



SITE PLAN AESTHETIC DESIGN CRITERIA

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

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The site was originally designed with a Phase 2 sanctuary building to be constructed to the south of the Phase 1 multi-purpose building. The newly-proposed 600-seat sanctuary is architecturally compatible both with the originally-approved 400-seat sanctuary and the existing multi purpose building that the church is currently using. The proposed enlarged sanctuary will be in substantially the same place as the original sanctuary, lined up with the center of the existing multi purpose building. The plan creates a harmonious pedestrian flow around the buildings with a covered lanai surrounding almost the entire set of buildings. The additional parking is proposed at the rear to promote the highest efficiency of traffic flow on the site and to minimize the visual impact to the public right of way. The new building is centrally located on the site, is in scale with the buildings in the area, and will not have an impact on any of the neighboring properties.</p>
2.	<p><i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The overall plan was done to minimize the impact on the site's existing tree canopy. In addition, the stormwater function for the site will be improved by the elimination of the current retainage area, which functions as neither a traditional dry retention area or as an actual lake. The new underground water retention area will meet or exceed the County's requirements, and will be a visual and functional improvement on the how the site's drainage currently functions. No natural watercourses will be impacted by the proposed site modifications.</p>
3.	<p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>N/A. There are no adjacent residential projects. The SFRs behind the elementary school and the mobile home park to the west are the closest residential locations, and are well outside the impact zone of any visual- or sound-related structures or functions.</p>
4.	<p><i>Emergency access.</i> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>The access for emergency vehicles is consistent with the originally approved, vested plan. The primary access will continue to be from the parking area at the west side of the structures. The existing road on the east side of the property and the new on-site parking lot provide increased opportunity for any required emergency services.</p>
5.	<p><i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>The existing access to the site at Johnson Road is not being modified by this request for a larger sanctuary and additional parking lot. The existing access includes vehicular ingress and egress, as well as ADA compliant pedestrian sidewalks.</p>
6.	<p><i>Pedestrian circulation.</i> A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</p> <p>The new sanctuary has additional pedestrian circulation by way of a covered lanai on the east and west side. The new parking lot includes a proposed sidewalk to the existing pedestrian sidewalk that leads to the main entry points for the buildings.</p>
7.	<p><i>Design of access and egress drives.</i> The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</p> <p>No new connections to the public right-of-way are being proposed. The existing one-lane ingress and two-lane egress will continue to function as the site's vehicular connection to Johnson Road.</p>
8.	<p><i>Coordination with off-site vehicular and pedestrian circulation systems.</i> The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</p> <p>The site's internal sidewalk system currently connects to the sidewalks along the Johnson Road right-of-way.</p>



9.	Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.
	The plan will retain the appropriate amount of stormwater runoff as required by the County. The underground structures will store the required amounts of water before being piped to the City's stormwater system. The plan will utilize catch basins at appropriate intervals in order to collect the surface water from the existing and new paved parking and drive areas.
10.	Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.
	There will be new light poles added to provide the minimum-required lighting for the new parking area at the north side of the property. The new poles will match the existing ones and will be placed so that light does not spill onto or negatively impact the adjacent industrial properties.
11.	Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.
	The overall plan will be an aesthetic addition to the area and will not have any negative impact on the neighboring properties or their property values.

SUSTAINABILITY

Checklist - LDC Chapter 13-320

1. The LEED professional is required at the time of planning review. Please provide the name of the LEED consultant. JMS Arch. Design Response: As discussed with staff, we are hiring a LEED professional that will solidify the commitments under Chapter 13-320. That professional will be available prior to building plan submittal.
2. Sec.13-320(b)(3) – Provide acknowledgment to maintain the green building components for the life of the building. JMS Arch. Design Response: As the applicant, Jeff Barker commits to maintaining the green building components for the life of the building. This is noted on sheet A400.

Checklist - Green Plan

3. Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value. Provide a response. This is required at the time of planning review. JMS Arch. Design Response: At this time, we are proposing signage for the rain sensors and the albedo roof to act as our conspicuous display of green technology. Our LEED professional will solidify or modify this prior to building permit review. We understand plans will not be reviewed at the building department level without staff's agreement on this element.
4. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020. Using Broward County mitigation numbers, provide a data table that establishes the canopy coverage at maturity. The percentage should be calculated for the entire site. JMS Arch. Design Response: The 40% tree canopy calculation is provided on the landscape plan, sheet LP-1.
5. Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. Green roofs may be either active or passive and are encouraged to be incorporated as elements of public open space. Provide a response. JMS Arch. Design Response: The design team is planning a high-albedo roof membrane. This will be solidified by our LEED professional. We understand plans will not be reviewed at the building department level without staff's agreement on this element.
6. Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. The City encourages the designation of EV charging stations for all projects which shall include at least one ADA accessible charging stall. JMS Arch. Design Response: Owner is proposing to install 1 EV charging station that will serve both a standard parking space and a handicap space, as shown on the site plan. The charging station will be ADA compliant. We understand plans will not be reviewed at the building department level without staff's agreement on this element.
7. Checklist - Resolution 2020-063.
 - Green Event Checklist: Develop a check list to ensure sustainable event planning. JMS Arch. Design Response: Acknowledged. We commit to producing a Green event checklist.
 - Water Fountains: Provide smart water fountains/touchless bottle refill stations to encourage the use of refillable water bottles. JMS Arch. Design Response: A minimum of one water fountain on each floor in the new building will include a touchless bottle fill station. The final location for each will be determined at time of building permit.
 - Purchasing: Commit to green products (no polystyrene) and earth-friendly cleaning supplies. JMS Arch. Design Response: Acknowledged.

Emmanuel Baptist Church

5391 Johnson Road
Coconut Creek, Florida

TRAFFIC STUDY

prepared for:
Dunay, Miskel & Backman, LLP

KBP CONSULTING, INC.

December 2022

Emmanuel Baptist Church

5391 Johnson Road
Coconut Creek, Florida

Traffic Study

December 2022

Prepared for:

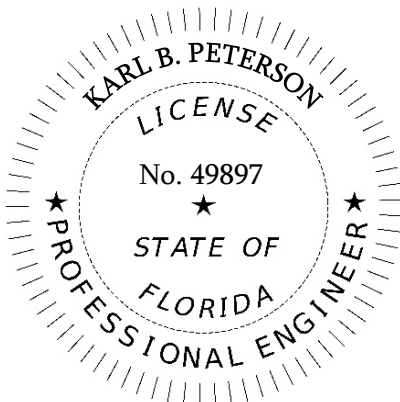
Dunay, Miskel & Backman, LLP

Prepared by:

KBP Consulting, Inc.

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:



ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use and Access.....	3
Proposed Land Use and Access	3
Roadway System.....	3
TRIP GENERATION	4
TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT	6
SUMMARY & CONCLUSIONS	8

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Driveway Traffic Assignment	7

LIST OF TABLES

TABLE 1 – Trip Generation Summary	4
---	---

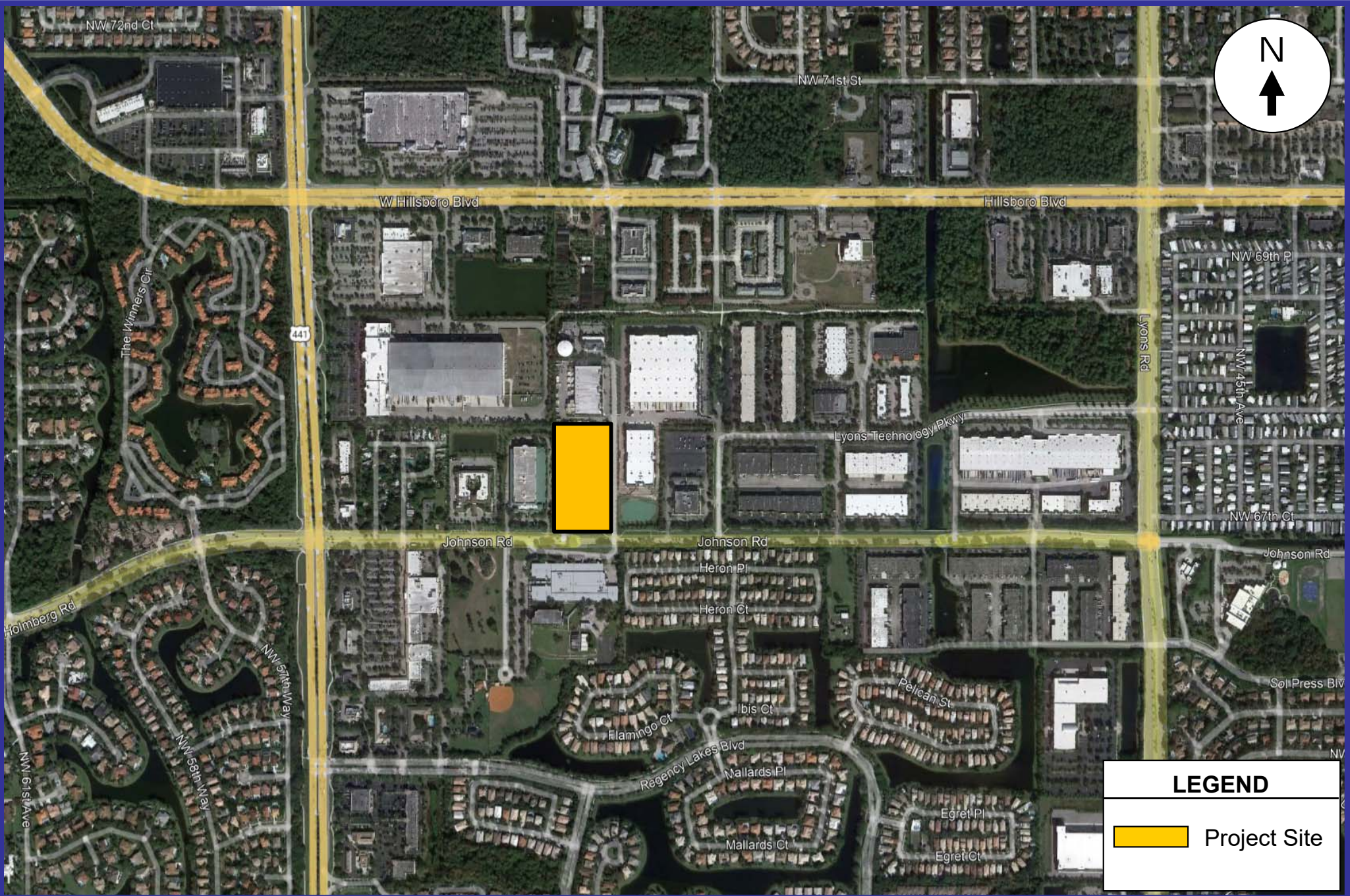
INTRODUCTION

The Emmanuel Baptist Church is an existing church located on the north side of Johnson Road approximately 1,500 feet to the east of State Road 7 / US 441 in Coconut Creek, Broward County, Florida. More specifically, the subject site is located at 5391 Johnson Road. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Dunay, Miskel & Backman, LLP to prepare a traffic study in connection with the proposed expansion of the church facilities at this location. This traffic study addresses the trip generation characteristics of the existing and proposed facilities and the projected turning movement volumes at the project driveway on Johnson Road.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



Project Location Map

FIGURE 1
Emmanuel Baptist Church
Coconut Creek, Florida

INVENTORY

Existing Land Use and Access

The subject +/- 5.0-acre (217,800 square feet) site is developed with a single-story church facility with a sanctuary seating capacity of 400 seats. Vehicular access to the site is provided by one (1) full access driveway on Johnson Road. The Broward County Parcel ID # for this site is 4842-06-31-0010. A site survey is presented in Appendix A of this report.

Proposed Land Use and Access

A new sanctuary with a seating capacity of 600 seats is proposed: an increase in seating capacity of 200 seats. The existing facilities and the existing vehicular access to the site will remain as is. The buildout timeframe for this project is estimated to be 2025 and Appendix B contains the proposed site plan for the Emmanuel Baptist Church.

Roadway System

Johnson Road is located along the southern boundary of the subject site. Along the frontage of the church property, this roadway is a two-lane facility. To the west of the church, Johnson Road is a four-lane divided roadway between State Road 7 / US 441 and Tradewinds Elementary School. To the east, Johnson Road transitions to a four-lane roadway as it approaches Lyons Road. State Road 7 / US 441 is a state maintained, major north-south, six-lane divided arterial roadway located to the west of the church. And Lyons Road is a county maintained six-lane divided, north-south arterial roadway located to the east of the church. Both of these roadways provide access to the regional transportation network in both Broward and Palm Beach Counties.

TRIP GENERATION

A trip generation analysis has been conducted for the existing and proposed church facilities at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use category and corresponding rates and equations for the existing and proposed development are presented below and excerpts from the ITE report are presented in Appendix C.

CHURCH – ITE LAND USE #560

- Weekday: $T = 0.93 (X) - 16.74$
where $T = \text{number of trips}$ and $X = \text{number of seats}$
- AM Peak Hour: $T = 0.07 (X)$ (60% in / 40% out)
- PM Peak Hour: $T = 0.10 (X)$ (45% in / 55% out)

Utilizing the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 below.

Table 1 Emmanuel Baptist Church Trip Generation Summary Coconut Creek, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Current Use</i> Church	400 Seats	355	17	11	28	18	22	40
<i>Proposed Use</i> Church	600 Seats	541	25	17	42	27	33	60
Difference (Proposed - Current)		186	8	6	14	9	11	20

*Compiled by: KBP Consulting, Inc. (December 2022).
Source: Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) Report.*

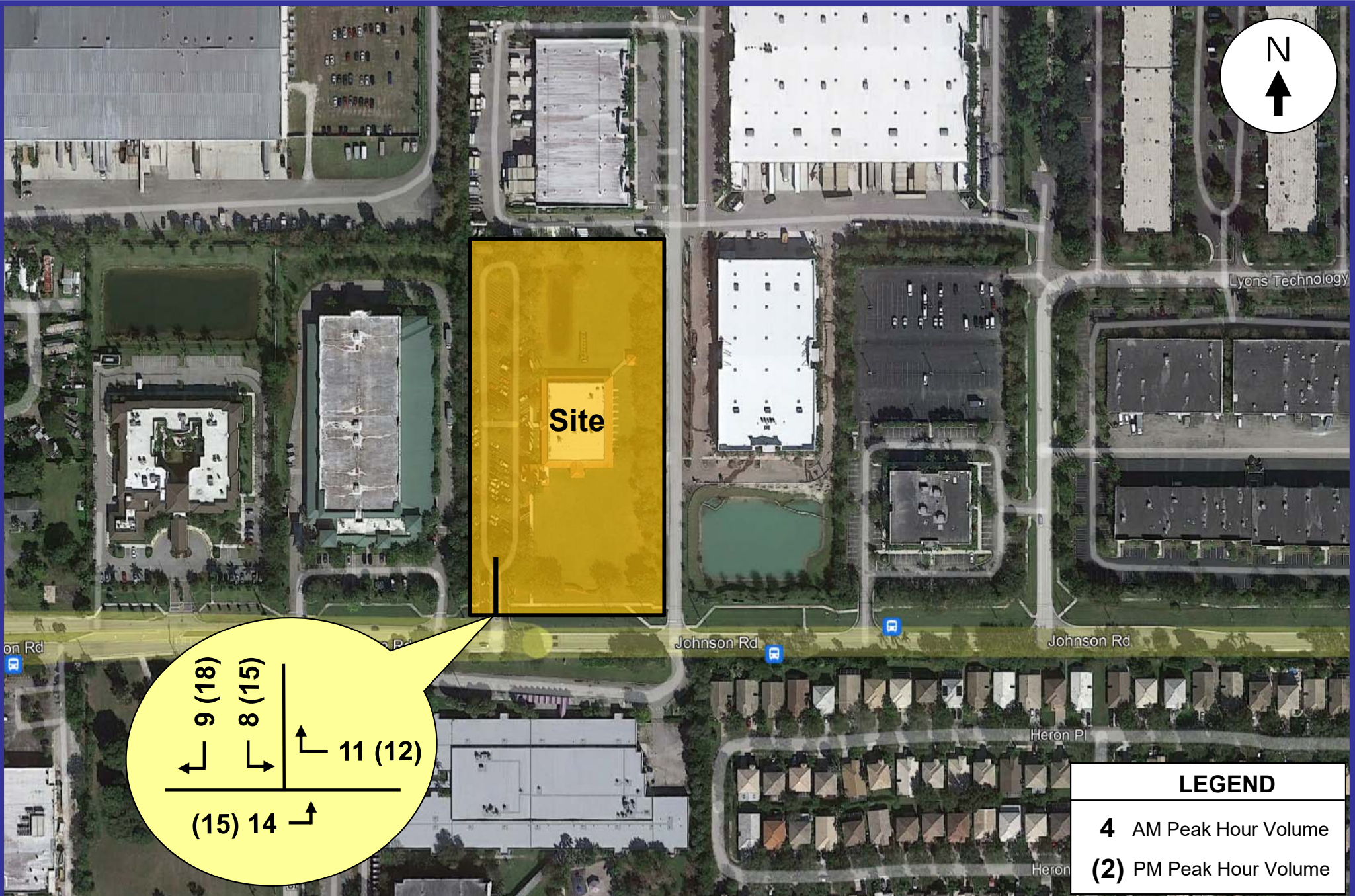
As indicated in Table 1, the proposed project is anticipated to generate 541 daily vehicle trips, 42 AM peak hour vehicle trips (25 inbound and 17 outbound) and 60 vehicle trips (27 inbound and 33 outbound) during the typical afternoon peak hour. When considering the existing church facilities on the subject site, this represents an increase of 186 daily vehicle trips, an increase of 14 AM peak hour vehicle trips and an increase of 20 PM peak hour vehicle trips.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

The trip distribution and traffic assignment for the Emmanuel Baptist Church has been developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The resulting trip distribution for the project trips is summarized as follows:

- 55% to and from the west via Johnson Road
- 45% to and from the east via Johnson Road

The peak hour project traffic expected to be generated by the subject church was assigned to the project driveway on Johnson Road using the traffic assignment / patterns documented above. This driveway traffic assignment is summarized in Figure 2 on the following page. Based upon the projected low driveway volumes anticipated during the AM and PM peak hours, exclusive turn lanes are not required / warranted on Johnson Road.



Project Driveway Volumes

FIGURE 2
Emmanuel Baptist Church
Coconut Creek, Florida

SUMMARY & CONCLUSIONS

The Emmanuel Baptist Church is an existing church located on the north side of Johnson Road approximately 1,500 feet to the east of State Road 7 / US 441 in Coconut Creek, Broward County, Florida. More specifically, the subject site is located at 5391 Johnson Road. The subject site is developed with a single-story church facility with a sanctuary seating capacity of 400 seats. Vehicular access to the site is provided by one (1) full access driveway on Johnson Road. A new sanctuary with a seating capacity of 600 seats is proposed: an increase in seating capacity of 200 seats. The existing facilities and the existing vehicular access to the site will remain as is.

The trip generation analysis indicates that the proposed project is anticipated to generate 541 daily vehicle trips, 42 AM peak hour vehicle trips (25 inbound and 17 outbound) and 60 vehicle trips (27 inbound and 33 outbound) during the typical afternoon peak hour. When considering the existing church facilities on the subject site, this represents an increase of 186 daily vehicle trips, an increase of 14 AM peak hour vehicle trips and an increase of 20 PM peak hour vehicle trips.

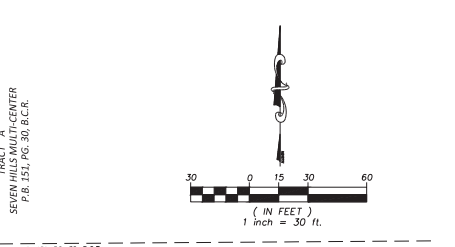
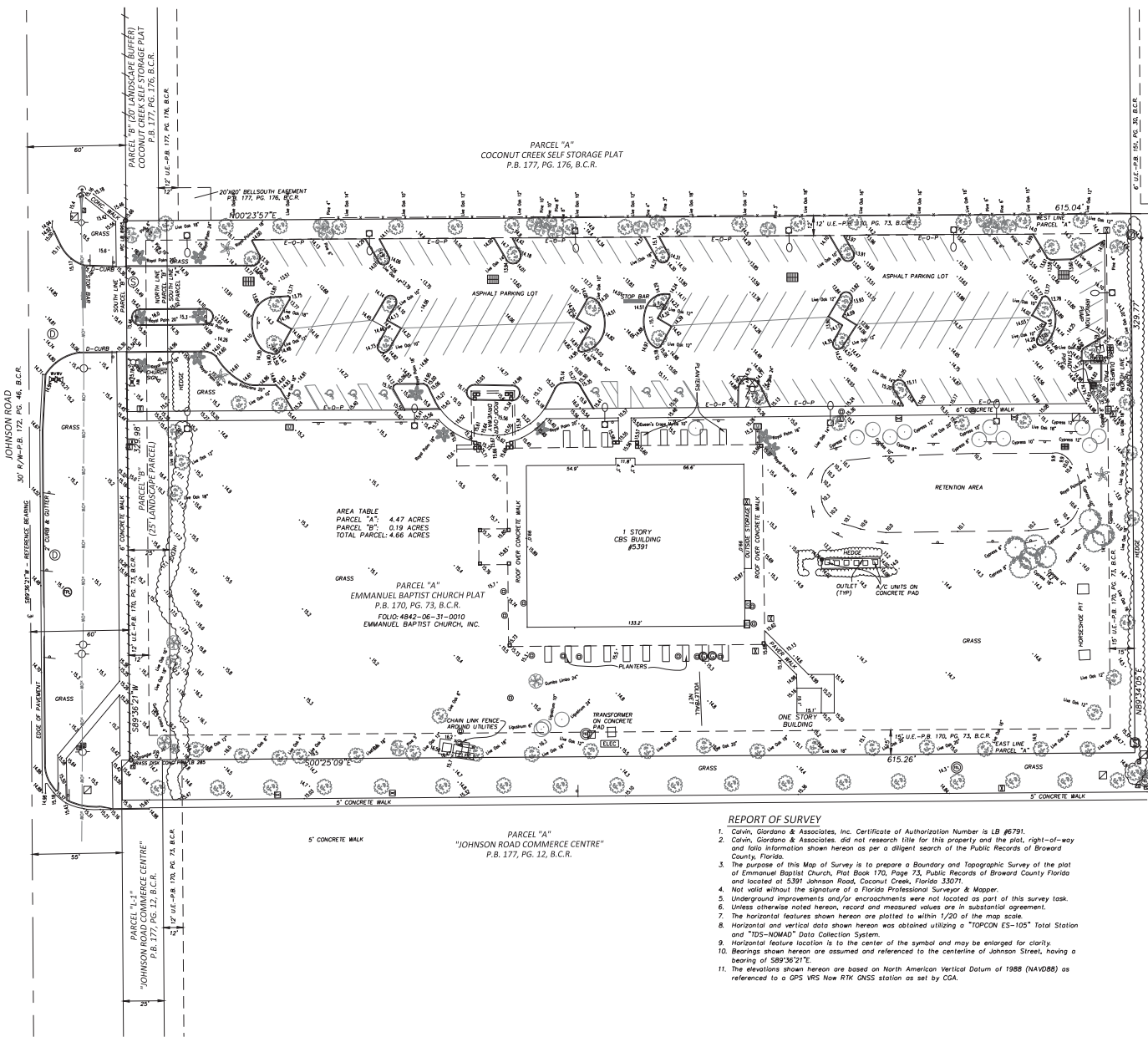
The number of additional weekday peak hour vehicle trips to be generated by the expanded church facilities is considered to be minimal (or “de minimis”) and will have a negligible impact on the operational characteristics of the surrounding roadway network. And, based upon the projected low driveway volumes anticipated during the AM and PM peak hours, exclusive turn lanes are not required / warranted on Johnson Road.

Appendix A

Emmanuel Baptist Church – Coconut Creek

Site Survey

File Name: P:\Projects\2023\226112 Emmanuel Baptist Church\Survey\SHEET\22-6112 Emmanuel Baptist Church.dwg - (Plotted by: Steve Watts on Monday, May 23, 2022 2:24:21 PM)



SYMBOL LEGEND		ABBREVIATIONS	
○	BACKFLOW PREVENTOR	ALUM	ALUMINUM
●	BOLLARD	BLDG.	BUILDING
■	CATCH BASIN	CATV	CABLE TELEVISION
⊕	CLEANOUT	CL	CENTERLINE
⊗	COLUMN	CLF	CHAIN LINK FENCE
⊙	CONCRETE POWER POLE	COL	COLUMN
⊖	DRAINAGE MANHOLE	CONC.	CONCRETE
⊕	DOUBLE DETECTOR CHECK VALVE	CBS	CONCRETE BLOCK W STUCCO
⊖	ELECTRIC HANDHOLE	C&G	CURB & GUTTER
⊕	ELECTRIC METER/PAK	E-O-P	EDGE-OF-PAVEMENT
—	FENCE	FPL	FLORIDA POWER & LIGHT
—	FIBER OPTIC	FND.	FOUND
⊕	FIRE HYDRANT	I.P.	IRON PIPE
⊕	FOUND PROPERTY CORNER	I.R.	IRON ROD
⊕	FPL TRANSFORMER PAD	IRC	IRON ROD & CAP
⊕	GAS METER	LB	LICENSED BUSINESS
⊕	GAS VALVE	B.C.R.	BROWARD COUNTY RECORDS
⊕	GREASE TRAP/MANHOLE	N&D	NAIL AND DISK
⊕	GUY ANCHOR	NAV088	NORTH AMERICAN DATUM OF 1988
⊕	IRRIGATION VALVE	O.R.B.	OFFICIAL RECORDS BOOK
⊕	LAMP POST	PG.	PAGE
⊕	MAST ARM	PRM	PERMANENT REFERENCE MONUMENT
⊕	OVERHEAD ELECTRIC	P.B.	PLAT BOOK
⊕	SANITARY MANHOLE	PSM	PROFESSIONAL SURVEYOR & MAPPER
⊕	SANITARY VALVE	R/W	RIGHT-OF-WAY
⊕	SIGN	W	WITH
⊕	TELEPHONE HANDHOLE		
⊕	TRAFFIC SIGNAL HANDHOLE		
⊕	WATER METER		
⊕	WATER VALVE		
⊕	WOOD POST		
⊕	WOOD POWER POLE		

AREA TABLE
 PARCEL "A": 4.47 ACRES
 PARCEL "B": 0.19 ACRES
 TOTAL PARCEL: 4.66 ACRES

REPORT OF SURVEY

- Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.
- Calvin, Giordano & Associates did not research title for this property and the plat, right-of-way and folio information shown herein as per a diligent search of the Public Records of Broward County, Florida.
- The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey of the plot of Emmanuel Baptist Church, Plat Book 170, Page 73, Public Records of Broward County Florida and located at 5391 Johnson Road, Coconut Creek, Florida 33071.
- Not valid without the signature of a Florida Professional Surveyor & Mapper.
- Underground Improvements and/or encroachments were not located as part of this survey task.
- Unless otherwise noted herein, record and measured values are in substantial agreement.
- The horizontal features shown herein are plotted to within 1/20 of the map scale.
- Horizontal and vertical data shown herein was obtained utilizing a TOPCON ES-105 Total Station and "TDS-NOMAD" Data Collection System.
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- Bearings shown herein are assumed and referenced to the centerline of Johnson Street, having a bearing of S89°36'21"E.
- The elevations shown herein are based on North American Vertical Datum of 1988 (NAV088) as referenced to a GPS VRS New Rik GNSS station as set by CGA.

LEGAL DESCRIPTION

All of Parcel "A" and Parcel "B" of EMANUEL BAPTIST CHURCH, according to the plat hereof recorded in Plat Book 170, Page 73, of the Public Records of Broward County, Florida.
 Said lands situate within the City of Coconut Creek, Broward County, Florida, containing 4.66 Acres, more or less.

CERTIFICATE

I, Steven M. Watts, do hereby certify that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to the State Statutes, Chapter 472.021.

Date of Last Field Work: May 16, 2022
 CALVIN, GIORDANO & ASSOCIATES, INC.
 Steven M. Watts, PSM
 Digitally signed by Steven M Watts
 Date: 2022.05.23 14:33:29 -04'00'

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

Calvin, Giordano & Associates, Inc.
 A SURVEY COMPANY
 4800 Shaw Drive, Suite 200, Fort Lauderdale, FL 33309
 Phone: (954) 344-4444 Fax: (954) 344-4444
Certificate of Authorization 6791

EMMANUEL BAPTIST CHURCH
 5391 JOHNSON ROAD
 COCONUT CREEK, BROWARD COUNTY, FLORIDA 33071

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 PARCEL "A" & PARCEL "B"
 EMMANUEL BAPTIST CHURCH PLAT, P.B. 170, PG. 72, B.C.R.

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF FLORIDA LICENSED SURVEYOR & MAPPER
 STEVEN M. WATTS
 PSM NO. 4588

SCALE 1"=30'
 PROJECT NO. 22-6112
 CAD FILE

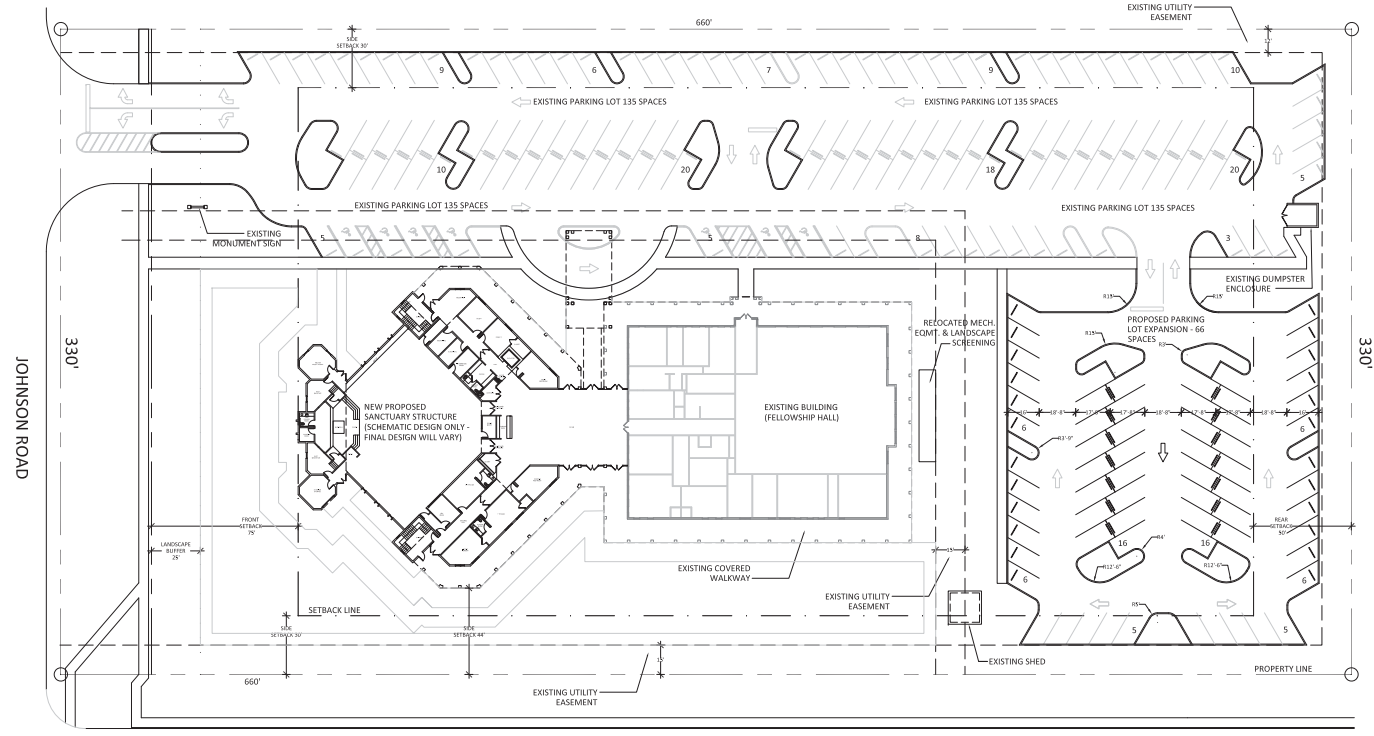
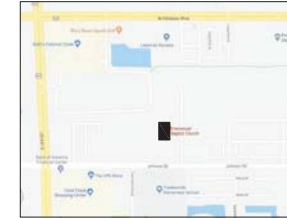
SHEET: 1 OF 1

Appendix B

Emmanuel Baptist Church – Coconut Creek

Preliminary Site Plan

VICINITY MAP



JOHNSON ROAD

330'

330'

EXISTING ACCESS ROAD

SITE DATA

1 PROPOSED SITE PLAN SCALE: 1/30"=1'-0"



	Code Allowable (Sec. 13-334)	Original Approved (including vested sanctuary)	Totals for this proposal	Totals for this proposal	Existing parking area data (modified for this proposal)	New parking area data
Current Zoning	CF					
Building height (roof)	30'	30'	38'			
Building height (steeple)	35'	38'	50'			
Building F&B	80% (max. allowable)	10.70%	(23,400 sq. ft.)	15.6%	34000	
Building coverage	10.70%	10.70%	(23,400 sq. ft.)	12.7%	27700	
Site Area	5 acres (217,800 sq. ft.)	5 acres (217,800 sq. ft.)	5 acres	5 acres	217800	
Lot Width	200' (min. required)	330'	330'			
Lot Depth	300' (min. required)	660'	660'			
Front Setback	75' (min. required)	75'	75'			
Side Setback	30' (min. required)	51'	44'			
Rear Setback	50' (min. required)	232'	232'			
Building Separation	28' (min. required)	41'	0'			
Open Space (minimum)	60%	(130,223 sq. ft.)	45%	97583		
Parking and Drives		24%	(51,302 sq. ft.)	35%	76377	51362 25015
Concrete Walks		6%	(12,815 sq. ft.)	7%	16540	12815 3325
Total Impervious		40%	(130,223 sq. ft.)	42.5%	92517	64177 28340
Total Pervious		60%	(130,223 sq. ft.)	44.8%	97583	
Seats in Sanctuary		400	600			
Total AC Square Feet		23400	34000			
Parking Spaces (400 seats)	134 (min. required)	139	(provided)			
Parking Spaces (600 seats)	200 (min. required)	n/a	201	(provided)	135	66
Landscaping at Vehicular Use Area						
<i>(original approval)</i>						
Head to head (sq. ft.)	1500 (min. required)					
Tree Islands (sq. ft.)	1400 (min. required)					
Additional landscaping (sq. ft.)	100 (min. required)					
Parking Area Total (sq. ft.)	3000 (min. required)	3767 (actual provided)				
Landscaping at Vehicular Use Area						
<i>(proposed with new parking)</i>						
Head to head (sq. ft.)	2200 (min. required)					
Tree Islands (sq. ft.)	3080 (min. required)					
Additional landscaping (sq. ft.)	180 (min. required)					
Parking Area Total (sq. ft.)	5460 (min. required)		5467 (actual provided)	3767	1700	

EBC SANCTUARY ADDITION
COCONUT CREEK, FL

PROJ. NO.: 2018-11-018

04/24/2018 DRC ROUNDTABLE



161 East Michigan Ave, Suite 200
Kalamazoo, MI 49007-3907
PHONE: 269.388.7313
FAX: 269.388.7340
WEB: www.eckert-wordell.com

© 2018 Eckert Wordell, LLC

PROPOSED SITE PLAN

AS100

Appendix C

Emmanuel Baptist Church – Coconut Creek

**Excerpts from the
*ITE Trip Generation Manual (11th Edition)***

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 event 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 sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Church (560)

Vehicle Trip Ends vs: Seats
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

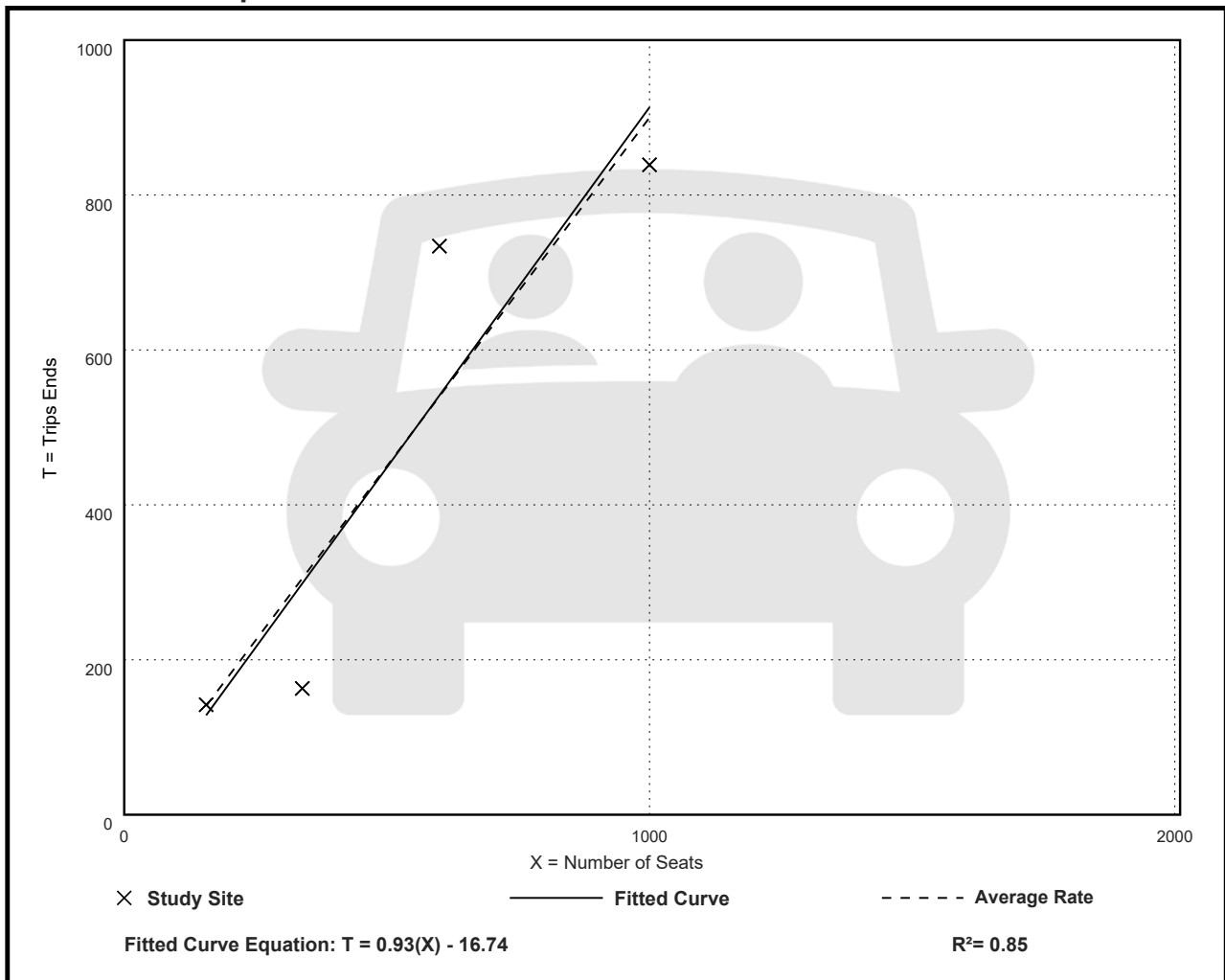
Avg. Num. of Seats: 524

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.90	0.48 - 1.22	0.28

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: Seats

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Seats: 378

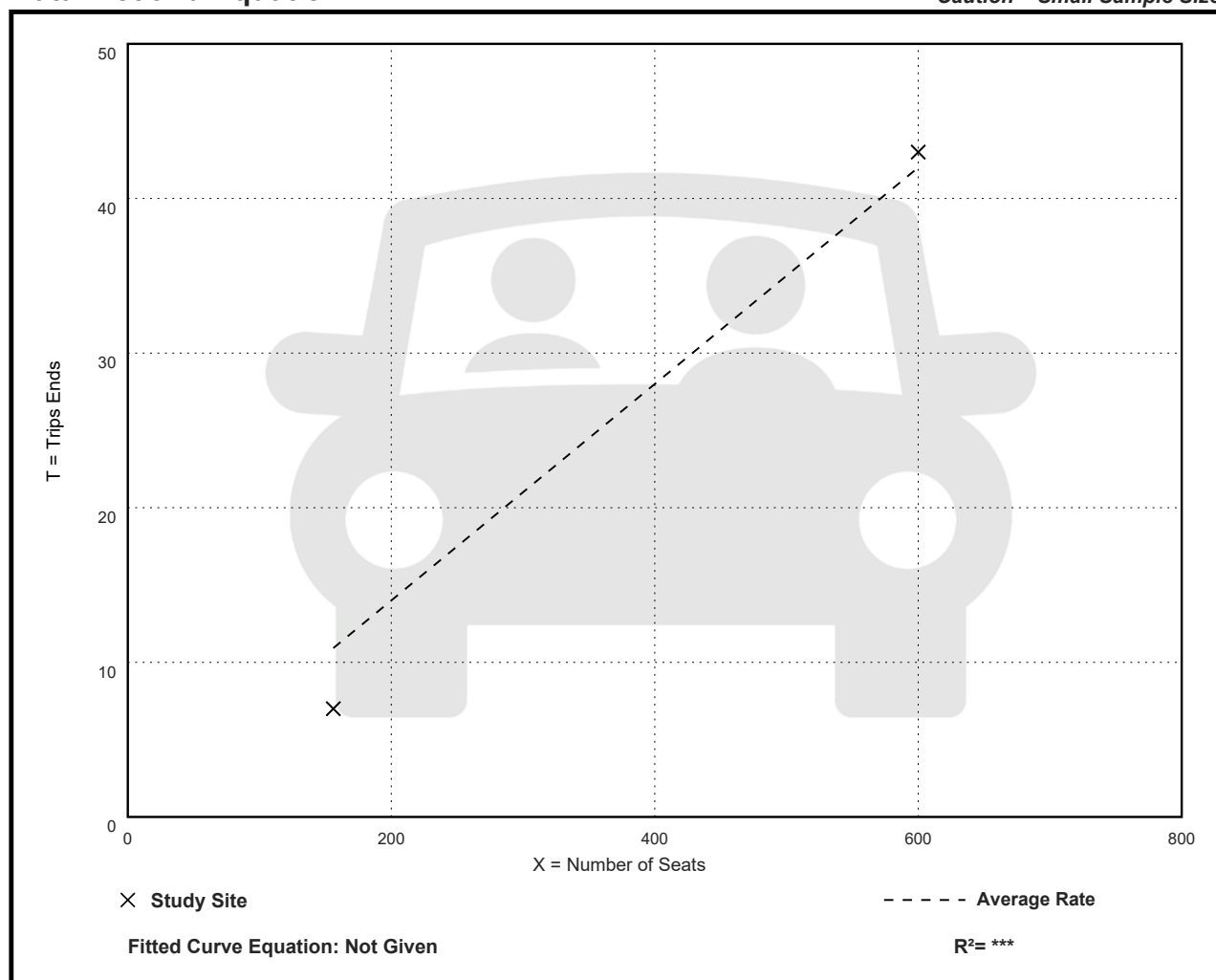
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.07	0.04 - 0.07	***

Data Plot and Equation

Caution – Small Sample Size



Church (560)

Vehicle Trip Ends vs: Seats

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

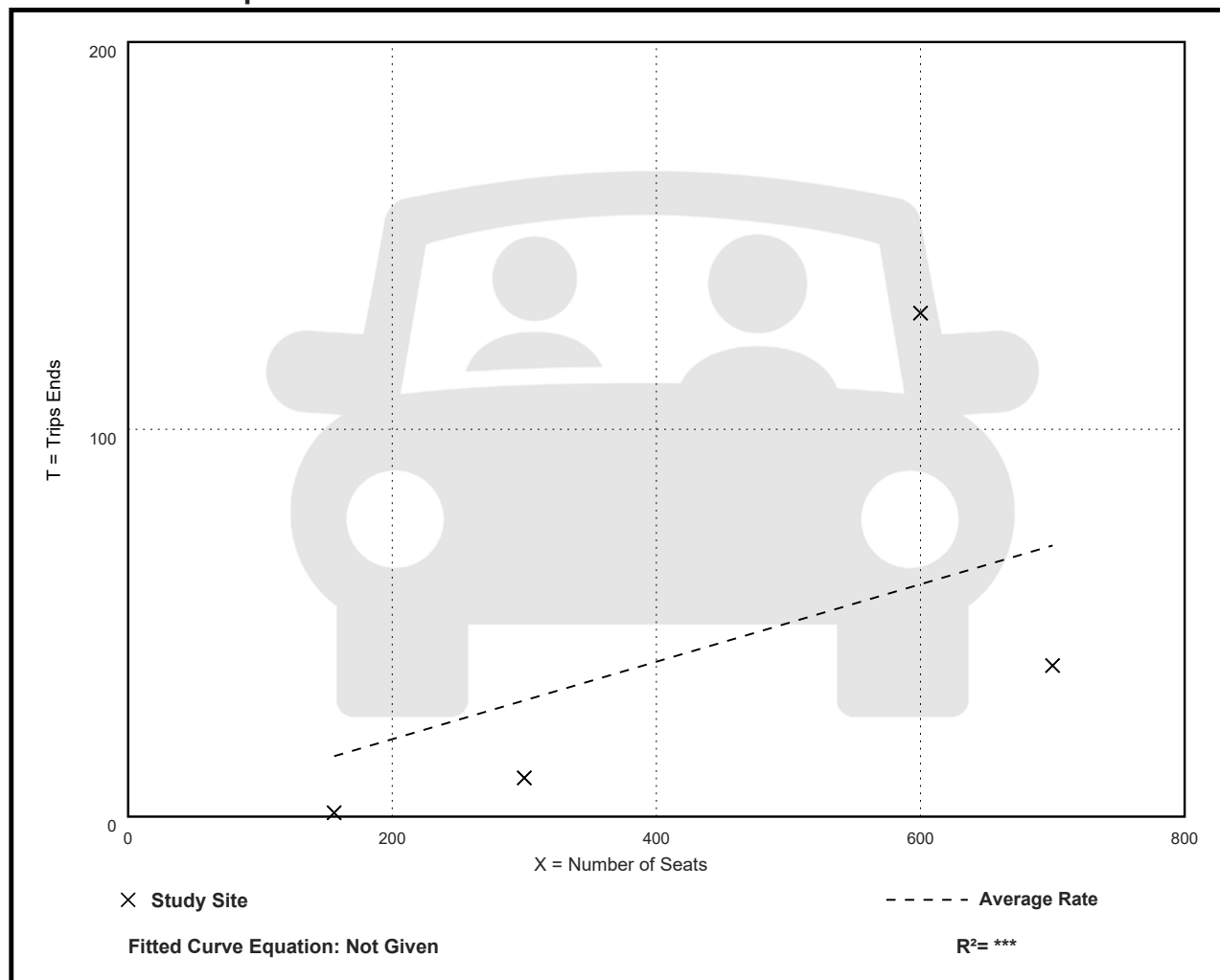
Avg. Num. of Seats: 439

Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.10	0.01 - 0.22	0.10

Data Plot and Equation





CONSULTING ARBORIST, INC.

Arboriculture Tree Report Emmanuel Baptist Church, Coconut Creek, FL

Name: AGT Land Landscape Architecture
Attn: Carol Perez

Date: March 20, 2023
Phone: 561-276-5050
Email: carol@agtland.com,

Prepared by: John Sutton
International Society of Arboriculture Certified Arborist

Certification of Performance

I, John Sutton, certify to the best of my knowledge, and abilities.

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions, and conclusions.

That Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Sutton Consulting Arborist, Inc. It is for use by the client named only.

_____*John Sutton*_____

John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326A

Arboriculture consulting work for your property: Emmanuel Baptist Church, 5391 Johnson Rd, Coconut Creek, FL

I have evaluated specific trees #18, #140, #17, #15, #4 (see attached survey) located on the referenced property. The purpose of my visit is to evaluate the trees for health and provide values as per City of Coconut Creek, FL. code. Please see attached survey for tree locations and below excel spreadsheet, pictures for individual unit's details. Trees are tagged with corresponding numbers.

Tree #	Common name	Botanical name	DBH	Height	Condition	Canopy size	Notes
18	Royal poinciana	<i>Delonix regia</i>	19	40	40%	60x60	Very poor structure, first order branch co-dom with inclusion crossing and rubbing against another leader
140	Royal poinciana	<i>Delonix regia</i>	20.5	40	50%	84x84	Restricted roots one side, first order branch co-dom with inclusion, decay in first & second order branch, poor structure
17	Live oak	<i>Quercus virginiana</i>	18.5	30	60%	54x54	Restricted roots 2 sides, co-canopy, first order branch co-dom,
15	Live oak	<i>Quercus virginiana</i>	16	30	50%	52x52	Severe restricted roots broken curbs, asphalt repaired
4	Bald cypress	<i>Taxodium distichum</i>	14.5				Not a specimen

Tree #18

Trunk Formula Appraisal System for Trees

Guide for Plant Appraisal 9th Edition Council of Tree and Landscape Appraisers

Field Observations	
1. Plant Code:	DERE
1.a. Scientific Name of Species:	<i>Delonix regia</i>
1.b. Common Name of Species:	Royal poinciana
1.c. ENDangered, NATive, or INVasive	0
1.d. Photo and Plant Number:	
1.e. Location Description:	
2. Condition Before Appraisal	40%
3. Appraised tree diameter in inches:	19 inches
4. Location %	53%
4.a. Site:	70%
4.b. Contribution:	20%
4.c. Placement:	70%
Regional Plant Appraisal Committee Information	
5. Species rating:	75%
6. Replacement Tree Size (Diameter in inches):	4.00 inches
6.a. Replacement Tree Trunk Area in Sq. In. [TA _R]:	13.00 in ²
7. Replacement Tree Cost:	\$ 585.00 (included below)
8. Installation Cost:	\$
9. Installed Tree Cost	1,785.00
10. Unit Tree Cost per sq. in.	\$ 45.00 per in ²
Calculations by Appraiser	
11. Appraised Trunk Area in sq. in.:	283 in ²
12. Appraised Tree Trunk Increase [TA _{INCR}]	270 in ²
13. Basic Tree Cost	\$ 13,935.00
14. Appraised Value:	\$ 2,230.00

Tree 140

Trunk Formula Appraisal System for Trees

Guide for Plant Appraisal 9th Edition Council of Tree and Landscape Appraisers

Field Observations	
1. Plant Code:	DERE
1.a. Scientific Name of Species:	<i>Delonix regia</i>
1.b. Common Name of Species:	Royal poinciana
1.c. ENDangered, NATive, or INVasive	0
1.d. Photo and Plant Number:	
1.e. Location Description:	
2. Condition Before Appraisal	50%
3. Appraised tree diameter in inches:	20.5 inches
4. Location %	50%
4.a. Site:	70%
4.b. Contribution:	20%
4.c. Placement:	60%
Regional Plant Appraisal Committee Information	
5. Species rating:	75%
6. Replacement Tree Size (Diameter in inches):	4.00 inches
6.a. Replacement Tree Trunk Area in Sq. In. [TA _R]:	13.00 in ²
7. Replacement Tree Cost:	\$ 585.00 (included below)
8. Installation Cost:	\$
9. Installed Tree Cost	1,785.00
10. Unit Tree Cost per sq. in.	\$ 45.00 per in ²
Calculations by Appraiser	
11. Appraised Trunk Area in sq. in.:	314 in ²
12. Appraised Tree Trunk Increase [TA _{INCR}]	301 in ²
13. Basic Tree Cost	\$ 15,330.00
14. Appraised Value:	\$ 2,870.00

Tree #17

Trunk Formula Appraisal System for Trees

Guide for Plant Appraisal 9th Edition Council of Tree and Landscape Appraisers

Field Observations	
1. Plant Code:	QUVI
1.a. Scientific Name of Species:	<i>Quercus virginiana</i>
1.b. Common Name of Species:	Live oak
1.c. ENDangered, NATive, or INVasive	0
1.d. Photo and Plant Number:	
1.e. Location Description:	
2. Condition Before Appraisal	50%
3. Appraised tree diameter in inches:	19 inches
4. Location %	40%
4.a. Site:	70%
4.b. Contribution:	20%
4.c. Placement:	50%
Regional Plant Appraisal Committee Information	
5. Species rating:	90%
6. Replacement Tree Size (Diameter in inches):	4.00 inches
6.a. Replacement Tree Trunk Area in Sq. In. [TA _R]:	13.00 in ²
7. Replacement Tree Cost:	\$ 585.00
8. Installation Cost:	(included below)
9. Installed Tree Cost	\$ 1,785.00
10. Unit Tree Cost per sq. in.	\$ 45.00 per in ²
Calculations by Appraiser	
11. Appraised Trunk Area in sq. in.:	283 in ²
12. Appraised Tree Trunk Increase [TA _{INCR}]	270 in ²
13. Basic Tree Cost	\$ 13,935.00
14. Appraised Value:	\$ 2,510.00

Tree #15

Trunk Formula Appraisal System for Trees

Guide for Plant Appraisal 9th Edition Council of Tree and Landscape Appraisers

Field Observations	
1. Plant Code:	QUVI
1.a. Scientific Name of Species:	<i>Quercus virginiana</i>
1.b. Common Name of Species:	Live oak
1.c. ENDangered, NATive, or INVasive	0
1.d. Photo and Plant Number:	
1.e. Location Description:	
2. Condition Before Appraisal	50%
3. Appraised tree diameter in inches:	16 inches
4. Location %	40%
4.a. Site:	70%
4.b. Contribution:	20%
4.c. Placement:	50%
Regional Plant Appraisal Committee Information	
5. Species rating:	90%
6. Replacement Tree Size (Diameter in inches):	4.00 inches
6.a. Replacement Tree Trunk Area in Sq. In. [TA _R]:	13.00 in ²
7. Replacement Tree Cost:	\$ 585.00
8. Installation Cost:	(included below)
9. Installed Tree Cost	\$ 1,785.00
10. Unit Tree Cost per sq. in.	\$ 45.00 per in ²
Calculations by Appraiser	
11. Appraised Trunk Area in sq. in.:	201 in ²
12. Appraised Tree Trunk Increase [TA _{INCR}]	188 in ²
13. Basic Tree Cost	\$ 10,245.00
14. Appraised Value:	\$ 1,840.00











To small

Please feel free to contact me should you have any questions.

In Support

John Sutton

John Sutton/Sutton Consulting Arborist

ISA Certified Arborist #SO-0326A

TRAQ Qualified

Sutton Consulting Arborist is staffed by professional Arborists, Horticulturists, and Landscape Inspectors. We utilize associates with expertise in their fields to provide the most accurate, efficient and useful information available to clients. We stand behind our work and can additionally answer any questions or fulfill needs for additional information or services.