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Stirling Town Center Parking Variance
Parking Variance Resubmittal
Response to Comments
June 26, 2026

BUILDING DIVISION COMMENTS: Building Department has no comments at this time.

POLICE DEPT. COMMENTS: Police Department has no comments at this time.

FIRE DEPARTMENT COMMENTS: Fire Department has no comments at this time.

UTILITY/ENGINEERING DEPARTMENT COMMENTS: Utility/Engineering Department has no comments at this time.

PLANNING & ZONING DIVISION COMMENTS:

1. Complete/correct/clarify General Application per mark up.

   RESPONSE: The General Application has been revised as requested.

2. Complete/correct/clarify Variance Application per mark up.

   RESPONSE: The Variance Application has been revised as requested.

3. Complete Variance Application III. Variance Request(s) according to how the request is going to be structured.

   RESPONSE: Variance Application III has been revised as requested.

4. Review that address references are consistent in all submittal items.

   RESPONSE: Address references have been updated to be consistent.

5. Provide cross parking agreement, unity of control, or similar appropriate document if reference, reliance, and/or justification depends on 8625 Stirling Road property folio 5041-3306-1601.

   RESPONSE: A draft cross access agreement between the subject property and the adjacent parcel has been included in this resubmittal.

6. Provide, pending structure of variance and inclusion of 8625 Stirling Road property, sufficient back up for parking spaces provided, parking spaces required, existing building square footage (gross floor area, GFA, as defined by City Code to outside of exterior walls and center of shared walls) and/or any other documentation to support variance computation.

RESPONSE: The existing site plan outlining the subject property's site data is included in this resubmittal, which outlines total site area, building area, parking required and parking provided, amongst other data. This document is titled "Stirling Town Center Existing SP".

7. Confirm area of bay/tenant space 8707 as impetus for this variance as past applications have indicated 900 sqft on 2/28/2024 Zoning Certificate of Use (ZCU) application, 950 sqft on 12/03/24 ZCU application, and on approved site plan as 1376 sqft (albeit demising walls likely changed since site plan approval and any reference on site plan amendments).

   RESPONSE: Applicant confirms that tenant space 8707 is the proposed lease space for the Synagogue use, which is 961 square feet.

8. Provide an operation plan for the subject tenant with sufficient information to review parking consideration and any other consideration related to this variance application.

   RESPONSE: The project narrative has been updated to include the operational details of the proposed Synagogue use.

9. Indicate clearly any voluntary commitments that are being made as a part of this variance application and understand that those and other circumstances may become condition/s of approval.

   RESPONSE: The applicant will be entering into a cross access agreement with the adjacent parcel located at 8625 Stirling Road. The draft agreement is included in this resubmittal.

10. Specify, pending structure of variance, the formal entity name of the subject tenant.

    RESPONSE: Eliyahu Hanavi, Inc.

11. Review the justification statement for strength and validation.

    RESPONSE: The justification statement has been revised for strength and validation.

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CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

GENERAL APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.*

Date of Pre-Submittal Meeting: February 25, 2026

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

Check ☑ type of application(s) for:

- ☐ Site Plan
- ☐ Site Plan Amendment
- ☐ Rezoning
- ☐ Plat or Plat Amendment
- ☐ Sign Package/ Sign Package Amendment
- ☐ Abandonment
- ☐ Certificate of Conformity
- ☐ Conditional Use
- ☐ Sign Waiver
- ☒ Other: Variance

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

A. Project Name:

B. Project Address: ~~8637-8735~~ Stirling Road 8651-8851

C. Section: 33 Township: 50S Range: 41E Total Acreage or square feet of Subject Property: +/- 5 acres 5.9

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): +/- 6AC

Northwest Corner of Stirling Road and S Pine Island

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application).

504133061600

F. Brief Legal Description: COMM'L ADDRESS 102-1 PORTION OF PARCEL A

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: ~~B-1~~ B-2, PLANNED COMMUNITY BUSINESS CENTER DISTRICT

B. Future Land Use Plan Designation: C- Commercial

C. Existing Use(s) on Property: ~~Retail~~ SHOPPING CENTER

D. Proposed Use(s): ~~House of Worship~~ COMMUNITY ASSEMBLY (PLACE OF WORSHIP)

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:

Variance Petition #V10-1-10

REZONING Z 5-2-11 FROM B-1 TO B-2

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CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

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COOPER CITY, FL 33328
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III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Stirling Property Investment LLC

Address: 696 NE 125 ST City North Miami ST FL Zip 33161

Phone: [redacted] Fax: E-Mail: [redacted]

I am/We: Stirling Property Investment, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

(Signature of Owner) Yoram Izhak (Print Name)

STATE OF Florida COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 4 TH day of March 20 26

By (Name of Person Acknowledging) Yoram Izhak She/he is personally known to me or has produced as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: [signature]

Name – Must be typed, printed, or stamped) Jeannie Castillo

My Commission Expires:

JEANNIE CASTILLO
Notary Public - State of Florida
Commission # HH 374360
My Comm. Expires Mar 15, 2027
Bonded through National Notary Assn.

Petitioner(s) if other than Owner):

Address: City ST Zip

Phone: Fax: E-Mail:

Agent (if other than Owner): Hope Calhoun, Esq.

Address: 14 SE 4th Street City Boca Raton ST FL Zip 33432

Phone: 561-405-3324 Fax: E-Mail: hcalhoun@miskelbackman.com

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CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

VARIANCE APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercity.gov. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.*

FOR STAFF ONLY:

PETITION # _____

DATE PETITION FILED:

Date of Pre-Submittal Meeting: 2/25/2026

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROPERTY INFORMATION

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

8637-8735 Stirling Road NW Corner of Stirling / Pine Island Rd.

SIZE AND DIMENSIONS OF PROPERTY: (8707 Variance Request)

8631

+/- 5 Acres 5.9 acres

III. VARIANCE REQUEST(S)

Attach Separate Sheet(s) if More Space is Needed.

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-4	1 space per 100 square (18 spaces)	S.F.	

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	L-3	R-1-B	Residential
SOUTH	Irregular 3.633	PMUD	Residential
EAST	N/A	N/A	N/A ?
WEST	L-3	R-1-B	Residential

V. VARIANCE CRITERIA

Please address each of the following review criteria in an attached justification statement.

(a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.

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Stirling Town Center Synagogue
Northwest Corner of S Pine Island Road and Stirling Road
Parking Variance

Stirling Property Investment LLC ("Petitioner") is the owner of 8631-8861 Stirling Road, a +/- 5 acre parcel (504133061600) generally located at the northwest corner of S Pine Island Road and Stirling Road ("Property") in the City of Cooper City ("City"). The Property has a future land use designation of Commercial and is zoned B-~~1~~ 2 ~~Planned Neighborhood~~ Business District. The Property is developed with a +/-53,857 square foot retail center ("Center") Petitioner is proposing to lease +/-1,808 square feet of space within the Center to a Synagogue("Synagogue").

The B-~~1~~ 2 zoning district is intended to meet the neighborhood shopping and personal service needs of the surrounding residential area. Section 23-46(a) of the City's Land Development Code ("Code") specifies that the intent of the B-~~1~~ 2 zoning district is to provide for proper design of buildings and structures, access and circulation and relation to surrounding areas to provide for efficient functioning of the permissible uses, and for adequate protection to adjacent and nearby residential areas. The Synagogue intends to provide the residents of the surrounding neighborhood a place of worship.

The City has established development standards to ensure adequate parking is provided for uses in the City. In 2011, the City granted variance petition #V10-1-10 ("Previous Approval") to allow the Center to operate with assembly uses while retaining its shopping center classification. Accordingly, the Center now operates with 284 parking spaces. The Center serves as a hub for the community, and the Petitioner is prepared to work with the City to maintain its vibrancy. Based upon the Code, the added Synagogue assembly use would require 18 parking spaces which means the Center would need a total of 287 parking spaces based upon the Previous Approval to accommodate the use. As a result, the Petitioner is requesting a variance for 3 parking spaces ("Variance")

9 space Variance?

Center has a variance for 1/200 ratio

As established by the City, Petitioner will demonstrate that: (1) Special and unique conditions exist which are peculiar to the Petitioner's case and which are not generally applicable to other property located in the zoning district; (2) The special and unique conditions are not directly attributable to the actions of the petitioner; (3) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district; (4) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property; (5) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved; and (6) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

(1) Special and unique conditions exist which are peculiar to the Petitioner's case and which are not generally applicable to other property located in the zoning district.

The Petitioner is interested in placing a Synagogue in a vacant space within the Center. Given the standard operation of the Synagogue, the majority of the visitors to the Property will be observing Shabbat which means they will not drive to the Synagogue. They will instead walk to the Synagogue. As a result of not driving, there will not be an increase in the demand or need for parking. For those times when parking is needed for the Synagogue, parking can be accommodated on the adjacent parcel (8625 Stirling Road)

Can or will ? other areas state, no Parking on site.

provide a copy of a recorded cross parking agreement.

FILE COPY

which is also owned by the Petitioner. There are a total of sixty-eight (68) parking spaces on the adjacent parcel.

(2) The special and unique conditions are not directly attributable to the actions of the petitioner.

The special conditions and circumstances do not result from the actions of the Petitioner. The Property was authorized to operate with two hundred eighty-four (284) spaces under the prior owner. The Petitioner is constrained to the existing parking spaces and requiring additional parking spaces that are not needed will negatively impact the Property. This Variance is necessary and reasonable to allow the Synagogue to move forward and occupy a currently vacant space in the Center.

(3) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district

C expand on this

The literal interpretation of the zoning code, as applied to the Petitioner, would deprive the Petitioner of rights commonly enjoyed by the owners of other property in the zoning district, and not allow the Petitioner to operate a Synagogue on the Property. The parking requirement for the Synagogue would surpass the available parking on the Property, and interfere with the Petitioner's ability to operate a Synagogue at the desired location. The Synagogue will fill a community need in the area and provide residents with a place to observe their religion. Further, the Synagogue will not impact the overall parking demand of the Property because the majority of congregants will not drive for services, and any needed parking that does not exist on the Property can be accommodated on the adjacent parcel which is owned by the Applicant.

C.P. Agreement ?

(4) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

How will this be enforced ?

The Variance granted is the minimum variance needed because the Synagogue will not add any parking demand to the Center, and will accommodate for any needed parking on the adjacent parcel. As previously stated visitors to the Synagogue will likely walk to services because of religious practice. Furthermore, the Petitioner can accommodate any needed parking on the adjacent parcel.

(5) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved

Granting the Variance is not detrimental to the public welfare because this will allow for the Petitioner to operate a Synagogue on the Property without impacting the existing parking on the Property. Expand on this

(6) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

Granting the variance is not contrary to the objectives of the Comprehensive Plan. A stated goal in the Comprehensive Plan is that: "...Growth and development in Cooper City shall be planned to achieve a quality community which is sensitive to the uniqueness of Southwest Broward County's environment and also provides for the fullest needs of its residents."

Approving the variance for the Center will allow the Synagogue to cater to the needs of residents.

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As outlined above, the Synagogue will not require parking in a manner that will impact the current operation of the Center. The parking currently provided on the Property is ample and will continue to be able to meet the demand with the addition of the Synagogue.

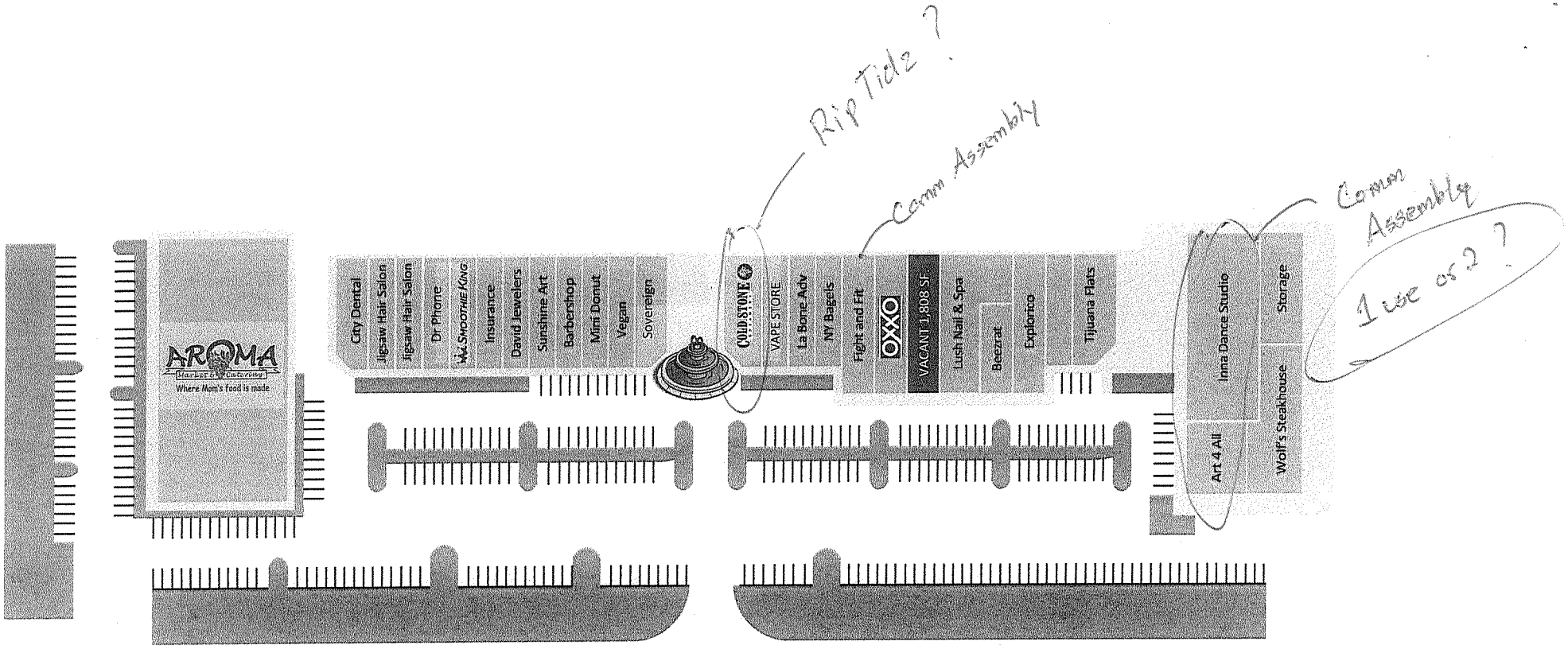
Conclusion

For the reasons stated above, the requested variance satisfies each of the criteria set forth in the Code. The request is modest in scope, represents the minimum relief necessary, and is supported by the unique conditions affecting the Property.

Approval of the variance will allow the Applicant to operate a Synagogue on the Property without having a negative impact on the Center's current operations.

- Provide acknowledgement letter from the landlord of the existing comm. assembly uses in the center and that this will be the 3rd (max) for the center.

- Provide proposed operational plan for the proposed assembly use.


Rip Tide ?
Comm Assembly
Comm Assembly
1 use or 2 ?
AROMA
Market & Catering
Where Mom's food is made
City Dental
Jigsaw Hair Salon
Jigsaw Hair Salon
Dr. Phone
Nu-Smoothie King
Insurance
David Jewelers
Sunshine Art
Barbershop
Mini Donut
Vegan
Sovereign
COLD STONE
VAPE STORE
La Bone Adv
NY Bagels
Fight and Fit
OXXO
VACANT 1,808 SF
Lush Nail & Spa
Beeraf
Exploritg
Tijuana Flats
Art 4 All
Inna Dance Studio
Storage
Wolf's Steakhouse
STIRLING RD.