FILE COPY

RECEIVED

JUN 26 2026

CITY OF COOPER CITY
PLANNING DIVISION

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 #: PZ 26-0301
DATE PETITION FILED: 3/30/26

Check [X] 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
- [X] 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: Stirling Town Center Parking Variance

B. Project Address: 8631-8861 STIRLING ROAD, COOPER CITY FL 33328

C. Section: 33 Township: 50 SRange: 41 E Total Acreage or square feet of Subject Property: 5.9 acres

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): +/- 288 feet west of 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: COUNTRY ADDRESS 102-1 B PORTION OF PARCEL A WITH PORTION OF 35 CANAL AND PARCEL LABELED NOT INCLUDED, DESC AS COMM AT NE COR PAR A,W 293.87 TO POB, S 285, W 904.25,N 285,E 903.76 TO POB

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: B-2, Planned Community Business Center District

B. Future Land Use Plan Designation: C- Commercial

C. Existing Use(s) on Property: Shopping Center

D. Proposed Use(s): 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 Z5-2-11 from B-1 to B-2

FILE COPY

FILE COPY
RECEIVED
MAR 30 2026
CITY OF COOPER CIT
PLANNING DIVISION

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

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

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: Fax: E-Mail:

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 4TH 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:

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

FILE COPY

FILE COPY

RECEIVED
MAR 30 2026
CITY OF COOPER CITY
PLANNING DIVISION

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

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

All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the [X] Agent [ ] Petitioner [ ] Other _____

Signature(s) _____

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of, March 20 26

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

NOTARY PUBLIC SIGNATURE: _____

Name – Must be typed, printed, or stamped)

My Commission Expires:

KELLY G. QUINN
MY COMMISSION # HH 411200
EXPIRES: July 16, 2027

STAFF USE ONLY					
Petition #: PZ 26-0701		Staff Intake By: JC VIA ACCELA		Intake Date:	3/30/26
Sufficiency Completed by:			Sufficiency Date:		

FILE COPY

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

CITY OF Cooper City
Someplace Special

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

FILE COPY

RECEIVED
JUN 26 2026
CITY OF COOPER CITY
PLANNING & ZONING DIVISION

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 # P26-0301
DATE PETITION FILED: 3/30/26

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:

8631-8861 STIRLING ROAD (8707 Variance Request); NW corner of Stirling/Pine Island Road

SIZE AND DIMENSIONS OF PROPERTY:

+/- 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	One space per 100 square feet (9 Spaces)	9 spaces	+ 9 spaces

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	C	B-2	Commercial
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.

FILE COPY

FILE COPY
RECEIVED
MAR 30 2026
CITY OF COOPER CITY
PLANNING DIVISION

CITY OF Cooper City
Someplace Special
9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

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

(c) 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.

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

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

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

VI. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Variance Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Surveys and 1 Signed & Sealed Survey	☑
14	Architectural Plans (if applicable – check with staff)	☐
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑
1	List of names & addresses of property owners in the 700' radius	☐
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☐
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	☐

SUBMITTED SEPARATELY

VI. STAFF USE ONLY

Petition #: PZ26-0307	Staff Intake By: J.C. VIA ACCELA	Intake Date:	3/30/26
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

(a) *Purpose and intent.* For purposes of this section, "variance" shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

(b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.

(1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.

FILE COPY

FILE COPY
RECEIVED
MAR 30 2026
CITY OF COOPER CITY
PLANNING DIVISION

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

Applicants for use variances shall submit with their application, a statement from a Florida registered engineer explaining the unique circumstances of the site which would preclude alternate development within the permitted uses of the zoning district.

(c) *Application.* Any person applying for a building permit found to be in non-conformance to the city zoning code may apply for a variance from the existing zoning regulations of the city if found to be in accordance with subsection (b) above, and the procedures for requesting a variance which are set forth as follows:

(1) Clear architectural plans and site plan shall be submitted, prior to variance application, to the building department, in such detail that all required variances to the city code may be determined by city staff.

(2) The building department shall issue to the applicant in writing a letter indicating:
a. Administrative denial of application for a building permit;
b. That the city has received plans in such detail as to enable determination of all required variances to specific sections of the city code;
c. A specific list of variances required in order for the plans to be in complete compliance with the city code.

(3) Filing of variance application shall be in duplicate, on forms to be supplied by the city, with the city clerk. The application must be accompanied by the letter required in subsection (2) above, and shall include the following:
a. Name of applicant;
b. Applicant's relation to the property involved;
c. The legal description of the property;
d. The variance(s) from existing regulations requested;
e. The hardship for requesting the variance(s).
f. A copy of the administrative denial from the building department.

(4) Each application for a variance shall be accompanied by a fee (refer to fee schedule), payable to the city. Said fee shall be nonrefundable, provided, however, the city commission shall have the authority to direct the refunding of said fee in their sole and exclusive discretion.

(ci) *Scheduling of public hearings.* Upon receipt of the application the city clerk shall docket same for a public hearing to be held for review and recommendation by the planning and zoning board at the next regular meeting of the planning and zoning board, which shall be at least twenty-five (25) days subsequent to the date of the filing of the application. The city clerk shall docket same for a public hearing to be held by the city commission at the next regular or special meeting of the city commission, which shall be at least twenty-five (25) days subsequent to the date of the filing of the recommendation by the planning and zoning board.

(cii) *Notification.*

(1) Notice of each meeting shall be published by the city clerk in a newspaper of general circulation in the city, which notice shall be published once, with the dates of the respective meetings.

(2) The city clerk shall send notice of the aforesaid planning and zoning board meeting and city commission public hearing by first class United States mail to each owner of real property located within seven hundred (700) feet of the property on which the variance is requested. Notice of said meetings shall also be sent, via certified mail, to the petitioner.

(3) Notice of each public hearing shall be posted in a conspicuous place in the city hall at least fifteen (15) days prior to the date of the hearing.

FILE COPY

FILE COPY
RECEIVED
MAR 30 2026
CITY OF COOPER CITY
PLANNING DIVISION

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

(f) *Planning and zoning board action.* The planning and zoning board shall consider the application for the variance at the meeting docketed by the city clerk, and may recommend approval of the variance as requested, recommend approval as amended, recommend disapproval or table the variance.

(g) *City commission action.* The city commission shall consider the application for the variance at the hearing docketed by the city clerk, and the approval of the variance as requested or as amended by the commission shall only be on the affirmative vote of at least three (3) members of the commission.

(h) *Expiration of approval.* Any variance authorized by the city commission shall expire ninety (90) days after the date of action on the variance by the city commission unless building permit, based upon and incorporating the variance, is issued within the aforementioned ninety (90) day period.

(i) *Reapplication.* Upon rejection by the city commission of any application for a change, exception, and/or variance in existing zoning ordinances and regulations as same affects a specific lot, piece or parcel of land in the city, a period of not less than twelve (12) months shall elapse before the city commission will accept other, further, or new applications for the same change, exception, and/or variance, regardless of the identity of the petitioner.

(Ord. 95-4-2, § 1, 4-11-95)

Sec. 23-154. Additional fees for rezonings and variances.

In addition to all other fees required in connection with an application for a zoning change or an application for a granting of a variance, the applicant shall pay unto the city the actual cost incurred by the city in the completion of the ownership search of adjacent property owners who are required to receive notification of the application, the cost of publication of the notice and the cost of mailing and duplicating the notice. The city shall upon a determination of the exact cost as aforesaid forthwith notify the applicant of the costs incurred or to be incurred as hereinabove set forth and may defer any further action upon the application for rezoning or for a variance until the aforesaid costs have been paid in full, which costs shall be determined to be a part of the application fee, and in addition to any amount otherwise required. The city may, as a condition precedent to taking any action on the application, require the posting of a deposit in an amount estimated by the city to be the costs to be incurred as aforesaid. All funds received hereunder shall be receipted and deposited in the same manner as the application fee heretofore required on the applications for rezoning and/or granting of variances.

(Ord. No. 03-1-4, § 1, 1-28-03)
Rev. Suppl. No 5 (July, 2003)

FILE COPY

MISKEL BACKMAN LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Stirling Town Center Synagogue
Parking Variance
June 26, 2026
REVISED: July 27, 2026

Stirling Property Investment LLC ("Petitioner") is the owner of the +/- 5.00 acre property located at 8631-8861 Stirling Road (folio: 504133061600) ("Property"), which is generally located at the northwest corner of Stirling Road and South Pine Island Road in the City of Cooper City ("City"). The Property has a future land use designation of Commercial, is zoned B-2, Planned Community Business Center District, and is developed with the +/- 53,857 square foot Stirling Town Center ("Center"). The Petitioner proposes to lease +/- 961 square feet of vacant space within the Center to Eliyahu Hanavi Sephardic Synagogue ("Synagogue").

The Center has a long history of operating pursuant to parking relief granted by the City. When the Center originally obtained site plan approval, the then-owner voluntarily elected to classify the development as a retail center rather than a shopping center because a shopping center classification would have required substantially more parking at a ratio of one (1) parking space per 150 square feet, whereas the retail center classification required one (1) parking space per 200 square feet. While that decision reduced the parking obligation for the Center, it also limited the range of tenants that could occupy the Property. As ownership of the Center changed over time, the City worked with the property owners to maintain a viable tenant mix and support the long-term success of the Center. Accordingly, in 2011, the City approved Variance Petition No. V10-1-10 ("2011 Variance"), which authorized the Center to accommodate a broader range of tenants while maintaining the existing parking supply of 284 spaces and the established ratio of one (1) parking space per 200 square feet. In recommending approval of the 2011 Variance, City staff specifically recognized that a more diverse tenant mix would contribute to the success of the Center and provide desired services to the surrounding community.

The proposed Synagogue will occupy +/- 961 square feet of vacant tenant space within the Center and provide religious and community services to area residents. As a result of the parking framework established on the Property, the addition of the Synagogue increases the required parking for the Center from 284 spaces to 293 spaces. Accordingly, the Petitioner requests a variance of nine (9) parking spaces ("Variance").

The requested Variance is limited and reflects the unique operational characteristics of the Synagogue. The Synagogue will serve as a place where only religious services will be held. Religious services will be held Sunday through Friday from 7:30 a.m. to 8:45 a.m. and on Saturdays from 9:00 a.m. to 12:00 p.m. and 6:00 p.m. to 9:00 p.m. These operating hours generally occur outside of the Center's peak commercial hours, thereby reducing the potential for parking conflicts between the Synagogue and the retail tenants. Additionally, during Shabbat (every Friday evening at sundown until Saturday after nightfall) and Jewish holidays, congregants customarily walk to services in accordance with their religious observances rather than travel by automobile. Accordingly, the actual parking demand generated during many of the Synagogue's principal worship services is likely less than the demand reflected in the parking requirement applicable to the Property. Furthermore, at the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, which is also under common

ownership. The cross-parking agreement will make an additional sixty-eight (68) parking spaces available to accommodate any occasional overflow demand.

As demonstrated below, the requested Variance satisfies each of the applicable variance criteria and should therefore be approved.

(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.

Special and unique conditions exist that are peculiar to the Property and are not generally applicable to other properties within the B-2 zoning district. The Property has a unique approval history resulting from its original parking classification and the subsequent approval of the 2011 Variance. When the Center was originally approved, it was developed as a retail center rather than a shopping center, which reduced the parking requirement applicable to the Property when it was built but also limited the range of tenants that could occupy the Center. Recognizing the need for greater flexibility, the City approved the 2011 Variance to allow the Center to accommodate a broader range of tenants without having to increase the existing number (284) of parking spaces and satisfy its parking requirements at a ratio of one (1) parking space per 200 square feet.

Application of the parking framework applicable to the Property results in a technical deficiency of nine (9) parking spaces for the proposed Synagogue. This circumstance arises from the Property's unique approval history and existing parking configuration, which are not generally applicable to other properties within the B-2 zoning district. Additionally, at the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, which is also under common ownership. This unique circumstance provides an additional sixty-eight (68) parking spaces that are not otherwise available to most similarly situated commercial properties and further distinguishes the Property from other properties within the B-2 zoning district.

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

The special and unique conditions described above are not directly attributable to the actions of the Petitioner. Rather, they result from the Property's longstanding approval history, prior to the Petitioner's ownership. The Center was originally developed as a retail center rather than a shopping center, which reduced the parking requirement applicable to the Property while limiting the range of tenants that could occupy the Center. Recognizing the need for greater flexibility, the City subsequently approved the 2011 Variance, allowing the Center to accommodate a broader range of tenants while maintaining the existing parking supply and satisfying its parking requirements at a ratio of one (1) parking space per 200 square feet.

As a result, the Property operates pursuant to a unique set of development approvals and parking requirements that predate both the Petitioner's ownership of the Property and the Synagogue's proposed occupancy of the tenant space. The requested Variance is therefore necessitated by circumstances that were not created by either the Petitioner or the Synagogue.

(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

The Property has operated pursuant to a reduced parking framework approved by the City for more than a decade. Through approval of the 2011 Variance, the City recognized that the Center could accommodate a broader range of tenants while maintaining its existing parking supply and authorized the Center to satisfy its parking requirements at a ratio of one (1) parking space per 200 square feet.

A literal application of that parking framework to the proposed Synagogue results in a deficiency of nine (9) parking spaces. Denial of the requested Variance would prevent occupancy of an existing vacant tenant space despite the Center's longstanding operation under the reduced parking framework established by the City. As a result, the Petitioner would be deprived of the ability to utilize and lease the Property in a manner consistent with the development approvals applicable to the Center.

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

The requested Variance is the minimum variance necessary to allow reasonable use of the Property. The Petitioner is seeking relief for nine (9) parking spaces to allow occupancy of an existing vacant tenant space by the Synagogue. The actual parking demand generated by the Synagogue is expected to be substantially less than that contemplated by the City's parking regulations. The Synagogue occupies only +/- 961 square feet, does not operate a school, and conducts services on a limited schedule. In addition, congregants customarily walk to services during Shabbat and Jewish holidays in accordance with their religious observances, thereby reducing parking demand during many of the Synagogue's principal worship periods.

Additionally, at the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, which contains sixty-eight (68) additional parking spaces. The cross-parking agreement will ensure those spaces are available to accommodate any occasional overflow demand. Given the limited nature of the request, the operational characteristics of the Synagogue, and the availability of additional parking on the adjacent property, the requested Variance represents the minimum relief necessary to allow occupancy of the tenant space.

(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 requested Variance will not be detrimental to the public welfare or injurious to property or improvements within the zoning district or surrounding neighborhood. The requested Variance is limited to only nine (9) parking spaces and relates to the occupancy of an existing tenant space within an established commercial center. No physical modifications to the Property are proposed and no additional intensity of development is being requested.

The actual parking demand generated by the Synagogue is expected to be substantially less than that contemplated by the City's parking regulations. The Synagogue occupies only +/- 961 square feet, does not operate a school, and conducts services on a limited schedule. Additionally, congregants customarily walk to services during Shabbat and Jewish holidays in accordance with their religious observances, reducing vehicle trips during many of the Synagogue's principal worship periods. At the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, thereby making an additional sixty-eight (68) parking spaces available to serve the Center and the proposed Synagogue.

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

FLU Element

Goal 1: 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.

The proposed Synagogue will provide a community-serving use that meets the religious and spiritual needs of Cooper City residents. By occupying an existing vacant tenant space within the Center, the Synagogue will contribute to the continued vitality of the Property while providing residents with a place for worship, prayer, and religious education without requiring any expansion of the existing development.

Policy 1.1.2 The City shall allow those uses permitted within each land use category listed in this Future Land Use Element for each parcel in the city so designated on the adopted Future Land Use Map.

The proposed Synagogue is a permitted use on property designated Commercial on the Future Land Use Map and will occupy an existing tenant space within the Center. Approval of the requested Variance will allow the Property to continue accommodating uses contemplated by the adopted Future Land Use Element.

Policy 1.11.4: The City's Land Development Code shall include regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking for existing and planned commercial development.

The requested Variance will not alter access to the Property or the existing on-site circulation pattern within the Center. Additionally, at the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, making an additional sixty-eight (68) parking spaces available to accommodate any occasional overflow demand.

Policy 1.11.6: The City shall implement land development regulations necessary to achieve safe and convenient on-site traffic circulation and adequate off-street parking.

The requested Variance will not affect the existing on-site circulation pattern within the Center. At the City's request, the Petitioner will record a cross-parking agreement with the adjacent property located at 8625 Stirling Road, which is also under common ownership. The cross-parking agreement will make an additional sixty-eight (68) parking spaces available to serve the Property, thereby ensuring adequate off-street parking is available for the proposed Synagogue and the existing tenants of the Center.