

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

**Re:   Cason Court - City of Delray Beach**  
**PBC TPS Traffic Analysis & Delray LDR 2.4.3 Analysis**  
**PCN: 12-43-46-16-01-041-0010**

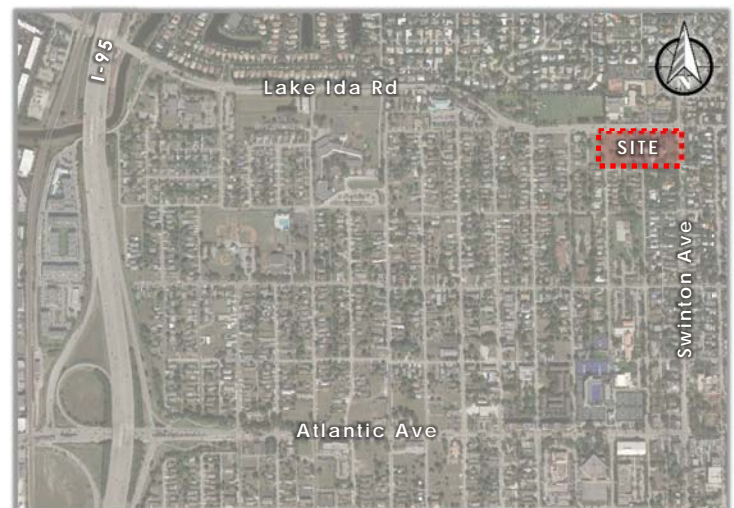
Dear Rick,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)* and with the *City of Delray Beach LDR 2.4.3 (E)* standards. This traffic statement is associated with a Site Plan amendment application for the Cason United Methodist Church property to add 10 single family homes to the subject site.

The site is located on the southwest corner of Swinton Avenue and Lake Ida Road in the City of Delray Beach, Florida within the *Coastal Residential Exception Area*. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 12-43-46-16-01-041-0010.

A copy of the property appraiser information for the site is included as Exhibit 1 while Exhibit 2 includes a copy of the project location within the *Coastal Residential Exception Area*. Exhibit 3 includes a conceptual site plan for the property. Project buildout is expected in the year 2024.

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 4 includes a 2016 aerial of the site.



**Figure 1 : Project Location**

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 5 includes a copy of PBC trip generation rates. Exhibit 6 includes a copy of the latest TPS approval for the site.

According to Table 2, the net Daily and AM peak trips potentially generated due to the proposed development are 26 and 9 trips respectively. There is a reduction in trips during the PM peak hour. Therefore, the proposed changes to the Cason United Methodist Church property will not generate more than 20 gross peak hour trips.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Church	560	6.95	60%	40%	0.33	45%	55%	0.49	48%	52%	9.99
Day Care	565	4.09	53%	47%	0.78	47%	53%	0.79	-	-	-
Private School	534	2.48	55%	45%	0.91	46%	54%	0.26	-	-	-
Single Family Detached	210	10.0	25%	75%	0.74	63%	37%	$\ln(T)=0.96 \ln(X)+0.20$	-	-	-

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT											
Church	19,580 SF	136	4	2	6	5	5	10	94	102	196
Day Care	80 Students	327	33	29	62	30	33	63	0	0	0
Σ		463	37	31	68	35	38	73	94	102	196
Pass-By											
Church	5%	7	0	0	0	0	1	1	5	5	10
Day Care	50%	164	17	14	31	15	17	32	0	0	0
Σ		171	17	14	31	15	18	33	5	5	10
Net Existing Traffic		292	20	17	37	20	20	40	89	97	186
PROPOSED DEVELOPMENT											
Church	19,580 SF	136	4	2	6	5	5	10	94	102	196
Private School	36 Students	89	18	15	33	4	5	9	0	0	0
Single Family	10 DUs	100	2	5	7	7	4	11	-	-	-
Σ		325	24	22	46	16	14	30	94	102	196
Pass-By											
Church	5%	7	0	0	0	0	1	1	5	5	10
Net Proposed Traffic		318	24	22	46	16	13	29	89	97	186
Net Traffic		26	4	5	9	(4)	(7)	(11)	0	0	0

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Cason United Methodist Church property. Based on the information presented in Figure 2, *PBC – TPS*, and the *Land Development Design Standards Manual*, turn lanes are not warranted at the project driveways.

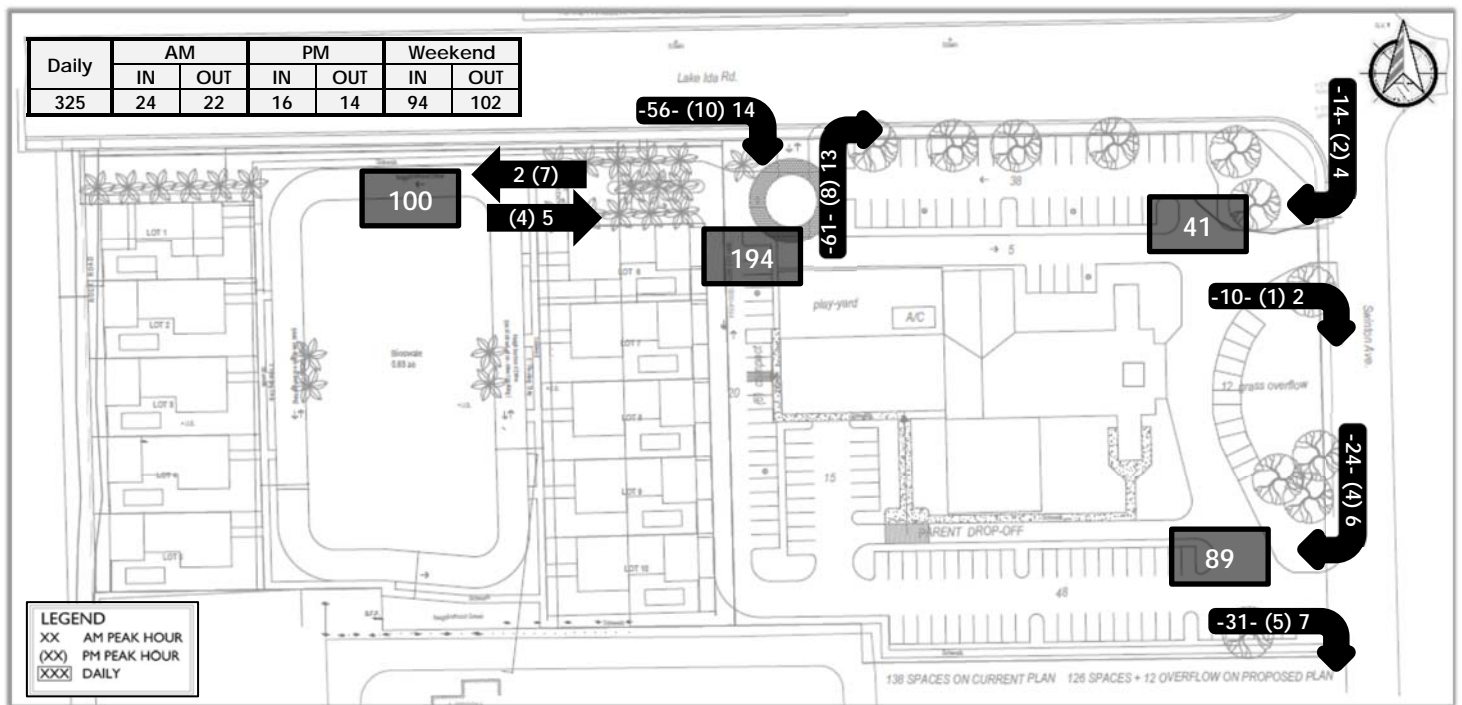
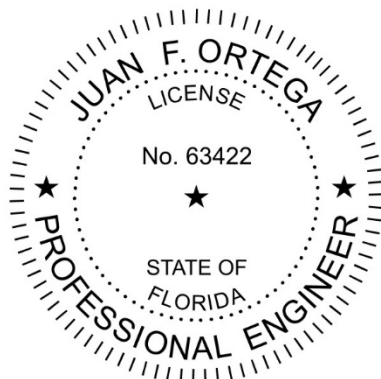


Figure 2: Project Driveway Volumes

The proposed changes to the Cason United Methodist Church property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to add 10 single family homes will generate less than 20 peak hour trips. Furthermore, project is located within the *Coastal Residential Exception Area*. In addition, the proposed project has been evaluated following *City of Delray Beach LDR 2.4.3 (E)* standards. This analysis shows that the proposed request will generate less than 201 ADT. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC* and with *City of Delray Beach LDR 2.4.3 (E)* standards. Project build-out is expected in 2024.

Sincerely,

**JFO GROUP INC**  
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser Information  
Exhibit 2: Coastal Residential Exception Area  
Exhibit 3: Conceptual Site Plan  
Exhibit 4: 2016 Aerial  
Exhibit 5: PBC Trip Generation Rates  
Exhibit 6: 07/27/21 TPS Approval

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**Property Detail**

Location Address 342 N SWINTON AVE  
Municipality DELRAY BEACH  
Parcel Control Number 12-43-46-16-01-041-0010  
Subdivision DELRAY TOWN OF  
Official Records Book Page  
Sale Date  
Legal Description TOWN OF DELRAY LT 1 (LESS N 15 FT LAKE IDA RD R/W), LTS 2 THRU 6 BLK 41 & 50 FT ABND PT OF NW 2ND AVE LYG E OF & ADJ TO, N 1/2 OF BLK 49 (LESS N 15 FT LAKE IDA RD R/W) & N 1/2 OF BLK 57 (LESS N 15 FT & TRGLR PAR LAKE IDA RD R/W)

**Owner Information**

Owners	Mailing address
CASON UNITED METHODIST CHURCH INC	342 N SWINTON AVE DELRAY BEACH FL 33444 2726

**Sales Information**

No Sales Information Available.

**Exemption Information**

Applicant/Owner	Year	Detail
	2021	

**Property Information**

Number of Units 0  
\*Total Square Feet 19580  
Acres 5.8885  
Use Code 7100 - RELIGIOUS  
Zoning CF - CF - COMMUNITY FACILITIES ( 12-DELRAY BEACH )

**Appraisals**

Tax Year	2020	2019	2018
Improvement Value	\$1,244,559	\$1,185,310	\$1,195,767
Land Value	\$2,693,271	\$2,565,020	\$1,282,510
Total Market Value	\$3,937,830	\$3,750,330	\$2,478,277
<i>All values are as of January 1st each year</i>			

**Assessed and Taxable Values**

Tax Year	2020	2019	2018
Assessed Value	\$2,998,716	\$2,726,105	\$2,478,277
Exemption Amount	\$2,998,716	\$2,726,105	\$2,478,277
Taxable Value	\$0	\$0	\$0

**Taxes**

Tax Year	2020	2019	2018
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$3,027	\$3,134	\$3,134
Total tax	\$3,027	\$3,134	\$3,134

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA)

Parcel Control Number:	12-43-46-16-01-041-0010	Location Address:	342 N SWINTON AVE		
Owners:	CASON UNITED METHODIST CHURCH INC				
Mailing Address:	342 N SWINTON AVE,DELRAY BEACH FL 33444 2726				
Last Sale:	Not available	Book/Page#:	/	Price:	Not available
Property Use Code:	7100 - RELIGIOUS	Zoning:	CF - CF - COMMUNITY FACILITIES ( 12-DELRAY BEACH )		
Legal Description:	TOWN OF DELRAY LT 1 (LESS N 15 FT LAKE IDA RD R/W), LTS 2 THRU 6 BLK 41 & 50 FT ABND PT OF NW 2ND AVE LYG E OF & ADJ TO, N 1/2 OF BLK 49 (LESS N 15 FT LAKE IDA RD R/W) & N 1/2 OF BLK 57 (LESS N 15 FT & TRGLR PAR LAKE IDA RD R/W)	Total SF:	19580	Acres	5.8885

**All values are as of January 1st each year.**

Ad Valorem	\$0
Non Ad Valorem	\$3,027
Total Tax	\$3,027

## Applicants

[illegible]

Description	Area	Sq. Footage
RELIGIOUS	18368	
RELIGIOUS	126	
RELIGIOUS	1086	
Total Square Footage :		19580

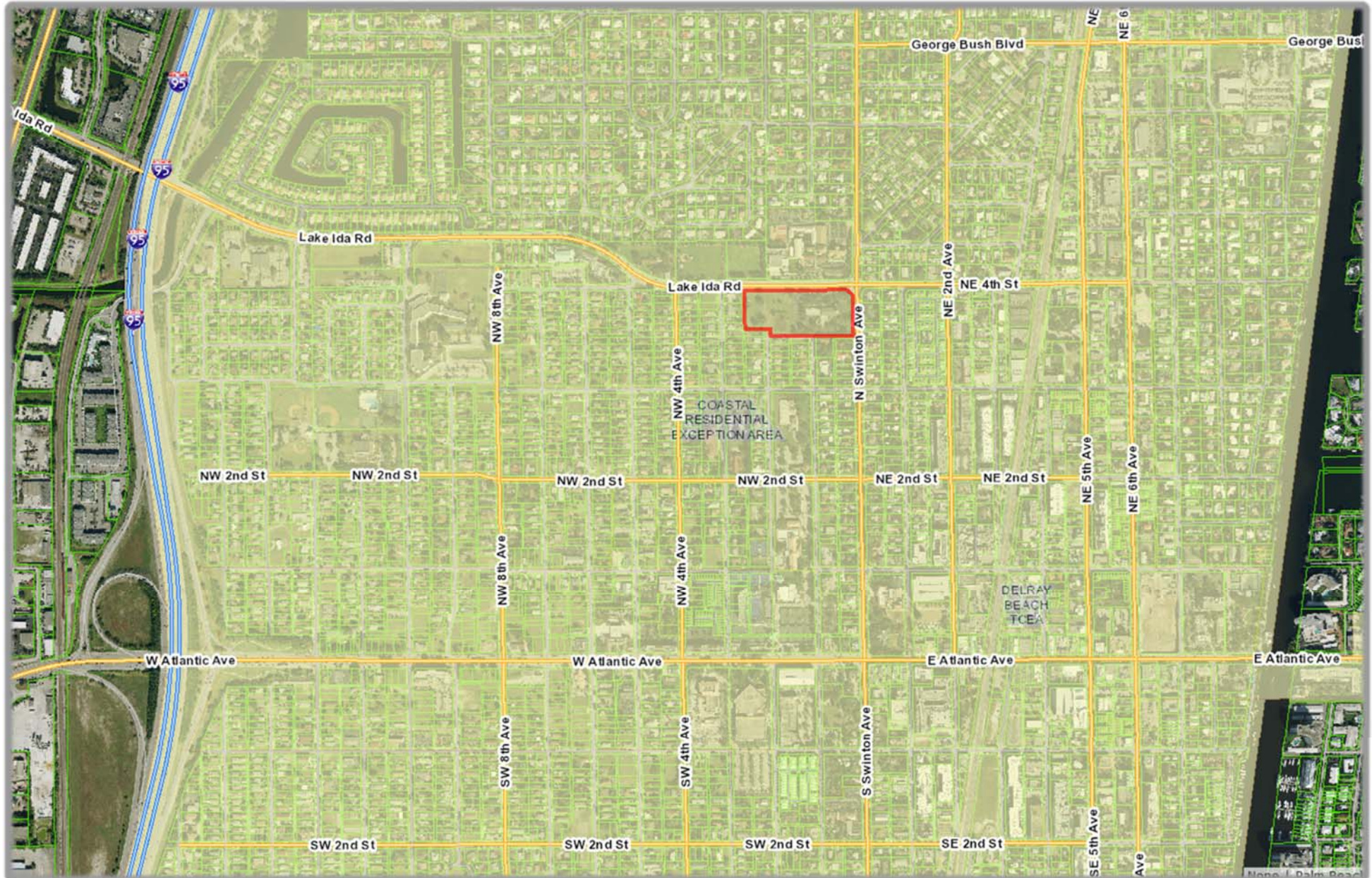
Description	Year Built	Unit
Walkway-Concrete	1970	710
Paving- Asphalt	1970	67250
Fence- Chain Link 6ft #11 Gaug	2009	492
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Description	
1. Year Built	1970
2. RELIGIOUS	19580

## A map showing a street intersection. Lake Ida Rd runs horizontally across the top. NW 3rd Ct runs vertically from the bottom, turning right into Lake Ida Rd. N Swinton Ave runs vertically on the right side, intersecting Lake Ida Rd. A large orange rectangular area is located between NW 3rd Ct and N Swinton Ave, below Lake Ida Rd.



## Coastal Residential Exception Area



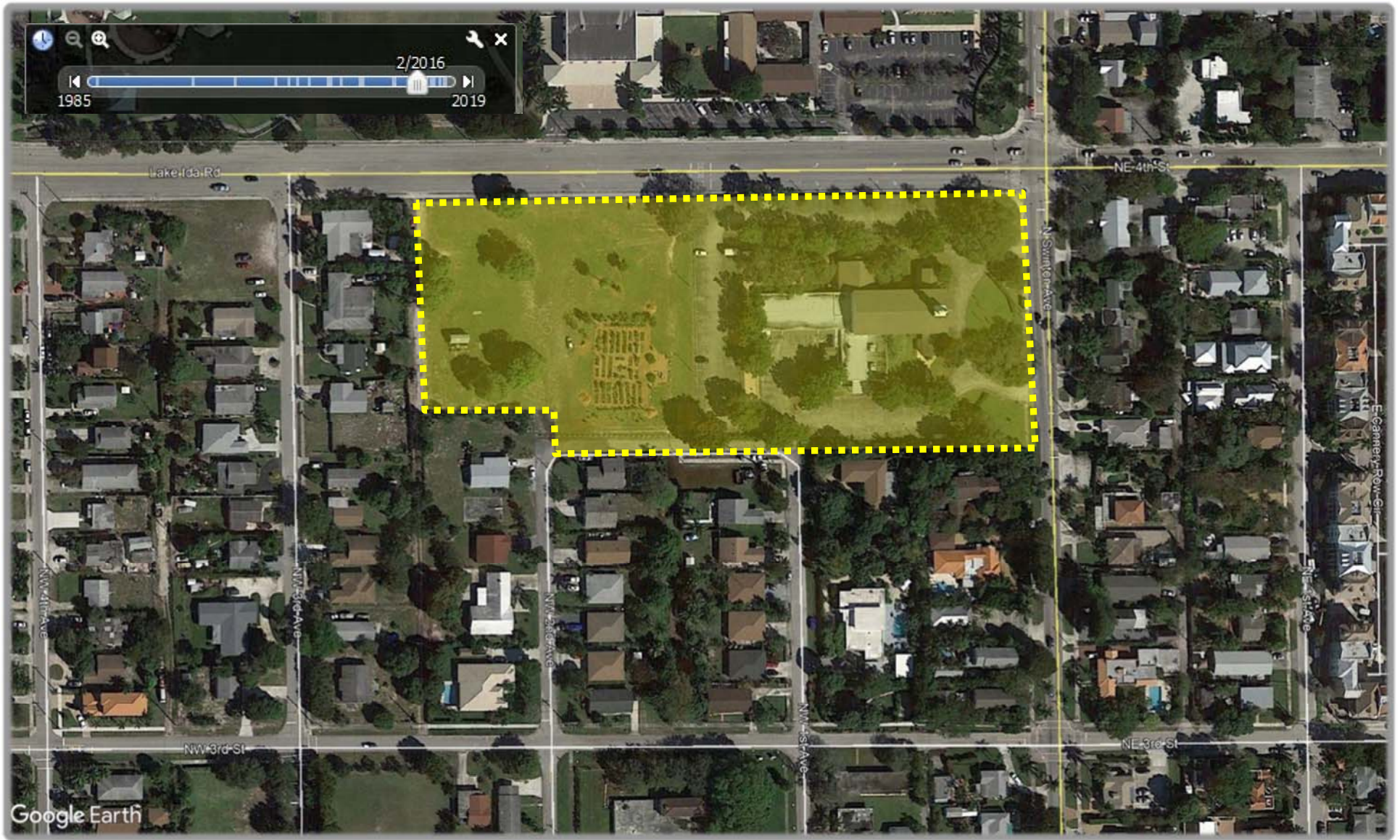
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## 2016 Aerial



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## Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue <sup>a</sup>	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) <sup>b</sup>	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

# Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A <sup>i</sup>	2.82	N/A <sup>i</sup>	8.06
	Nursery (Wholesale)	818	Acre	19.5 <sup>c</sup>	0%	N/A <sup>i</sup>	0.26	N/A <sup>i</sup>	0.45
	Landscape Services	PBC	Acre <sup>m</sup>	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^d$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^j$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank <sup>g</sup>	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 <sup>h</sup>	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store <sup>i</sup>	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) <sup>k</sup>	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split

b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage

c) Use caution when using because of very low sample data. Consult with the County before using.

d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.

e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise =  $83.18 - 9.30 * \text{Ln}(A)$  where A is 1,000 s.f. of leasable area

f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.

g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)

h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937

i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

j) Use PM rates

k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate

l) Assume 50/50

m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

## Modification History

**3/26/2019:** First published

**3/2/2020:** Added Landscape Services, modification history, edited formatting,



**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor  
Robert S. Weinroth, Vice Mayor  
Maria G. Marino  
Gregg K. Weiss  
Maria Sachs  
Melissa McKinlay  
Mack Bernard

**County Administrator**

Verdenia C. Baker

July 27, 2021

Meaghan Capuano, P.E.  
T.Y. Lin International  
255 East Avenue  
Rochester, NY 14604

**RE: CocoPlum Nature School  
Project #: 210704  
Traffic Performance Standards (TPS) Review**

Dear Ms. Capuano:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated May 6, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Delray Beach
<b>Location:</b>	SWC of Lake Ida Road and Swinton Avenue
<b>PCN:</b>	12-43-46-16-01-041-0010
<b>Access:</b>	Three right-in/right-out access driveway connections: one onto Lake Ida Road and two onto Swinton Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Church/Synagogue = 19,580 SF Day Care = 80 Students
<b>Proposed Uses:</b>	Replace existing day care with: Private School (K-2) = 36 Students
<b>New Daily Trips:</b>	(74)
<b>New Peak Hour Trips:</b>	2 (2/0) AM; -23 (-11/-12) PM
<b>Build-out:</b>	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

"An Equal Opportunity  
Affirmative Action Employer"



Meaghan Capuano, P.E.  
July 27, 2021  
Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, reading "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:rb

cc: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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