



REZONING JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)	
1.	<p>Is not contrary to the Comprehensive Plan.</p> <p>The Existing Land Use is SF. The Future Land Use is E-1. The requested zoning change is not contrary to the Comprehensive Plan.</p>
2.	<p>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</p> <p>The proposed rezoning classification to CF will not create an isolated zoning district. The property contiguous to the east and south is also zoned CF.</p>
3.	<p>Will not substantially impact public facilities such as schools, utilities and streets.</p> <p>This request will not substantially impact public facilities but will support daytime and after-school child care. Utilities are available to serve the project. Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds and driveway connections are proposed on the west abutting Lyons Road right-of-way and on the south by Access Easement on the private roadway belonging to North Broward Preparatory School.</p>
4.	<p>Will be justified by external land use conditions.</p> <p>The project will be served by existing external land use conditions, based on the school facility to the east and south, the canal right-of-way to the north and the residential area to the west of the Lyons Road right-of-way.</p>
5.	<p>Will not create or excessively increase automobile and vehicular traffic congestion.</p> <p>Based on the Trip Generation Analysis, the generated trips fall below the City's thresholds. Based on the anticipated operating schedule, the peak use will be off-set from the surrounding uses.</p>
6.	<p>Will not create a storm drainage problem for other properties.</p> <p>The proposed storm drainage system is designed for zero discharge at the 25-year, 3-day storm event and will not create a problem for other properties.</p>
7.	<p>Will not adversely affect surrounding living conditions.</p> <p>This project will complement the surrounding properties and will not adversely affect them.</p>
8.	<p>Will not adversely affect environmental quality.</p> <p>The project will meet or exceed the environmental criteria set forth by the jurisdictional agencies.</p>
9.	<p>Will not adversely affect other property values.</p> <p>The project will transform a primarily vacant parcel into a developed, functioning facility which will increase the property value and tax base, but also serve the surrounding community.</p>
10.	<p>Will not be a deterrent to improvement or development of other property.</p> <p>The surrounding properties have been developed. Improvements to this last remaining under-utilized or "vacant" parcel will finalize the development in the area.</p>
11.	<p>Will not constitute a special privilege to an individual owner.</p> <p>The rezoning will allow the owner to proceed with developing this final open space at the north Lyons Road gateway into Coconut Creek. The proposed project is a public service use which may be used by all regional residents and businesses.</p>



R.J. Behar & Company, Inc.
Engineers • Planners

January 9th, 2019

Eileen Cabrera
Planning & Zoning
4800 West Copans Road
Coconut Creek, Florida 33063

Subject: Proposed Community Facility at 7650 Lyons Road, Coconut Creek

Ms. Cabrera

Pursuant to City's guidelines an analysis has been completed to determine the vehicular trip generation of the subject proposed facility during the peak hour and a daily basis.

The results indicate that the weekday vehicular peak hour trips are 67 vehicles per hour (Vph), Sunday peak hour trips of 128 Vph and 389 daily vehicle trips (Vpd); consequently, this proposed project will not require a traffic impact study since the generated trips fall below the City's thresholds of 250 Vph and 3000 Vpd respectively.

The attached Exhibit 1, made part of this letter, reflects the project's information and the results of the analysis.

I respectfully request review and consideration for approval by the City of the results of the analysis and conclusion with regards to the proposed facility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RDA', with a horizontal line underneath.

Rafael De Arazoza, PE, PTOE, CPM
Director of Traffic Engineering & Transportation Planning

R.J. Behar & Company, Inc.

Copy: Patricia Frexes Ramudo (IBI Group)

EXHIBIT 1

Proposed Project: Community Facility at 7650 Lyons Road, Coconut Creek

Two Story Bldg = 14,000 square feet (sq)

1. Church attendance: 210 persons on Sundays from 8 am to 2 pm
2. Evening Bible study: assume 110 persons

Trip Generation Analysis (Source: ITE Trip Generation 9th Edition)

Trip Generation – Weekday Evenings (Bible study)

Land Use	Number of Attendees / Seats	ITE	Formula	Evening Peak Hour Vehicular Trips (Vph)		Daily Vehicular Trips
		Land Use Code	See Ref # Below	AM = n/a	PM = 67	Total Vpd
Church	110	560	2	67		67

2: Assume 110 attendees. Daily: 0.61 x (# of attendees) = 67 vpd. Assume all 110 attendees will be assisting evening Bible study.

Trip Generation – Church (Sunday Worship Services)

Land Use	Number of Attendees / Seats	ITE	Formula	Peak Hour Vehicular Trips (Vph)		Daily Vehicular Trips
		Land Use Code	See Ref # Below	AM	PM	Total Vpd
Church	210	560	3	128		389

3: AM Peak Hour = PM Peak Hour: 0.61 x (# of seats) /// Daily: 1.85 x (# of Attendees)

City guidelines: Traffic Impact Study is not required if the following conditions are met:

Peak Hour trip generation: <250 Vph

Daily trip generation: < 3,000 Vpd

Conclusion:

Weekday Evening trips = 67 Vph
 Sunday Peak Hour trips = 128 Vph
 Sunday Daily trips = 389 Vpd

Peak Hour and Daily trips are below the City’s guidelines of 250 Vph and 3000 Vpd respectively; therefore, no traffic impact study is required.