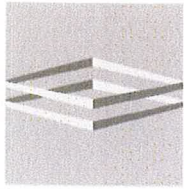


SEP 10 2021



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

**CITY OF COOPER CITY
PLANNING DIVISION**

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

**Subject: First Baptist Church of SW Broward Expansion
Site Plan, Rezoning, Plat, Conditional Use & Variance
DRC Comment Responses**

Address: 2700 N. Palm Ave.

Response Date: September 8, 2021

PLANNING & ZONING DEPARTMENT COMMENTS:

1. See attached applications for comments.
Response: Noted.
2. Provide traffic report as discussed in previous correspondence.
Response: A traffic study has been provided with this submittal.
3. On Sheet A-201, remove "North & South Elevation" (this should be South Elevation) and provide a separate North Elevation rendering.
Response: The north and south elevations have been correctly shown on sheet A-202 and the east and west elevations have been shown on sheet A-101.
4. Overlay easements on site plan landscape plan sheets.
Response: The easements have been shown on the landscape plans.
5. On resubmittal, please submit just one packet of plans (i.e. site plan, survey, aeriels, Sunbiz, etc.) for ease of review.
Response: Noted.
6. Staff suggests stronger justification statement, in regards to the variance. Provide more detail of the after school activities (how many people are expected to attend).
Response: The variance justification narrative has been revised to provide details on the after school activities.
7. Provide a detailed operations plan for the school. Outline if these buildings will operate independently or will there be interaction between buildings for the classrooms, lunches, outdoor activities, etc... Outline arrival and dismissal procedures, what personnel will be used to ensure a smooth and orderly operation, etc...
Response: An operations plan has been included with this submittal.

8. Provide a detail sheet showing the proposed stacking plan for morning arrival and afternoon dismissal.
Response: See attached School Drop-Off Plan SP3 showing the stacking.
9. Staff recommends a covered terrace walkway between the existing building and the proposed new building for students commuting between classrooms to protect from the elements.
Response: Acknowledged.
10. Update conditional use justification, provide a breakdown of elementary school, middle school, and high school students and how the additional classroom space will function.
Response: The conditional use justification has been revised to include a breakdown of the number of students by grade and the classroom space will function.
11. Provide additional ADA parking spaces for new gymnasium. Adjacent site ADA spaces are over 400ft away from gym entrance.
Response: Two additional ADA spaces provided for a total of 4 at the new gymnasium
12. Provide additional sidewalk from the new building to the North side parking lot of the existing building for pedestrians walking to their cars.
Response: Additional sidewalk connection provided to new building to the North side parking lot of existing building
13. Provide detail on what kind of events and/or leagues are expected at the basketball gymnasium.
Response: Details on the type of athletic leagues has been added to the variance narrative.
14. Shift new proposed parking rows to the east to avoid site plan amendment of previously approved site.
Response: Site plan has been shifted to the east such that the proposed parking is no longer outside of the site plan limits
15. Update site data table parking counts per code requirements. Update supporting docs to reflect changes.
Response: Parking counts updated in site data to reflect code requirements.
16. Provide fence to protect the adjacent from student access.
Response: Fence has been added to the plan
17. Provide a loading zone parking space for delivery trucks.
Response: Loading zone added to east side of building
18. Staff recommends barrier fencing around school for safety purposes.
Response: Fencing has been added
19. Staff recommends re-locating dumpster for better truck access.

Response: Dumpster has been re-located to the Northeast corner of the site and placed at an angle for better truck access

20. Provide a student capacity for proposed classrooms.

Response: The student capacity for the classrooms has been shown on Sheet A-101.

21. Provide a typical parking stall detail.

Response: Typical parking stall detail added to sheet PD3

22. Provide a playground and basketball court detail sheet.

Response: Details of the playground equipment and basketball court have been provided.

23. Provide letter from waste management/pickup schedule to demonstrate that one dumpster is sufficient to support a school use.

Response: See attached Email from Waste Management Approving the dumpster.

24. Remove mezzanine floor plan note on sheet AS-501.

Response: The mezzanine floor plan note has been removed from sheet AS-501.

25. Be prepared to provide visual architectural color renderings of the proposed plans to the Planning & Zoning Board.

Response: Noted.

26. As a reminder, provide an updated radius of 400' to surrounding property owners for notice by the Planning & Zoning review submittal.

Response: Noted.

27. Be advised City recommends meeting with neighboring property owners to communicate proposal/obtain support prior to Planning & Zoning Board meeting.

Response: A community meeting was held on May 27, 2021 with the surrounding neighbors. See meeting invitation attached.

28. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.

Response: In process

Landscaping

Jeanette Wofford, Operations Supervisor/City Arborist

1. Cross section C-C must better depict the grade at the property line to determine any impact on existing trees.

Response: See revised cross section indicating existing grade at property line

2. Add grade elevations to all cross sections.

Response: Elevations have been added to all cross sections

3. Sheet PD-2 shows 10' width of green space along the east property line but sheet SP-1 shows 5' width of green space. Clarify and provide consistency between sheets.
Response: Site plan now shows 9.87' from edge of pavement to property line and cross section A-A shows the same
4. Provide measurements of green areas on north and south sides of the building to determine how much space there will be for tree installations and whether they will conflict with the building.
Response: Green area labeled. Silver buttonwood (small tree) planted in areas to minimize any conflict. To the east 12' from building is Pigeon plum which is upright tree and all trees with annual tree pruning maintenance should pose no issue. Mature sizes are indicated on plant schedule for reference.
5. The 6 oaks proposed along the east property line appear to be off the site. Please verify.
Response: Oaks are along property line approx. 2-3'.
6. What improvements will be made off site to the east where the lake is located.
Response: Nothing proposed at this time
7. Additional comments may be made as project progresses.
Response: Noted.

Utilities Department

Chad Bergeron, Assistant Utilities Director

(954) 434-5519

cbergeronAcoopercityfl.org

1. Please provide the City with water and wastewater flow projections for the proposed development.
Response: Water and wastewater flow projections shown on sheet WS1
2. Project engineer shall provide an analysis of the wastewater collection/transmission system serving the development to confirm sufficient capacity for the development.
Response: See attached Lift station analysis report.
3. A Water & Sewer Developer's Agreement will be required for water and/or wastewater service. The agreement and applicable fees are required prior to final site plan approval. The agreement form and instructions are available from the above contact.
Response: Noted.
4. An engineering permit(s), issued by the office of the City Engineer, will be required for all engineering construction that occurs within public or private rights-of-way, easements or on private property. Engineering construction includes, but is not limited to, water distribution systems, sewerage systems, pump stations, storm drainage, canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, landscaping and irrigation within rights of way, and other items as determined by the City Engineer. The permit application form and instructions are attached.
Response: So noted

5. Easements: All proposed easements necessary for the project must be shown on the plans prior to final DRC and Site Plan approval. Prior to the issuance of an engineering permit, applicant must submit the necessary easement dedication documents (including sketches and legal descriptions). At project completion, applicant must submit final corrected easement dedication documents (if any changes were required) for recordation prior to close out of the engineering permit and reduction of the performance bond(s).

Response: Proposed easements for water and sewer indicated on sheets WS1 and WS1

6. Performance and Maintenance Bonds: City code requires Developers to post a Letter of Credit or other acceptable security for the below listed public and private improvements (**Surety Bonds are not an acceptable security**). Said security shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the City Commission.

- a) Water and Sanitary Sewer - At the time of execution of the above Developer's Agreement, Developer shall deliver to the City a performance bond in the amount of one hundred ten (110) percent of the estimated construction cost as approved by the City.

Upon completion of construction and transfer of improvements to the City by bill of sale together with accepted "as-built" plans as prepared and certified by the engineer of record, the bond may be reduced to no less than twenty-five (25) percent of the certified completed cost of the improvements. This bond will remain in effect for a period of no less than one year and its release shall be subject to approval by the City Commission. (Section 19-143 Cooper City Code of Ordinances)

Response: So noted

- b) Other Public and Private Improvements - Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond with the City in the amount of one hundred ten (110) percent of the accepted itemized cost, prepared and certified by an engineer registered in the State of Florida, of all required public improvements and private improvements, including, but not limited to canal or lake excavation, dredging, bulkheads, bridges, culverts, headwalls, end walls, demucking, earthwork (cut or fill), grading, paving (including subgrade preparation, base and surface), sidewalks, curbs and gutters, median crossings, guardrails, street signs, and storm drainage. Said bond shall guarantee the completion of all stipulated improvements in accordance with the approved engineering plans and within a specified time period, approved by the city commission. This bond shall be cash, irrevocable bank letter of credit, a cashier's check or other negotiable instrument, approved by the city attorney. Said bond shall remain in full force until the improvements have been accepted by resolution of the City Commission and a one-year warranty bond of twenty-five (25) percent of the certified actual costs, but not less than twenty-five (25) percent of the original performance bond, has been submitted to the City. Please review Section 24-82 Cooper City Code of Ordinances for more important information on the bonding requirements.

Response: So noted

- c) For improvements that are to be bonded to the Central Broward Water Control District, the City will accept a bond naming the City as co-obligee.

Response: So Noted

7. City water may not be used for irrigation.

Response: Irrigation will not utilize city water

Broward Sheriff's Office

Richard Mosca

954-432-9000 Ext. 282

Richard_Mosca@sherrif.org

1. Traffic Circulation Plan not received. It appears there is a shortage of parking spots and more importantly handicapped (ADA) parking spaces within a short distance of the new building.

Response: 2 additional handicap spaces added

2. Arrival / dismissal time concerns in conjunction with neighboring Renaissance Charter School.

Response: The arrival and dismissal times for the First Baptist Academy and the Renaissance Charter School have been added to the conditional use narrative. The schools have staggered start and end times which do not overlap with each other.

3. Where is the main drop off of all students?

Response: Main drop off is on the west side of the building and now called out on the site plan

4. No Operational Life Safety Plan submitted outlining any security features such as security cameras inside / outside the school, fencing surrounding the property, how are classroom doors secured, knox box, etc...

Response: Information on security has been provided in the Operations and Security Plan.

5. Need to remove or add lighting to work in conjunction with security cameras.

Response: Noted. Lighting will be coordinated with security camera locations.

Fire Department

Roger Gonzalez

Cell Contact: 954.605.8250

E-mail: roger_gonzalez@sheriff.org

1. Emergency Vehicle Access to Site.

Response: Access Road show on sheet FP1 and FP2

2. Turning Radius for Emergency Vehicle throughout Site (Continuous the 360 degree Drive Path /Parking Lot).

Response: Turning radius of 40' inside and 60' outside as well as fire truck route show on sheet FP2

3. Fire Lane Analysis.

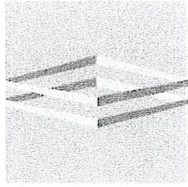
Response: Fire lane indicated on sheet FP2

4. Hydrant Water Flow Analysis.

Response: See attached fire flow calculations.

5. Fire Sprinkler & Fire Alarm Evaluations.

Response: Building fire sprinkler and fire alarms will be provided.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
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Christina Bilenki
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Nicole Jaeger
Rachael Bond Palmer

Subject: First Baptist Church of SW Broward Expansion
Site Plan, Rezoning, Plat, Conditional Use & Variance
DRC Comment Responses

Address: 2700 N. Palm Ave.

Response Date: November 1, 2021

RECEIVED

NOV 01 2021

CITY OF COOPER CITY
PLANNING DIVISION

PLANNING & ZONING DEPARTMENT COMMENTS:

1. See attached applications/narratives for comments.
Response: Noted.
2. Provide an improved detailed operations plan for the school. Outline if these buildings will operate independently or will there be interaction between buildings for the classrooms, lunches, outdoor activities, etc... Outline arrival and dismissal procedures, what personnel will be used to ensure a smooth and orderly operation, etc...
Response: The operations plan has been revised to provide the information requested.
3. Provide a student capacity (overlay figure for each classroom) for proposed classrooms and overlay those numbers in each classroom on the Site Plan.
Response: The student capacity has been provided for each classroom on the site plan.
4. Staff recommends a covered walkway between buildings to protect students during inclement weather.
Response: Noted.
5. Provide letter from waste management/pickup schedule to demonstrate that one dumpster is sufficient to support a school use relative to capacity/food waste.
Response: See attached email from Waste Management.
6. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.
Response: Noted. In process.

New comments:

1. Reconcile either SP3 School Drop-off Stacking Plan or the traffic flow plan on the operations plan to match the other for consistency, particularly for the existing church drop-off/pick up.
Response: The traffic flow plan has been revised to match SP-3.

2. Reconcile school student count on numerous on several justification sheets, applications, plat, etc. to match for consistency (i.e. does the school have 150 current students or 190 students).
Response: The narratives have been revised to be consistent.

3. Update school operation plan/vehicle stacking sheet to include staff/personnel locations to ensure drop-off and pick-up function properly/timely.
Response: The traffic study includes a Traffic Operations Plan (Figure 6).

4. Staff recommends a traffic detail at Palm Avenue to ensure timely traffic flow exiting the site. (possible agreement with Renaissance to share detail?)
Response: Based on the results of the field observations, the subject driveway operated well. No backups were noted from the Charter School.

5. Staff recommends providing an SRO/guardian on campus for student safety.
Response: Noted.

6. Staff recommends a sunshade canopy over outdoor playground.
Response: Noted.

7. Staff recommends clarifying on the operations plan if/how many students will be driving to campus.
Response: This information has been added to the operations plan.

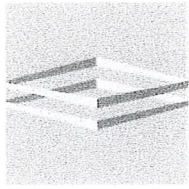
Traffic Comments

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the expansion of the private school at the First Baptist Church of Southwest Broward development located at 2700 N. Palm Avenue in Cooper City, Florida. The following are our initial traffic comments:

1. Please depict and label the existing and nearby Renaissance Charter School north on all figures in the updated traffic study.
Response: The Renaissance Charter School has been added to all figures.

2. Please provide an existing roadway characteristic narrative for Palm Avenue. This should include discussion of the no southbound U-turn movements during certain school time periods.
Response: We conducted a field review and U-turns are prohibited on the northbound U-turn lane located at the median opening north of the Renaissance Charter School at Cooper City. Similarly, southbound U-turns are prohibited on the southbound left-turn lane at the median opening in front of First Baptist Church of Southwest Broward. The U-turn prohibition are from 7:00 AM to 7:55 AM and between 2:35 PM and 3:55 PM. The proposed school is not anticipated to add traffic to the two U-turn movements mentioned above.

3. Please provide a field observation of the existing school arrival and dismissal of both the existing Renaissance Charter School and the existing First Baptist Church Private School. This should include the documentation of the existing queue/stacking at the primary entrances to both parcels. This should include delays created by the southbound to northbound U-turn movements for the Renaissance Charter School traffic. Please consider providing an aerial drone video and photographs for documentation purposes. The aerial drone images could be provided in the Appendix of the updated traffic study.
Response: Please refer to Appendix F. Detail vehicle accumulation analysis and traffic counts were conducted.
4. Please include committed trips from approved but unbuilt development projects in the vicinity of the First Baptist Church of Southwest Broward development. This should include site generated trips from the Chabad of Southwest Broward and the Kingfisher Reserve project.
Response: The calculated growth rate of 2.57% accounts for committed development trips in the vicinity of the project since the Chabad of Southwest Broward and the Kingfisher Reserve are projected to have minimal impacts to the roadways near the subject school.
5. Please provide a table that includes the 95th percentile vehicle queues and turn lane storage for the key turn lanes at the study intersections for each of the AM and PM peak hour scenarios. Table 3 can be amended to add this information, or a separate table should be provided. Please provide a feasibility analysis of turn lane extensions for turn lanes where new site generated trips for the private school expansion are being added.
Response: Table 3b was added to the report. This table summarizes the 95th percentile vehicle queues at key turn lanes. Please note that the WBR queue at the intersection of Sheridan Street and Palm Avenue increased approximately 31 feet due to the proposed project traffic. This increase is considered minimal since represents one additional queued vehicle.
6. Please update the vehicle accumulation analysis based on the actual vehicle stacking/queue counts for the existing conditions at the existing First Baptist Church of Southwest Broward private school.
Response: The vehicle accumulation analysis was updated based on the traffic counts conducted at the existing school.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
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Rachael Bond Palmer

Subject: **First Baptist Church of SW Broward Expansion
Site Plan, Rezoning, Plat, Conditional Use & Variance
DRC Comment Responses**

Address: **2700 N. Palm Ave.**

Response Date: **November 29, 2021**

PLANNING & ZONING COMMENTS:

1. Specify what the max capacity is for the before care operations as these times do overlap with Renaissance.
Response: The maximum capacity for the before care is 20 students. This information has been added to the Operations & Security Plan.
2. The room use/grade level rooms shown on sheet SP2 do not match the rooms specified on the project narrative, Variance and Cond Use justification (middle vs high quantity).
Response: The project narratives have been revised to match the grade levels shown on SP2.
3. Update sheet SP3 to include staff locations/labels as presented on the traffic study drop-off sheet.
Response: SP3 has been revised to incorporate staff location labels.

Traffic Comments

1. Please confirm the vehicle stacking of the southbound left turn and the northbound right turn lanes at the Church/School primary driveway connection to Palm Avenue based on actual field observations. The 95th percentile vehicle queueing per the Palm Avenue driveway traffic operational analysis in Synchro indicates only a 24 LF vehicle queue (i.e. about one vehicle) at the southbound left turn lane during peak periods. Please update the traffic study and add a narrative to provide details of this off-site queueing based on the field observations during the arrival and dismissal peak periods.
Response: Actual field observations were undertaken at the Palm Avenue driveway documenting actual lengths of queues. The SYNCHRO model was calibrated to replicate actual lengths of queues, as reflected in the updated traffic study.
2. A condition of approval will be considered to ensure that the school start and dismissal times for the First Baptist Church School do not align with the school start and dismissal times for the Renaissance Charter School.
Response: Comment acknowledged.

3. Please confirm if there will be dedicated/certified traffic control officers placed at the First Baptist Church/School driveway connection to Palm Avenue. The provided Traffic Operations Plan (Figure 6) only shows traffic control persons and staff members on-site

Response: A dedicated Traffic Control Person (TCP) will be placed at the entrance driveway on Palm Avenue. The updated traffic study (Figure 6) shows a recommended TCP at the Palm Avenue entrance.

4. Please confirm if there are buses used as a transportation option for the First Baptist Church/School. Please update the traffic study narrative, traffic operations plan (Figure 6) and the related traffic and security plan to reflect if buses are used as a transportation option.

Response: Buses are not part of the school's traffic operations plan. The updated traffic study indicates that buses are not part of the school's traffic operations plan. Buses are only used for transportation for after school sports and field trips.



NOV 01 2021

October 28, 2021
CITY OF COOPER CITY
PLANNING DIVISION

Mr. Fred McMurtrey
F.L. McMurtrey Construction, Inc.
5399 NE 14th Avenue, Bay 5
Ft. Lauderdale, Florida 33334

Re: First Baptist Church of SW Broward - Response to Traffic Comments

Dear Fred:

Traf Tech Engineering, Inc. received traffic-related comments provided by the Corradino Group, Inc in connection with the First Baptist Church of Southwest Broward project. The comments and responses to the traffic-related comments are provided below:

Comment 1: Please depict and label the existing and nearby Renaissance Charter School north on all figures in the updated traffic study.

Response 1: *The Renaissance Charter School was added to all figures.*

Comment 2: Please provide an existing roadway characteristic narrative for Palm Avenue. This should include discussion of the no southbound U-turn movements during certain school time periods.

Response 2: *We conducted a field review and U-turns are prohibited on the northbound U-turn lane located at the median opening north of the Renaissance Charter School at Cooper City. Similarly, southbound U-turns are prohibited on the southbound left-turn lane at the median opening in front of First Baptist Church of Southwest Broward. The U-turn prohibition are from 7:00 AM to 7:55 AM and between 2:35 PM and 3:55 PM. The proposed school is not anticipated to add traffic to the two U-turn movements mentioned above.*

Comment 3: Please provide a field observation of the existing school arrival and dismissal of both the existing Renaissance Charter School and the existing First Baptist Church Private School. This should include the documentation of the existing queue/stacking at the primary entrances to both parcels. This should include delays created by the southbound to northbound U-turn movements for the Renaissance Charter School traffic. Please consider providing an aerial drone video and photographs for documentation purposes. The aerial drone images could be provided in the Appendix of the updated traffic study.

Response 3: Please refer to Appendix F. Detail vehicle accumulation analysis and traffic counts were conducted.

Comment 4: Please include committed trips from approved but unbuilt development projects in the vicinity of the First Baptist Church of Southwest Broward development. This should include site generated trips from the Chabad of Southwest Broward and the Kingfisher Reserve project.

Response 4: The calculated growth rate of 2.57% accounts for committed development trips in the vicinity of the project since the Chabad of Southwest Broward and the Kingfisher Reserve are projected to have minimal impacts to the roadways near the subject school.

Comment 5: Please provide a table that includes the 95th percentile vehicle queues and turn lane storage for the key turn lanes at the study intersections for each of the AM and PM peak hour scenarios. Table 3 can be amended to add this information, or a separate table should be provided. Please provide a feasibility analysis of turn lane extensions for turn lanes where new site generated trips for the private school expansion are being added.

Response 5: Table 3b was added to the report. This table summarizes the 95th percentile vehicle queues at key turn lanes. Please note that the WBR queue at the intersection of Sheridan Street and Palm Avenue increased approximately 31 feet due to the proposed project traffic. This increase is considered minimal since represents one additional queued vehicle.

Comment 6: Please update the vehicle accumulation analysis based on the actual vehicle stacking/queue counts for the existing conditions at the existing First Baptist Church of Southwest Broward private school.

Response 5: The vehicle accumulation analysis was updated based on the traffic counts conducted at the existing school.

Please call me if you have any questions.

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer



Mike Gai

From: Warnimont, Justin <jwarnimo@wm.com>
Sent: Tuesday, October 19, 2021 5:42 AM
To: Mike Gai
Subject: Re: Re: FBCC

Ok then yes this will work.
We can pick you up twice per week, and you won't need more than 8 yards worth of space over a weekend.
This will work just fine.
Thank you for asking us before building so everything goes smoother.

Justin Warnimont
Operations Manager Broward County
786-848-8659

Sent from my iPhone

RECEIVED

NOV 01 2021

CITY OF COOPER CITY
PLANNING DIVISION

On Oct 19, 2021, at 5:38 AM, Mike Gai <mgai@suntecheng.com> wrote:

No. Will you be picking up twice a week

Mike Gai
Principal
Sun-Tech Engineering, Inc.
4577 Nob Hill Road Suite 102
Sunrise, FL 33351
www.suntecheng.com

On Oct 19, 2021, at 4:43 AM, Warnimont, Justin <jwarnimo@wm.com> wrote:

This seems like a good orientation to me.
For the volume, do you think you will use more than a 8 yard worth of trash during a special event weekend?

Justin Warnimont
Operations Manager
JWarnimo@wm.com
Tel 786-848-8659

Waste Management
3831 N. Powerline Rd.,
Pompano Beach, FL. 33073

From: Mike Gai <mgai@suntecheng.com>
Sent: Monday, October 18, 2021 4:48 PM



From: Warnimont, Justin <jwarnimo@wm.com>
Sent: Monday, August 30, 2021 2:29 PM
To: Mike Gai <mgai@suntecheng.com>
Cc: Sori, Henry <hsori@wm.com>
Subject: Re: FBCSWB Expansion

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SEP 10 2021

CITY OF COOPER CITY
PLANNING DIVISION

This looks fantastic

Justin Warnimont
Operations Manager Broward County
786-848-8659

Sent from my iPhone

On Aug 30, 2021, at 2:25 PM, Mike Gai <mgai@suntecheng.com> wrote:

Justin per your request we have rotated the dumpster. If the plan is now acceptable, or if you have any questions please let me know.

Regards,

<image003.jpg>

Mike Gai
Principal
(954)777-3123 Ext. 310 Office
(954)777-3114 Fax
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
mgai@suntecheng.com
www.suntecheng.com



date: October 4, 2021
to: Jason Chockley, Assistant Growth Management
Director, Cooper City
from: Eric Czerniejewski, P.E.
subject: First Baptist Church Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the expansion of the private school at the First Baptist Church of Southwest Broward development located at 2700 N. Palm Avenue in Cooper City, Florida. The following are our initial traffic comments:

1. Please depict and label the existing and nearby Renaissance Charter School north on all figures in the updated traffic study.
2. Please provide an existing roadway characteristic narrative for Palm Avenue. This should include discussion of the no southbound U-turn movements during certain school time periods.
3. Please provide a field observation of the existing school arrival and dismissal of both the existing Renaissance Charter School and the existing First Baptist Church Private School. This should include the documentation of the existing queue/stacking at the primary entrances to both parcels. This should include delays created by the southbound to northbound U-turn movements for the Renaissance Charter School traffic. Please consider providing an aerial drone video and photographs for documentation purposes. The aerial drone images could be provided in the Appendix of the updated traffic study.

RECEIVED

OCT 05 2021

CITY OF COOPER CITY
PLANNING DIVISION