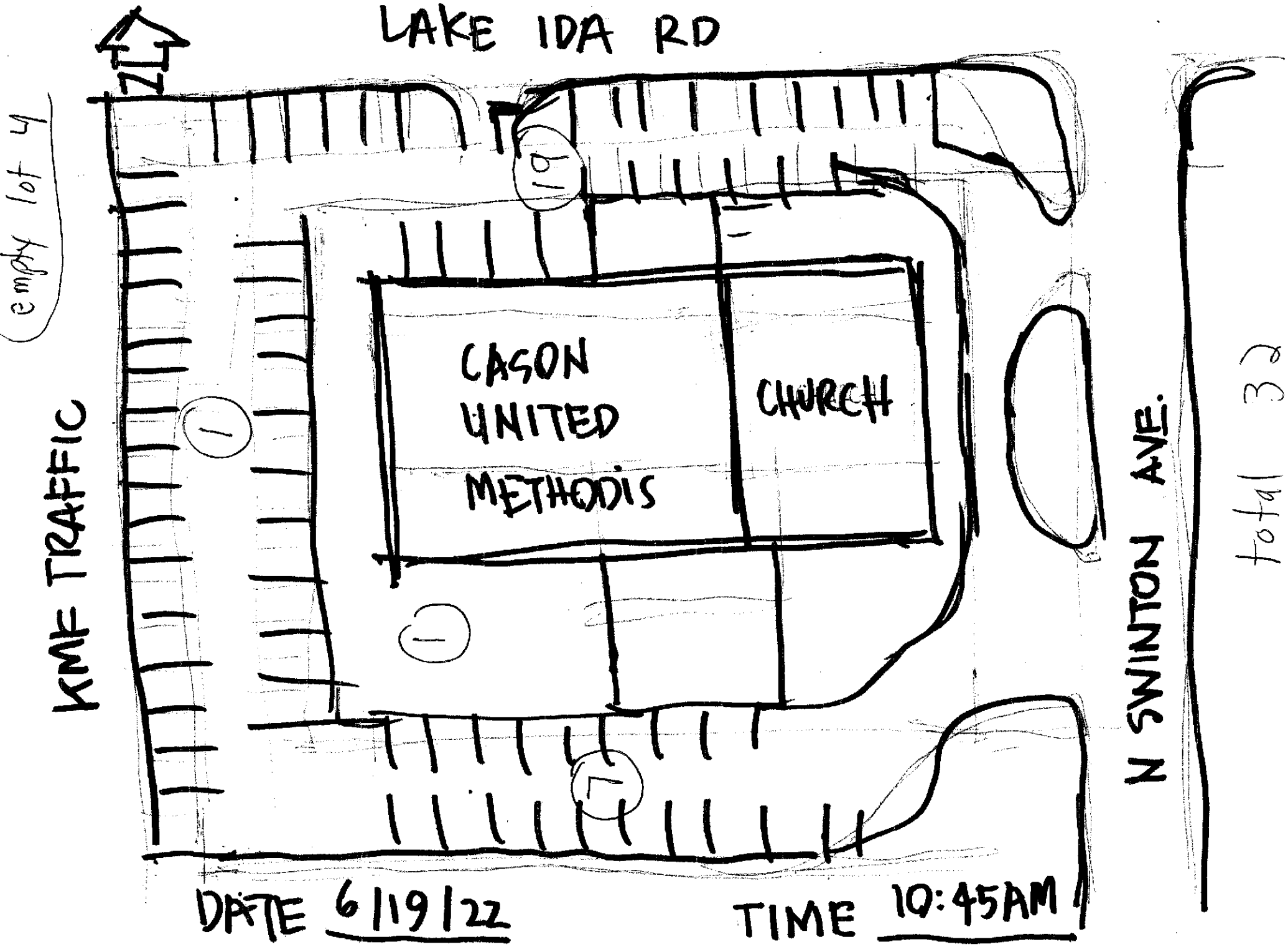
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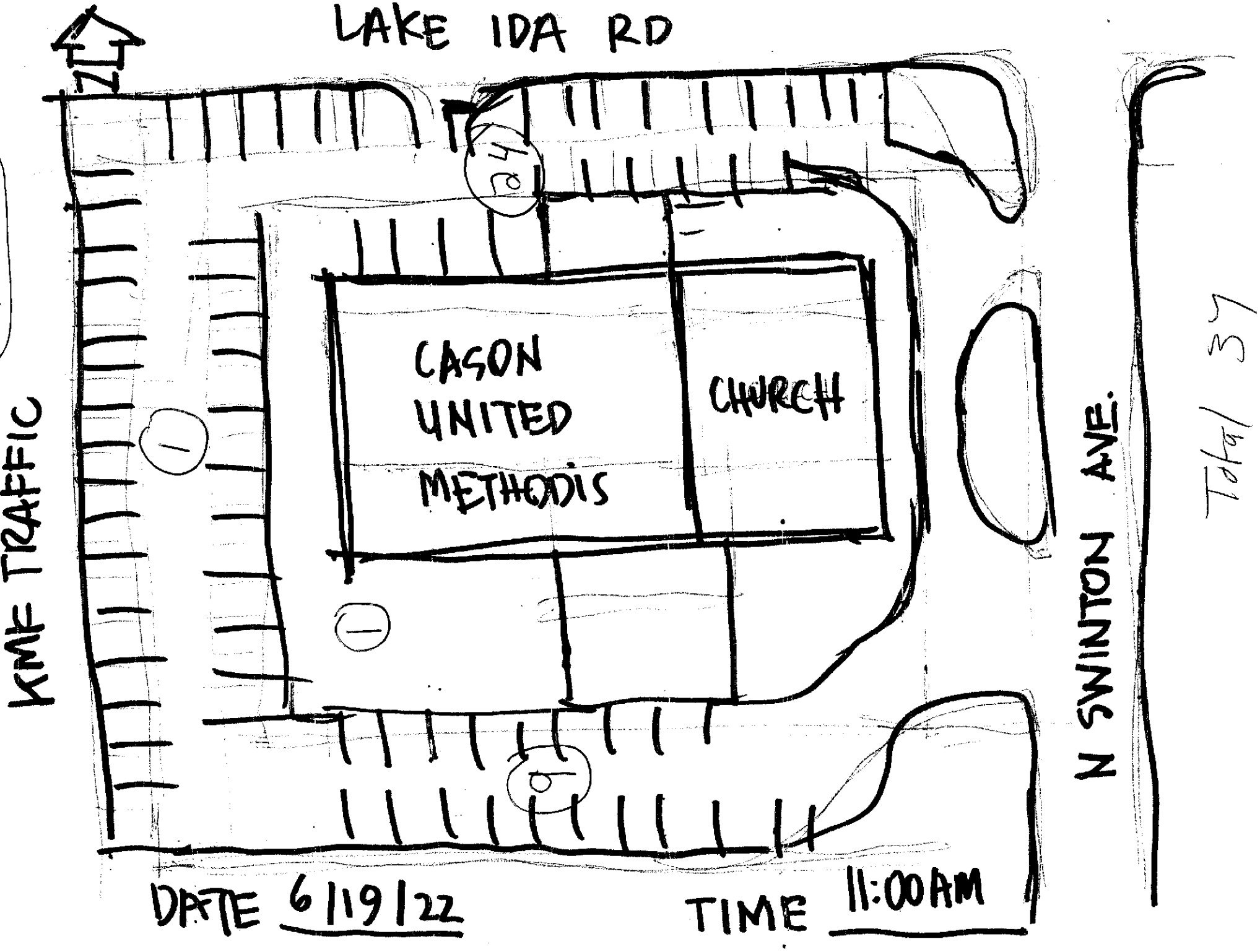
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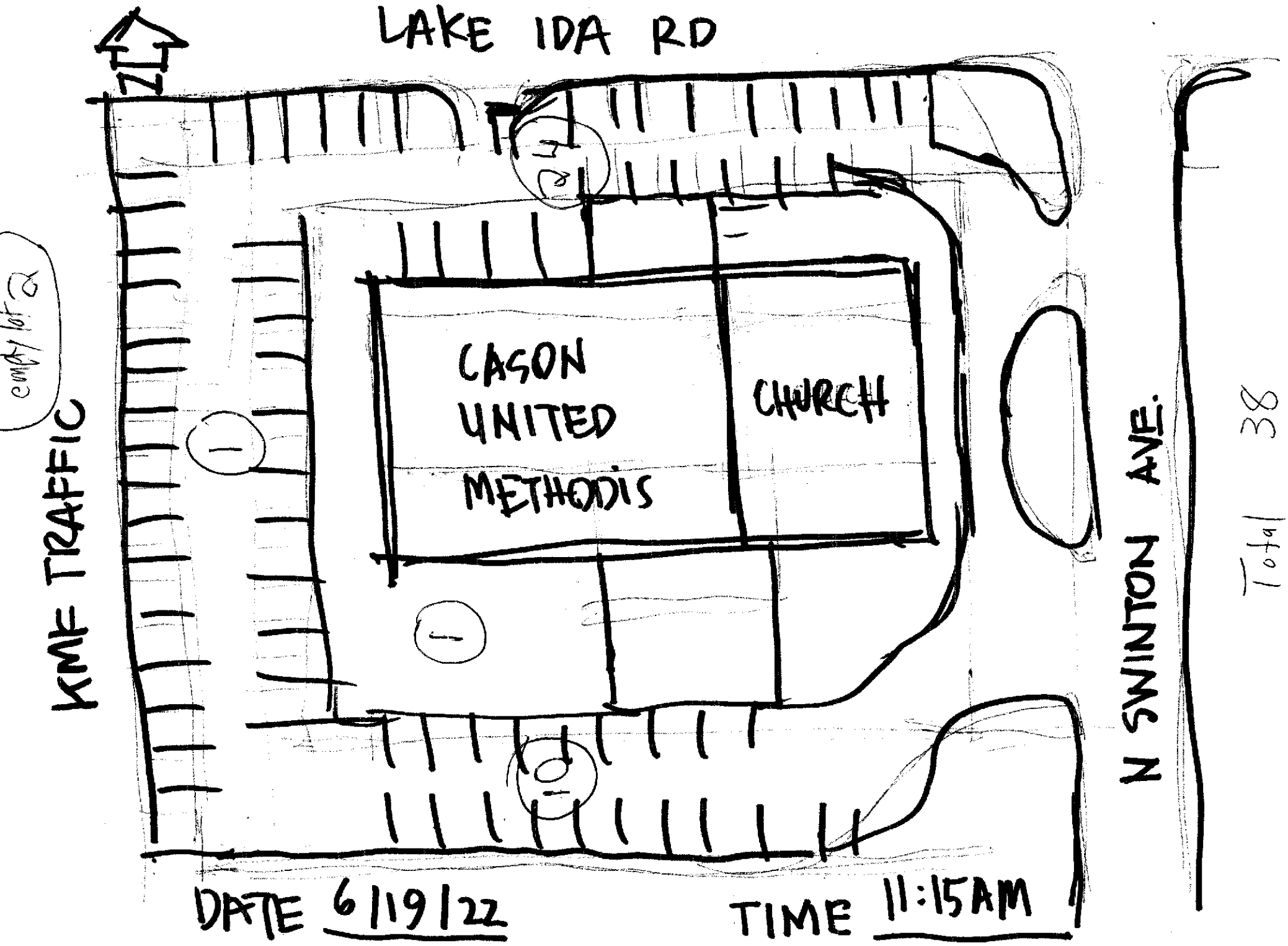
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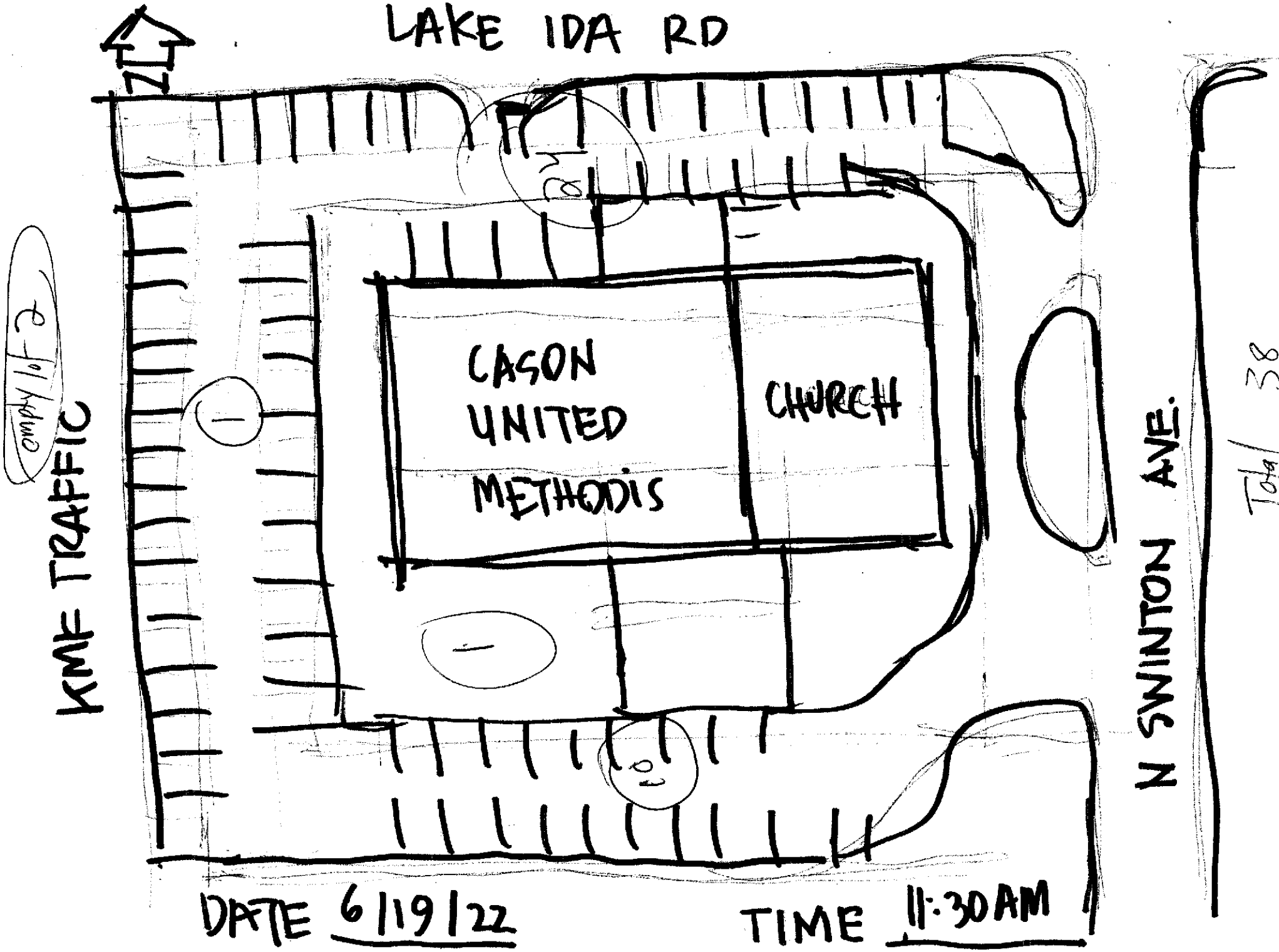
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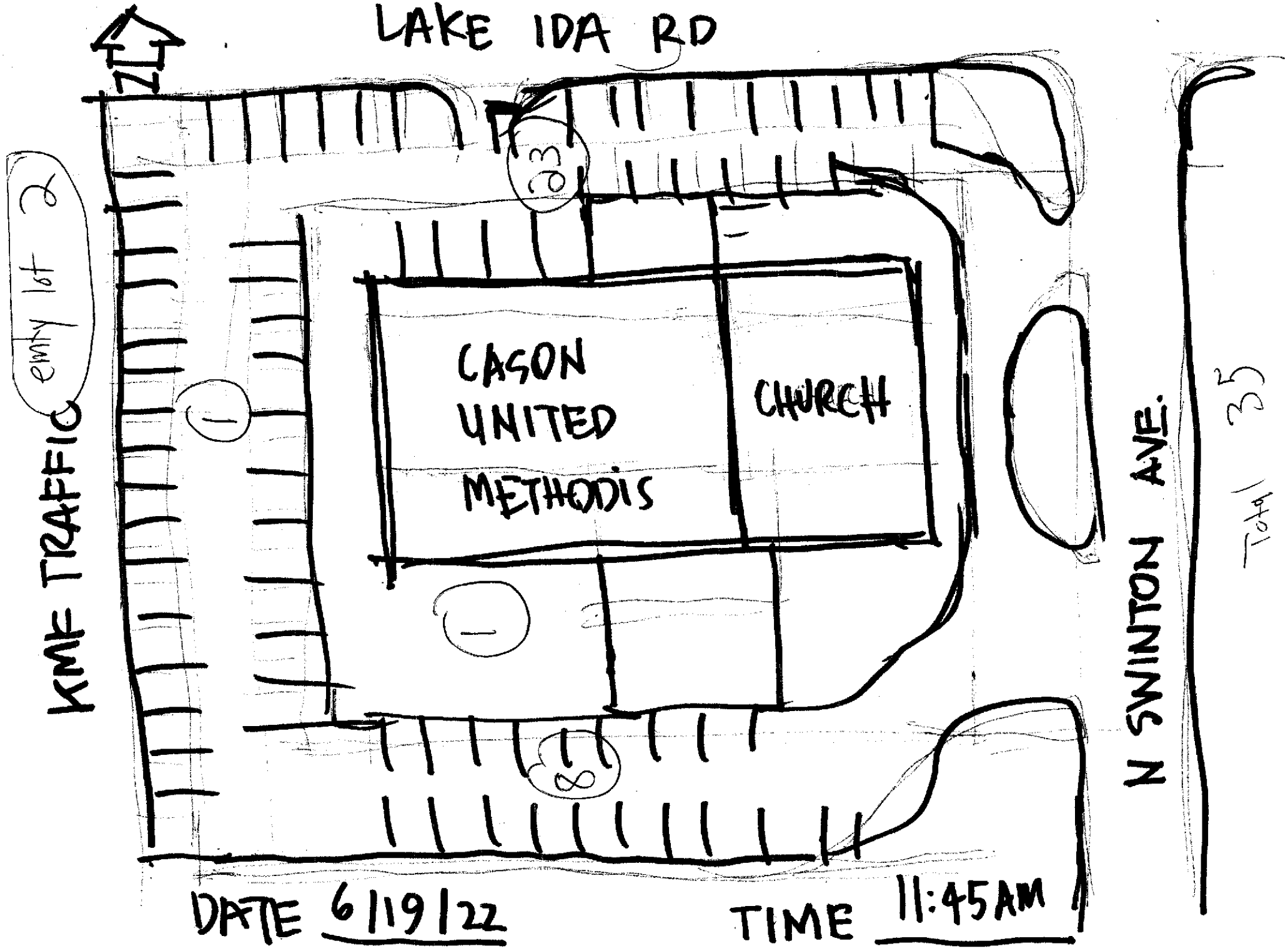
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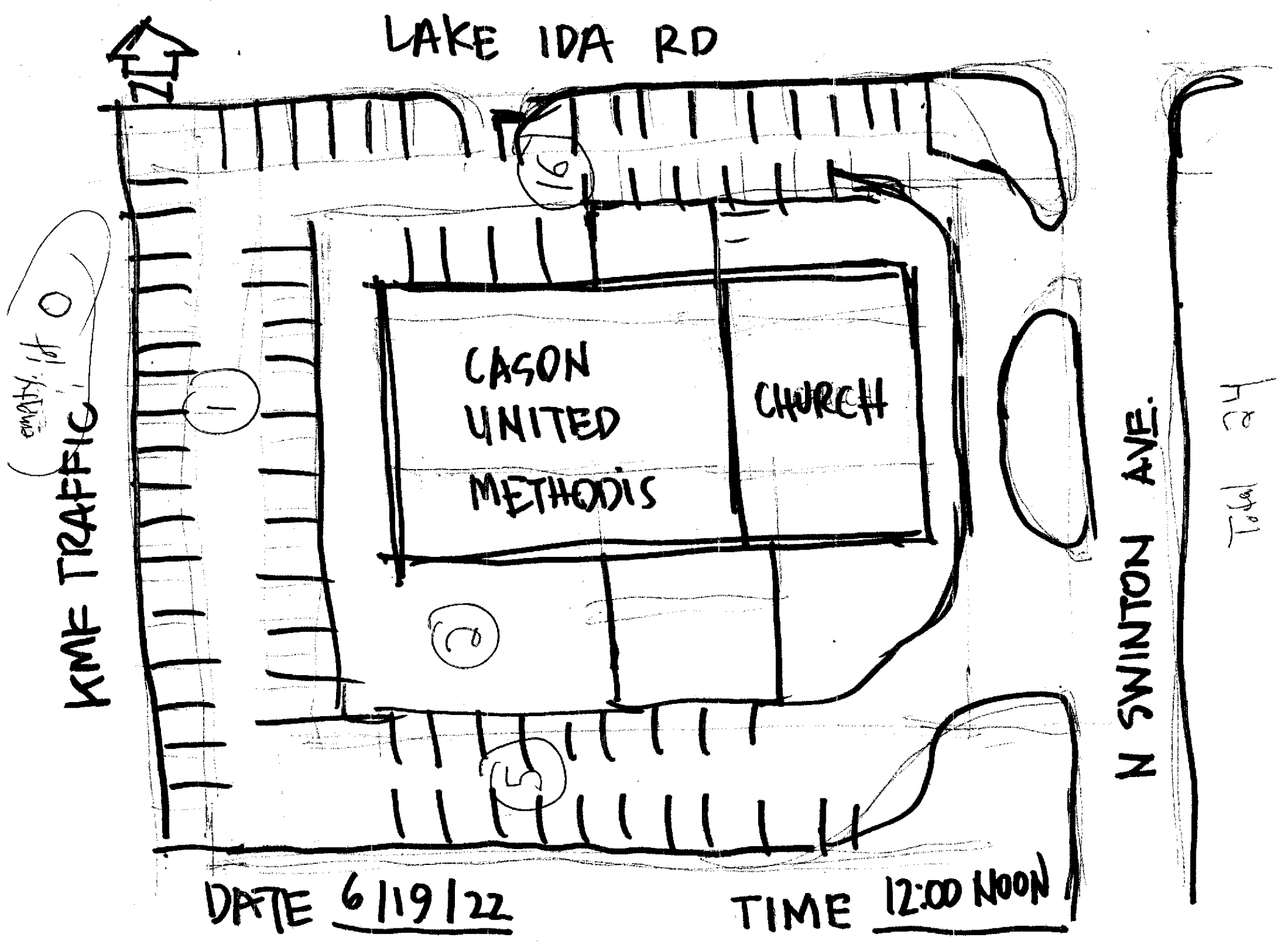
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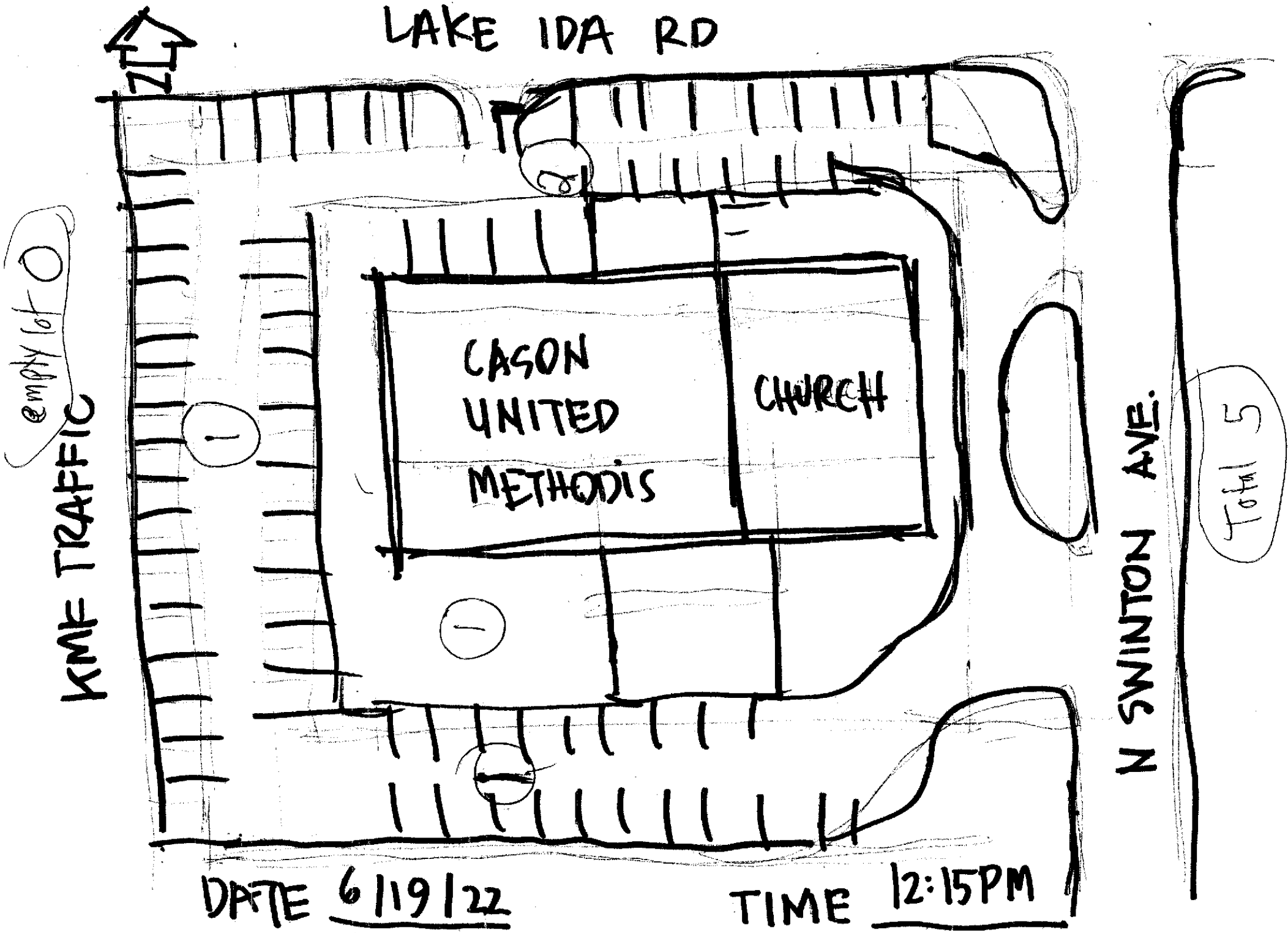
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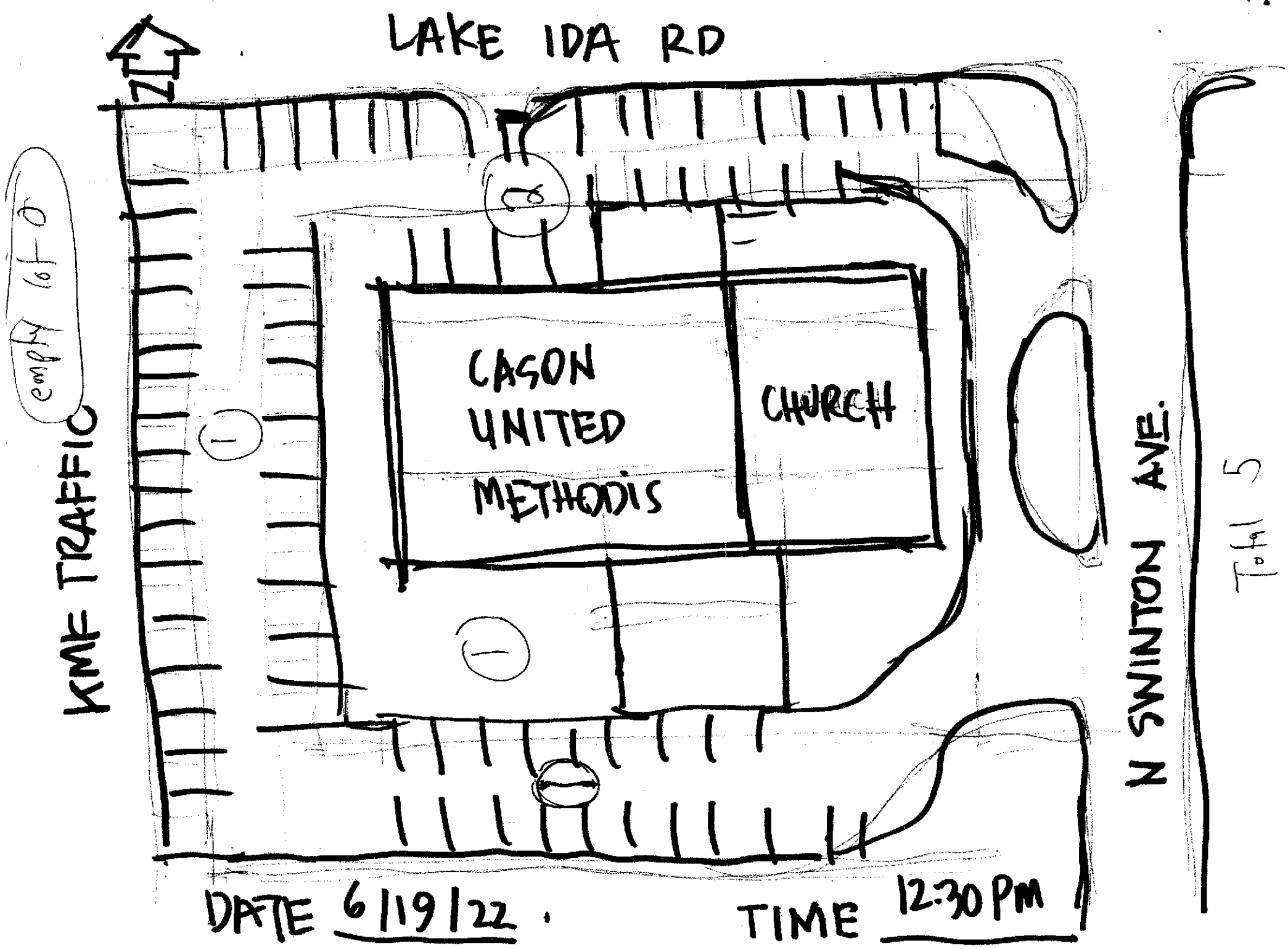
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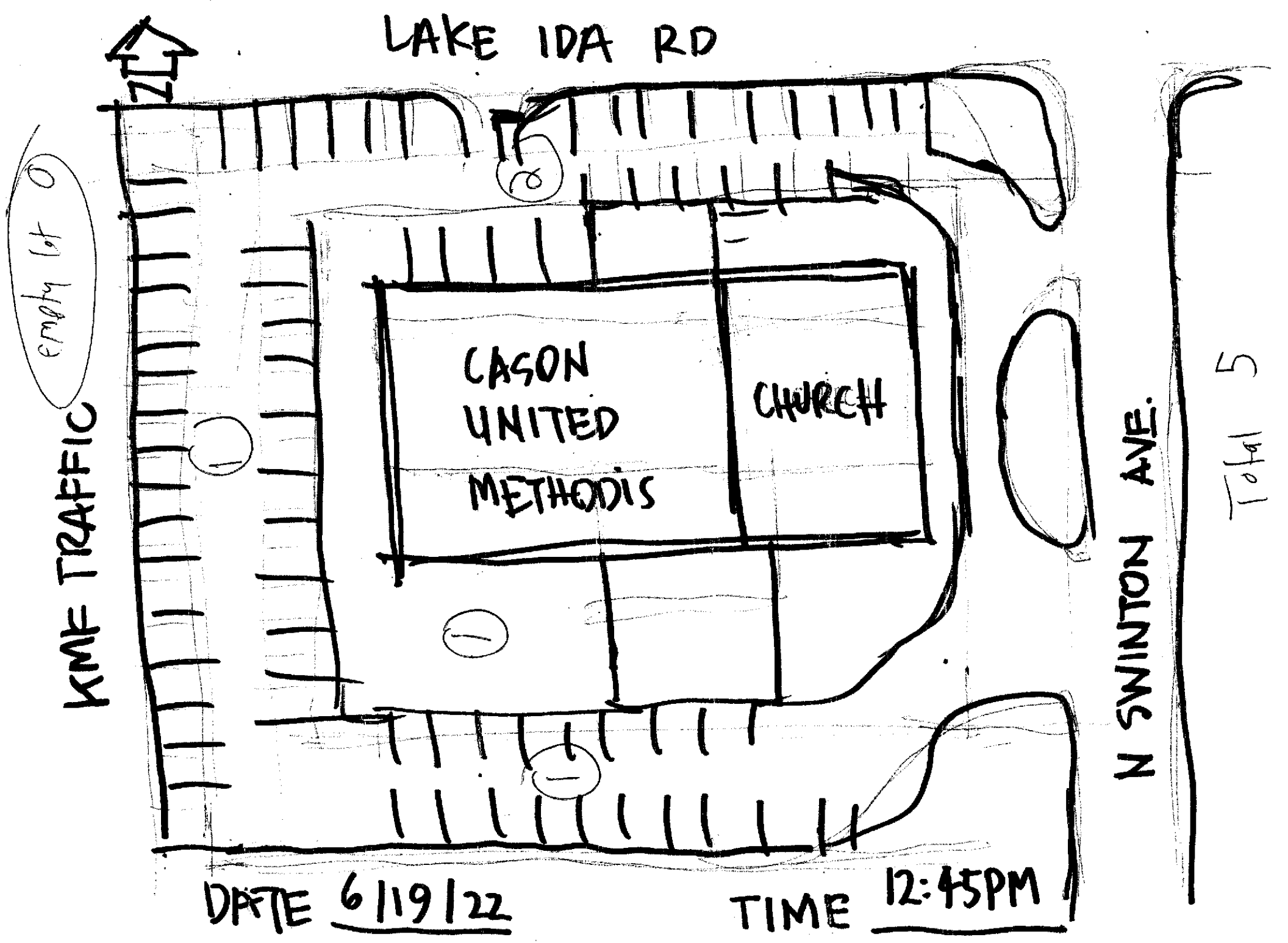
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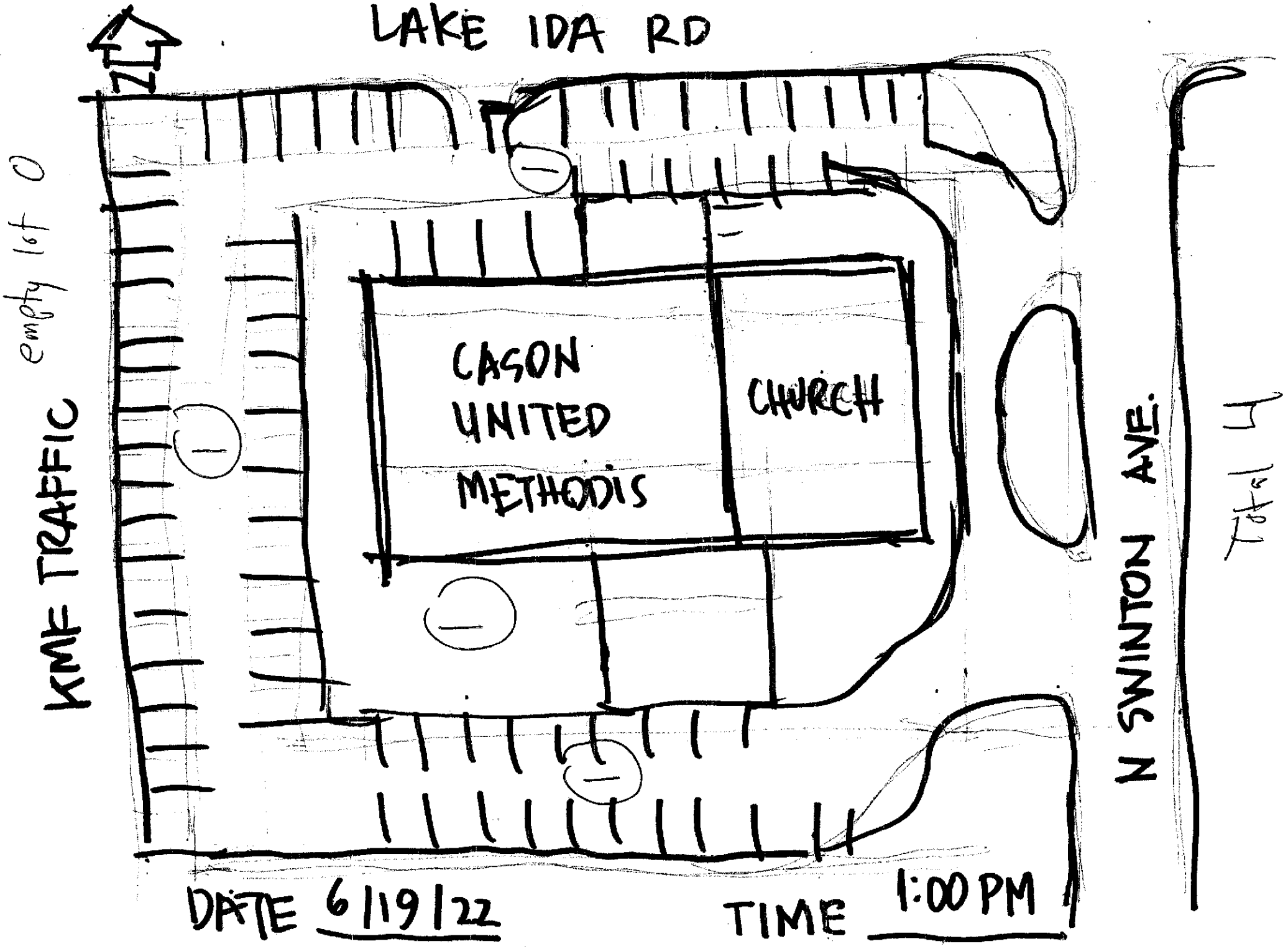
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RESOLUTION NO. 117-21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH, TO ALLOW THE OPERATION OF A PRIVATE EDUCATIONAL FACILITY AT 342 NORTH SWINTON AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Cason United Methodist Church, Inc. ("Property Owner"), is the fee simple owner of three parcels of land measuring approximately 5.8 acres located at 342 North Swinton Avenue ("Property") situated on the southwest corner of the intersection at North Lake Ida Road and North Swinton Avenue, more particularly described in Exhibit "A"; and

WHEREAS, Cocoplum Nature School, Inc., on behalf of Property Owner, submitted a conditional use application (File No. 2021-169-USE), to allow a private educational facility serving a maximum of 36 students to operate at the Property; and

WHEREAS, the Property is zoned Community Facilities ("CF") District; and

WHEREAS, pursuant to Section 4.4.21(D)(1) of the City of Delray Beach Land Development Regulations ("LDR"), private educational facilities are permitted as a conditional use within the CF District; and

WHEREAS, LDR Section 2.4.5(E)(5), requires the approving body to make findings that establishing the conditional use will not:

(a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;

(b) Hinder development or redevelopment of nearby properties; and

WHEREAS, at its meeting on July 19, 2021, the Planning and Zoning Board voted 6 to 0 to recommend approval with conditions to the City Commission; and

WHEREAS, the requested conditional use to allow a private educational facility serving a maximum of 36 students at the Property was presented to the City Commission at a quasi-judicial hearing conducted on August 10, 2021; and

WHEREAS, the City Commission considered the conditional use request and has considered the respective findings as set forth in the Land Development Regulations.

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

Section 1. The forgoing recitals are hereby incorporated herein by this reference and are approved and adopted.

Section 2. The City Commission makes positive findings that the requested conditional use will not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located and will not hinder development or redevelopment of nearby properties.

Section 3. The City Commission approves the conditional use request to allow a private educational facility serving a maximum of 36 students at the Property, as more particularly described in Exhibit "A", with the conditions that:

1. A photometric plan meeting the minimum lighting requirements pursuant to the LDR's be provided to the City within 90 days of the approval of the conditional use; and
2. A statement providing operational parking and loading details, including using traffic cones to block access to the parking spaces located within the designated drop off area during all hours of school operation.

Section 4. The City Clerk, or designee, is directed to send a certified copy of this Resolution to Jeffrey C. Lynne, Esq. ("Designated Agent"), at 2385 Executive Center Drive, Suite 250, Boca Raton, FL 33431.

Section 5. All resolutions or parts of resolutions in conflict herewith shall be and hereby are repealed.

Section 6. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on the 10th day of August, 2021.

ATTEST;

Katerri Johnson, City Clerk

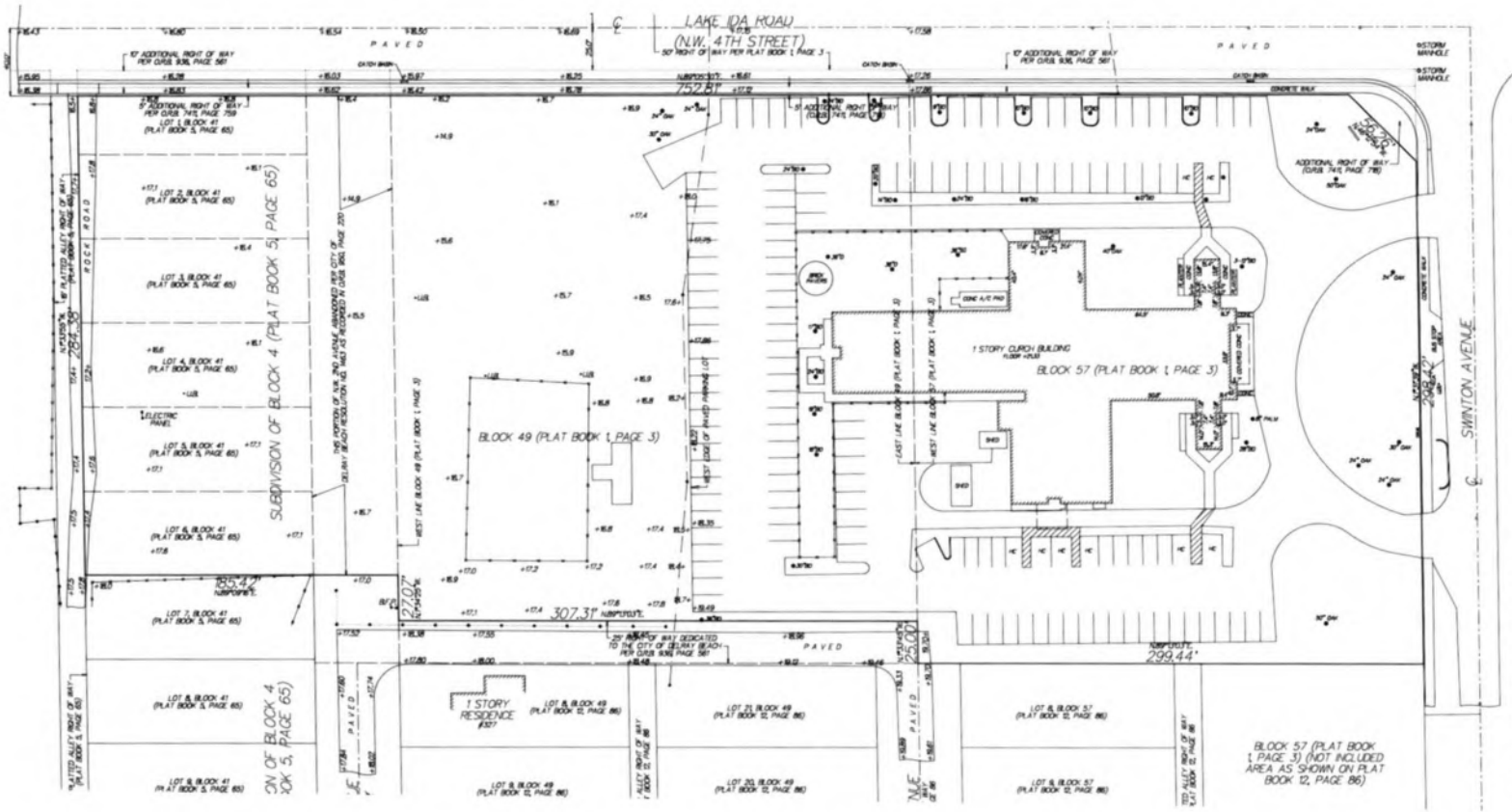
Shelly Petrolia, Mayor

Approved as to form and legal sufficiency:

Lynn Gelin, City Attorney

CITY OF DELRAY BEACH SEAL FLORIDA

EXHIBIT "A"
SURVEY



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RES NO. 117-21

EXHIBIT "A"
PROPOSED SITE PLAN

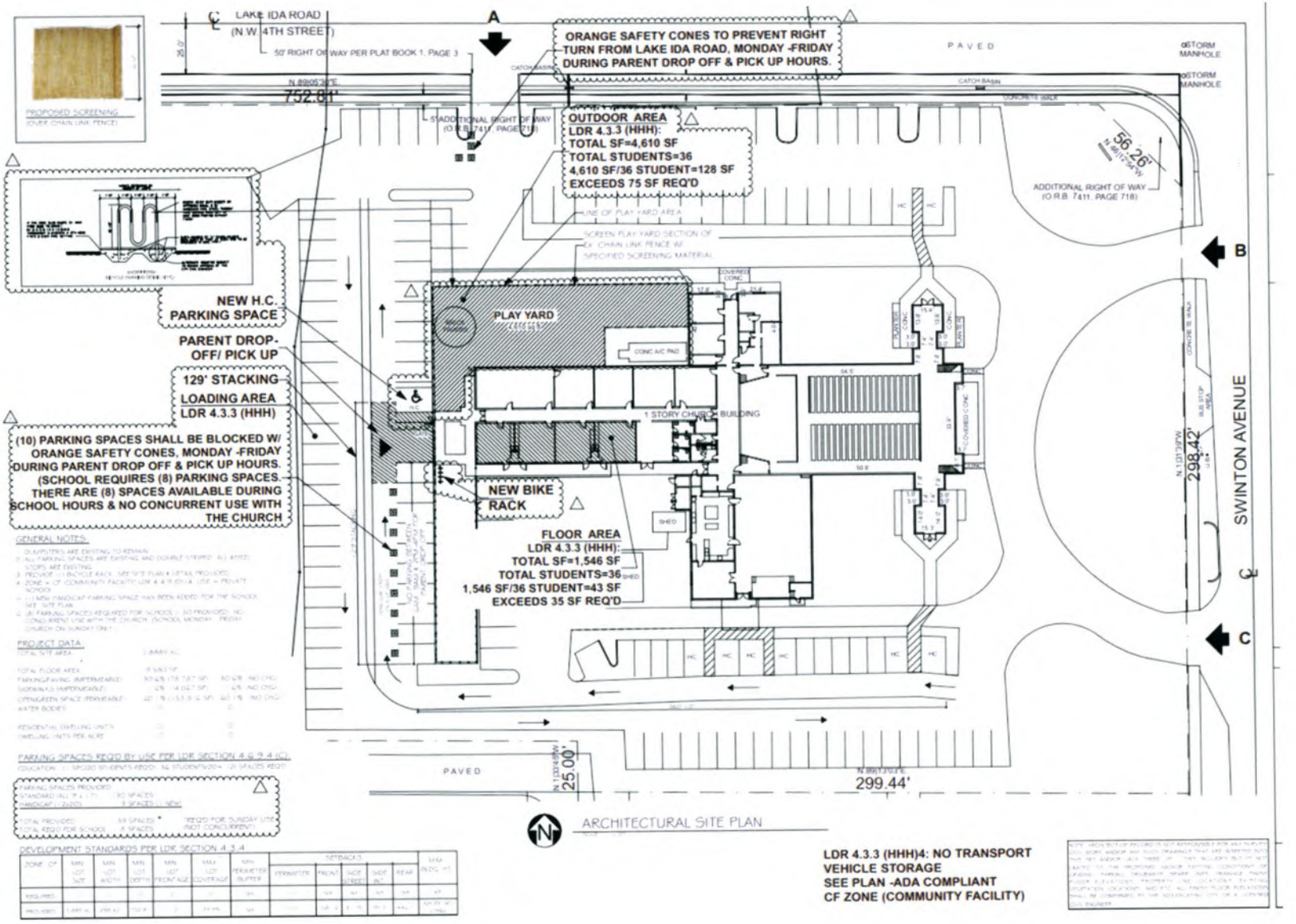
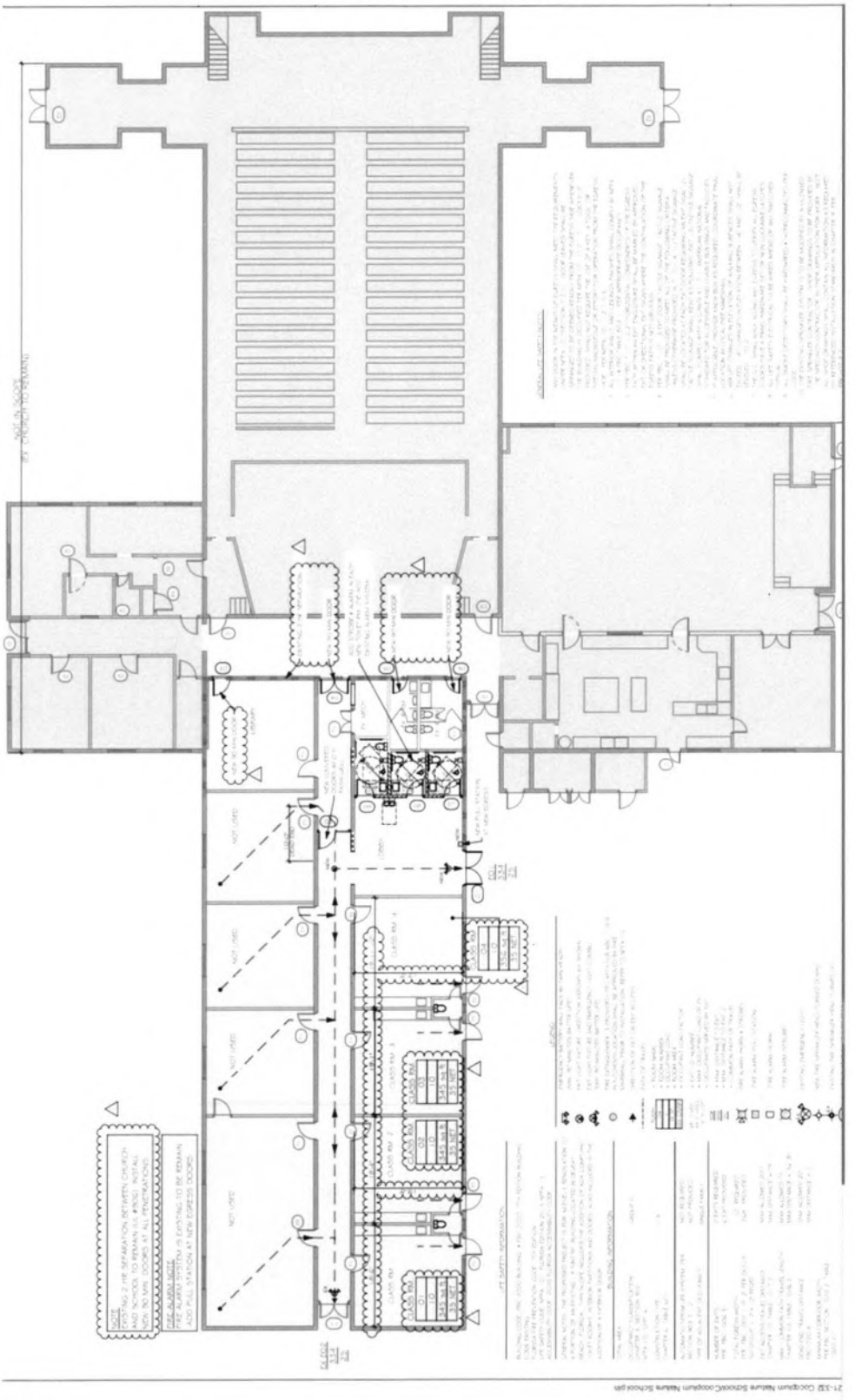


EXHIBIT "A"
PROPOSED LIFE SAFETY PLAN



RES NO. 117-21

CITY OF DELRAY BEACH
OFFICE OF THE CITY CLERK
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7050

Delray Beach Florida
All-America City
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CERTIFICATION

I, KATERRI JOHNSON, City Clerk of the City of Delray Beach, do hereby certify that the attached document is a true and correct copy of **Resolution No. 117-21**, as the same was passed and adopted by the Delray Beach City Commission in regular session on the10th day of August 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Delray Beach, Florida, on this the 17th day of September 2021.

Katerri Johnson, CMC
City Clerk
City of Delray Beach, Florida

(SEAL)

Sec. 4.3.3. Special requirements for specific uses.

By nature of characteristics unique to the following uses, such use may be established only in compliance with these special requirements. These requirements are in addition to those established elsewhere in these Regulations. Description of each use in this Section shall be of its common meaning or as pursuant to the Definitions Section of these Regulations.

(HHH) ***Private schools and other similar education facilities.*** [Amd. Ord. 18-02 6/18/02]

(1) ***Floor area.*** Facilities shall contain a minimum floor area of 35 square feet per child, exclusive of space devoted to bathrooms, halls, kitchen, offices, and storage. [Amd. Ord. 18-02 6/18/02]

(2) ***Loading area.*** A pickup and drop-off area for children shall be provided in a convenient area adjacent to the building and shall provide clear ingress and egress to the building. A minimum of 100 feet dedicated to vehicular drop-off/pick-up lane shall be provided. The stacking area is measured from the loading area and shall not block drive-aisles or parking areas. A greater distance may be required by the approving body based on the intensity of the Private School. A lesser stacking distance may be approved by the Board based on a traffic impact statement. Pathways that cross vehicular use areas shall be defined by special pavings, brick, striping or other method acceptable to the Board. [Amd. Ord. 18-02 6/18/02]

(3) ***Outdoor area.*** There shall be a minimum area of 75 square feet of outdoor play area per student. The play area shall be located on the same lot as the principal use and shall not be located in the front yard setback. The play area shall be surrounded by a six-foot-high opaque fence or chain link fence with a six-foot-high hedge. Outdoor play areas shall meet the minimum setbacks in the PC zoning district per LDR Section 4.3.4(K). Relief from this requirement shall only be granted by the City Commission through the waiver process [Section 2.4.7(B)]. [Amd. Ord. 18-02 6/18/02]

(4) ***Transport vehicles.*** For private schools that utilize transport vehicles, an area must be designated for the parking/storage of these vehicles and that these areas be screened when visible from a public right-of-way or residentially zoned property in accordance with LDR Section 4.6.4(A) and 4.6.16(H)(3)(e). [Amd. Ord. 18-02 6/18/02]

(5) ***Other regulations.*** All Private Schools and Similar Facilities shall comply with the American Disability Act (ADA), Standard Building Code, Fire Codes, and any other regulations including State and County regulations as may be required. [Amd. Ord. 18-02 6/18/02]

(6) ***Private school facilities.*** Private school facilities shall be limited to a maximum of 100 students when located in the PC district. [Amd. Ord. 18-02 6/18/02]

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