

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

FILE COPY

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.

FOR STAFF ONLY:
PETITION #: SPA 10-1-21
PA 9-2-22 V 10-6-21
DATE PETITION FILED:
10-13-21

Date of Pre-Submittal Meeting: _____

Check type of application(s) for:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input checked="" type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: <u>Variance</u> |

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OCT 13 2021

CITY OF COOPER CITY
PLANNING DIVISION

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: Nur-UI-Islam

B. Project Address: 10600 SW 59 Street, Cooper City, FL 33328

C. Section: 31 Township: 50 Range: 41 Total Acreage or square feet of Subject Property: 4.2 acres

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
SW Corner of SW 59 Street and SW 106 Avenue/Cherry Road

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5041-31-21-0010

F. Brief Legal Description: NURI-AL-ISLAM 149-28 B PARCEL A TOG W FLA FRUIT LANDS CO SUB NO 1 2-17 D 31-50-41 TR 39 S 143.5 OF E 75, TR 40 N190.5 OF E 75

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: I-1* - INSTITUTIONAL AND EDUCATION DISTRICT (County)

B. Future Land Use Plan Designation: Estate

C. Existing Use(s) on Property: Mosque and School

D. Proposed Use(s): Mosque and School

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:
Prior Site Plan Amendments - #SPA 7-1-13 (Resolution 14-4-4) & #SPA 2-1-15 (Resolution 15-12-7)



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III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Nur-UI-Islam of South Florida Inc.

Address: 10600 SW 59 Street City Cooper City ST FL Zip 33328

Phone: (954) 434-3288 Fax: (954) 434-9333 E-Mail: drhusmankhan@gmail.com

I am/We: Dr. Husman Khan, 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)

Dr. Husman Khan, President

(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>4th</u> day of <u>August</u> 20 <u>21</u>	
By (Name of Person Acknowledging) <u>Dr. Husman Khan</u> She/he is personally known to me or has produced _____ as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE:	<u>Ayesha Hack</u>
Name – Must be typed, printed, or stamped)	<u>AYESHA HACK</u>
My Commission Expires	

Petitioner(s) if other than Owner:

Address: _____ City _____ ST _____ Zip _____

Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner): Greenspoon Marder LLP - Elizabeth Adler, Esq.

Address: 200 East Broward Boulevard, Suite 1800 City Fort Lauderdale ST FL Zip 33301

Phone: (954) 527-2459 Fax: (954) 333-4059 E-Mail: elizabeth.adler@gmlaw.com



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

I am/we are the Agent Petitioner Other _____

Signature(s) _____

STATE OF Florida COUNTY OF Broward

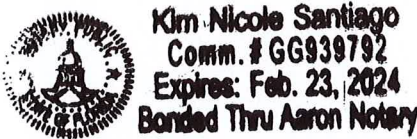
The foregoing instrument was acknowledged before me this 11 day of August 20 21

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

NOTARY PUBLIC SIGNATURE: Kim Nicole Santiago

Name – Must be typed, printed, or stamped) _____

My Commission Expires: _____



STAFF USE ONLY			
Petition #: <u>SPA 10-1-21</u> <u>V 10-6-21 PA 4-2-22</u>	Staff Intake By: <u>B Johnson</u>	Intake Date: <u>10/13/21</u>	
Sufficiency Completed by: <u>J Chockley</u>	Sufficiency Date: <u>10/15/21</u>		



CITY OF COOPER CITY
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SITE PLAN AMENDMENT 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.

FOR STAFF ONLY:
PETITION #: SPA 10-1-21
DATE PETITION FILED:
10/13/21



Date of Pre-Submittal Meeting: _____

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 DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan amendment, which is the subject of this review. Provide enough detail to adequately describe how this Amendment is changing the existing Site Plan. Site Plan Amendment for expansion of school and mosque new mosque (11,927 +/- square feet) and new school building (14,055 +/- square feet, with increased student capacity for 135 students)

II. PROJECT HISTORY	
(List in chronological order any previous relevant development approvals). Attach additional page for the following: (The most recent prior approval is listed below. Please see attached for additional prior approvals.)	
Petition Number:	SPA 2-1-15
Resolution/Ordinance #	Resolution 15-12-7

Request: Site Plan Amendment for school building # 2
Action: Approved
Date: 12/15/2015

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III. ADJACENT PROPERTIES			
Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Estate Residential (Davie)	A-1 (County)	Church & Vacant Parcel
SOUTH	Estate Residential (Davie)	CF & A-2 (County)	Church & Vacant Parcel
EAST	L-2	PRD & M/I	Private School/Church & Agricultural
WEST	Estate Residential (Davie)	X-1 & PRD	Mixed-use (Store/Office/Residential)



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IV. COMPLIANCE - (Attach Additional Sheets if Necessary)

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes No If No, please explain:

V. TABULAR DATA

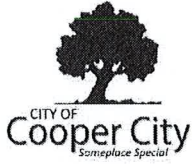
COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	LAST COMMISSION APPROVAL	PROPOSED	+ CHANGE
Acreage (Total Gross)	N/A	4.006 ac	4.20ac	+0.194
Acreage (Total Net)	N/A	4.006 ac	4.20 ac	+0.194
Lot Depth (Maximum)	N/A	334 FT.	334 FT.	0
Lot Width (Minimum)	N/A	522.5 FT.	547.5 FT.	+ 25 FT.
Total Dwelling Units (DU'S)	N/A	N/A	N/A	N/A
Minimum Floor Area (sq. ft.)	N/A	N/A	N/A	N/A
Density	N/A	N/A	N/A	N/A
Total Sq. Footage	30,000 S.F. Minimum	36,000 S.F.	57,082 S.F.	+21,082
Commercial (sq. ft.)	N/A	N/A	N/A	N/A
Industrial (sq. ft.)	N/A	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A	N/A
% Building Coverage	35% Max	17.82%	18.3%	+.48%
Max. Bldg. Height (ft./stories)	35 ft.	35 ft.	35 ft.	0
Impervious Surface Area	55% Max (City)	100,314 S.F.	100,600 S.F.	+286
Open Space Area	N/A	74,200 S.F.	82,264 S.F.	+ 8064
Total Parking Spaces	127	79	150	+71
Handicap Parking Spaces	4	3	5	+2
# of Access Points/Roads	1	1	1	0
# of Loading Areas/Spaces	N/A	N/A	N/A	N/A
Accessory Structures (sq. ft.)	N/A	N/A	N/A	N/A
Setback – Front	50	82.67'	81.25'	-1.17'
Setback – Rear	50	50.42	50.42	0
Setback – Side Interior	25	54.75'	58.5'	+3.75
Setback – Side Corner	25	63.28'	76.0'	+12.72

70'/100' minaret
51' dome
*see variance application

For Residential show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

For other projects where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.



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VI. APPLICANT'S STATEMENT OF JUSTIFICATION
(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site (www.coopercityfl.org).

Plas see attached justification letter regarding site plan amendment application.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

Plas see attached justification letter regarding site plan amendment application and variance application.

VIII. CONSENT STATEMENT
(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to _____
to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s): Allaudin Baksh

Print Name(s): Allaudin Baksh

IX. NOTARY

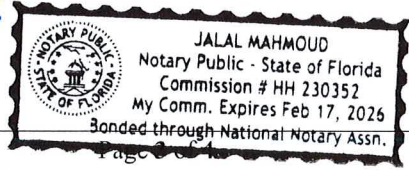
STATE OF FL COUNTY OF Broward

The foregoing instrument was acknowledged before me this 09 day of, 03 20 22

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

NOTARY PUBLIC SIGNATURE: Jalal Mahmood
Name - Must be typed, printed, or stamped)

My Commission Expires: Feb 17, 2026



MAR 10 2022

Elizabeth Somerstein Adler, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Fax: 954.333.4059
Email: elizabeth.adler@gmlaw.com

Nur Ul Islam - Site Plan Amendment Justification Narrative
CITY OF COOPER CITY
PLANNING DIVISION

On behalf of Nur-Ul-Islam of South Florida, Inc. ("Applicant"), please accept this request for consideration of the proposed site plan amendment application involving the property located at 10600 SW 59th Street in Cooper City ("City"), identified by the Broward County Property Appraiser folio number 504131210010 ("Property"). The Property consists of 4.2 acres and has an I-1 Broward County Institutional zoning designation and an Estate Land Use Plan designation.

The Property currently consists of a mosque, primary school, school library, cafeteria, kitchen, and administrative building. The Applicant hopes to expand the size of both the mosque and school with the construction of a new mosque (11,927 +/- square feet) and new school building (14,055 +/- square feet, with increased student capacity for 135 students), which are the subject of the instant site plan amendment application. The proposed hours of operation for the school are 7:30 am -3:00 pm, Monday through Thursday and 7:30 – 12 pm on Friday. The mosque will hold its Friday Prayer at 1:30 pm.

As detailed below, the proposed site plan amendment request meets the purpose, goals, objectives, and policies of the City's Comprehensive Plan and, as otherwise discussed above, the request is in compliance with the City Code of Ordinances.

A. Relevant purposes, goals, objectives and policies from the City's Comprehensive Plan:

The proposed site plan amendment is consistent with the following Future Land Use goals, objectives and policies:

- Goal: 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.

Through the site plan amendment, the needs of the community would be fulfilled by providing an expanded mosque and school facility, which will accommodate the needs of City residents to practice their faith as well as provide expanded options for the education of their children.

- 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 use of the property is a school and mosque, both of which are permitted under the Estate Land Use designation.

- **Objective 1.13**
Encourage compact development which includes a mixture of community-serving uses such as commercial, office, employment, civic, and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit

neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category.

The use of the property already encourages compact development by including a mixture of community-serving uses, such as a school, place of worship, library, and place for the community to gather and congregate. The proposed site plan amendment would expand upon those pre-existing uses, thus strengthening the sense of a close-knit neighborhood and community.


B. Compliance with City Code:

As seen on the submitted amended site plan, the proposed amendments to the site plan are consistent with the requirements of the City Code – with the exception of the height of the minaret towers, which Applicant has submitted a variance application for. Further, the Applicant will work with City staff to ensure compliance with the applicable standards of the Code.

We respectfully request that you consider this proposed site plan amendment application.

Very truly yours,

GREENSPOON MARDER LLP

/s/ 

Elizabeth Somerstein Adler, Esq.
For the Firm

Nur UI Isalm Of South Florida Inc

NOTE 1 On Landscape Plan

Tree Removal and Replacement chart

Description	Number of Trees to be Removed	Value Trees to be Removed	Number of Proposed New Trees	Value of Proposed New Trees	Net Value of Difference Between Removal And Replacement
Live Oak	1	\$ 5,600.00			
Live Oak			11	\$ 4,950.00	
Palm Trees	8	\$ 2,000.00			
Coconut Trees	11	\$ 2,750.00			
Bottle Neck Palms			10	3,000.00	
		\$ 10,350.00		\$ 7,950.00	\$ 2,400.00

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**CITY OF COOPER CITY
PLANNING DIVISION**



September 13, 2022

Jason Chockley
City of Cooper City
Assistant Community Development Director
9090 Southwest 50th Place
P.O. Box 290910
Cooper City, FL 33329-0910

Dear Mr. Chockley,

The Nur-II-Islam project is committed to providing the following off-site improvements which require a proportionate fair share obligation due to the traffic impact from the new site generated trips due to the school expansion.

1. **Southbound Left-Turn Lane at Stirling Road**

The proposed lengthening of the existing 100-foot southbound left-turn lane at SW 106th Avenue and Stirling Road, the following calculations were undertaken:

- The subject improvement is approximately an extension total length of 240 feet (140 feet improvement).
- During the PM peak hour, the Nur-UL-Islam project increases the southbound left-turn queue from 175 feet to 186 feet (11 feet increase). The 11 feet represents 7.86% of the total lengthening of 140 feet. 7.86% of the total improvement is based on Nur-UL-Islam traffic impact.
- The cost of the subject improvement, as determined by others, is approximately \$115,684 for a total length of 205 feet (105 feet improvement).
- Applying the 7.86% of the total improvement cost a proportionate share of approximately \$9,092.76 will be due to the impacts by the Nur-II-Islam project.

2. **Northbound Left-Turn Lane at SW 59th Street**

The proposed construction of a northbound left-turn lane at SW 106th Avenue and SW 59th Street, the following calculations were undertaken:

- The subject improvement is a new turn lane total length of approximately 110 feet.
- At this time no committed developments will travel through the proposed northbound left-turn lane.
- Hence 100% of the total improvement is based on Nur-UL-Islam traffic impact.

- The cost of the subject improvement, is approximately \$120,000.00 will be due to the impacts by the Nur-Il-Islam project which will be able to be constructed as part of the project.
- However, it is important to mention that this improvement is constrained by the off-site improvements committed for Kingfisher Reserve.

3. Eastbound Right-Turn Lane at SW 59th Street at SW 106th Avenue

The proposed construction of an eastbound right-turn lane at SW 106th Avenue and SW 59th Street, the following calculations were undertaken:

- The subject improvement is a new turn lane total length of approximately 150 feet.
- At this time no committed developments will travel through the proposed eastbound right-turn lane.
- Hence 100% of the total improvement is based on Nur-UL-Islam traffic impact.
- The cost of the subject improvement, is approximately \$150,000.00 will be due to the impacts by the Nur-Il-Islam project which will be able to be constructed as part of the project.

4. Northbound Left-Turn Lane at Griffin Road with SW 106th Avenue

The proposed construction of a northbound left-turn lane at SW 106th Avenue Griffin Road, the following calculations were undertaken:

- The subject improvement is approximately an extension total length of 122 feet (32 feet improvement).
- During the PM peak hour, the Nur-UL-Islam project increases the northbound left-turn queue from 116 feet to 122 feet (6 feet increase).
- 18.75% of the total improvement is based on Nur-UL-Islam traffic impact.
- The proposed back-to-back left turn lanes from Stirling Road to SW 59th Street along SW 106th Avenue is feasible considering right of way costs/construction.
- The cost of the subject improvement, as determined by others, is approximately \$76,129 for a total length of 155 feet (70 feet improvement).
- Applying the 18.75% of the total improvement cost of approximately a proportionate share of approximately \$14,274.19 will be due to the impacts by the Nur-Il-Islam project.

5. Signal Timing Optimization at Stirling Road and Hiatus Road

Signal timing optimization is recommended as a mitigation measure at the intersection of Stirling Road & Hiatus Road.

- 100% of the total improvement is based on Nur-UL-Islam traffic impact. There is no cost associated to this improvement and coordination with Broward County signals will be included as part of the project.

CALTRAN Engineering Group, Inc. provides this detailed information for the potential conditions of approval that may arise due to the information discussed during the traffic engineering peer review services for this project.

Should you have any questions or require additional information, please contact me at (954) 829 2480 or jcalderon@calderongroup.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Allauddin Baksh". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Mr. Allauddin Baksh
President.



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AUG 25 2022

CITY OF COOPER CITY
PLANNING DIVISION

Mosque Operations

The daily usage of the Mosque is not concurrent with the daily usage of the school. Muslims are required to pray five times per day as detailed below and most do so in their homes and at work. The Friday congregation prayers is the one which attended by community members in the Mosque.

Fajir: The early morning prayers before the sunrise around 6 am in the morning. Approximately 15 members perform this prayer in the Mosque

Zhur: The Midday prayer at 1.30 pm. Members usually do not attend this prayer as they are at work. Approximately 5 members perform this prayer in the Mosque

Asr: The late afternoon prayer at 5.0 pm. Members usually do not attend this prayer as they are at work. Approximately 5 members perform this prayer in the Mosque

Maghrib: The first evening prayer immediately after the sun sets between 6pm and 8.30 pm depending on the month of the year. Approximately 25 members perform this prayer in the Mosque

Esha: The late evening prayer between 8 pm and 9.30pm depending on the month of the year. Approximately 25 members perform this prayer in the Mosque

Friday: congregation prayer starts at 1.30 pm and ends at 2.15pm. Approximately 300 members perform this prayer in the Mosque.

School Arrival and Dismissal policy

Procedures are provided to ensure efficacy and efficiency as well as safety measures for all students, teachers, and visitors at the Academy.

Arrival

School arrival for students is between 7:30 a.m. and 8:00 a.m. There is a designated area for Preschool, a different area for Elementary, and another area for Middle and High school. Teachers stand at these diverse areas to welcome students to the campus daily. Teachers who teach first period classes leave at 7:50 to prepare for classes and complete the student attendance reports, while other teachers welcome the latecomers until 8:15 a.m. After 8:15 a.m. students report to the administration office prior to going to class so that they will be marked present and be given late passes to enter their classes.

Dismissal

School dismissal and pick-up time is staggered: 2:45 p.m. for Preschool, 2:55 p.m. for Elementary, and 3:07 p.m. for Middle and High School. The three schools have different designated areas for pick-up. After 3:30 p.m. the students remain with the afterschool teacher on staff until they are picked up, usually by 4:00 p.m. There is no after care offered at this time.

Only the authorized parent or guardian may pick-up children after school. Other persons may be designated by the parent through a signed authorization and must show proper ID at the time of pick up. Dated and signed letter of authorization must be on file from the child's parents. Early sign – out requires a parental signature in the administration office and cannot take place after 2:00 p.m.

School	Days	Start	End
Elementary	M-T	8:00 AM	2:55 PM
	F	8:00 AM	11:50PM
Middle	M-T	8:00 AM	3:07 PM
	F	8:00 AM	11:50PM
High School	M-T	8:00 AM	3:07 PM
	F	8:00 AM	11:50PM

Security

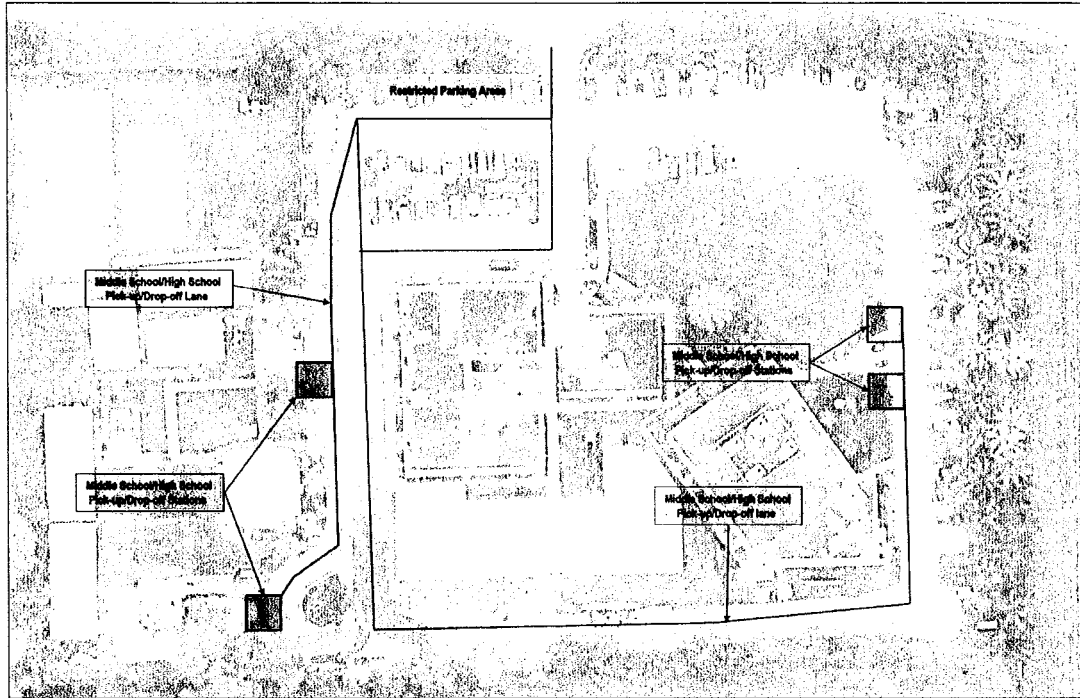
The Academy and Community provides security to everyone visiting through personnel and surveillance.

A security guard is stationed every day at the entrance to the school; he is there one hour prior to the start of school and two hours after dismissal, remaining at this post the entire time the school is in session. The gates are closed during the day and the guard opens the gate for parents, teachers, and guests as they enter and leave the school. Guests must report to the administration office where they receive name tags if they are going to be around the school. All adults can ask for identification if they encounter strangers without passes on the campus. There is 24-hour surveillance through strategically placed cameras.

**Traffic Study Observations
Attachment A**

General Observations:

- It was observed that Nur-UI-Islam School provides two pick-up/drop-off lanes, one lane for the pre-k and elementary students and another for the middle school and high school. Each lane provides two pick-up/drop-off stations. The pick-up/drop-off stations for pre-k and elementary students are located at the western side of the school, while the pick-up/drop-off stations for the middle school and high school students are located on the eastern side of the school.



- 10 parking spaces are blocked as part of the school's operational plan in order to reduce traffic conflicts and ensure safety of vehicles and pedestrians.
- School staff were observed to use traffic signs to direct traffic at the Nur-UI-Islam driveway in order to facilitate the vehicular operations.

School Morning Observations:

- 3 school staff members were observed directing traffic at the Nur-UI-Islam driveway. In addition, 6 school staff members were observed receiving the students and directing traffic at the pick-up/drop-off stations (3 members at the pre-K/elementary pick-up/drop-off stations and 3 members at the middle school and high school pick-up/drop-off stations).
- It was observed that approximately a 5% of the parents use the available parking spaces to drop-off students during the AM peak period.
- During the AM observations, a maximum of 6 vehicles were observed queuing in the pre-k/elementary lane.
- A maximum of 9 cars were observed queueing in the eastbound approach at the intersection of SW 106th Avenue and 59th Street. However, the maximum observed queue was dissipated within a period of three minutes.

- A maximum of 5 cars were observed queueing in the westbound approach at the intersection of Nur-UI-Islam driveway and 59th Street. However, the maximum observed queue was dissipated within a two-minute period. This queue was presented due to school personnel gave the right-of-way to vehicles leaving the school.

School Afternoon Observations:





- 3 school staff members were observed directing traffic at the Nur-UI-Islam. In addition, 6 school staff members were observed helping drop-off students at the pick-up/drop-off stations (3 at the pre-K/elementary pick-up/drop-off stations and 3 at the middle school and high school pick-up/drop-off stations).
- It was observed that approximately a 5% of the parents use the available parking spaces to pick-up students during the PM peak period.
- During the PM observations, a maximum of 12 vehicles were observed queueing in the pre-k/elementary lane. All queues were kept within the Nur-UI-Islam property boundaries.
- An average of 4 vehicles were observed queueing in the middle school/high school pick-up/drop-off lane during the PM peak period of the school.
- A maximum of 7 cars were observed queueing in the eastbound approach at the intersection of SW 106th Avenue and 59th Street. However, the maximum observed queue was dissipated within a period of five minutes.
- A maximum of 7 cars were observed queueing in the westbound approach at the intersection of Nur-UI-Islam driveway and 59th Street. However, the maximum observed queue was dissipated within a two-minute period. This queue was presented due to school personnel gave the right-of-way to vehicles leaving the school. It is important to mention that the queue length never reached 106th Avenue.

Mosque Afternoon Observations:

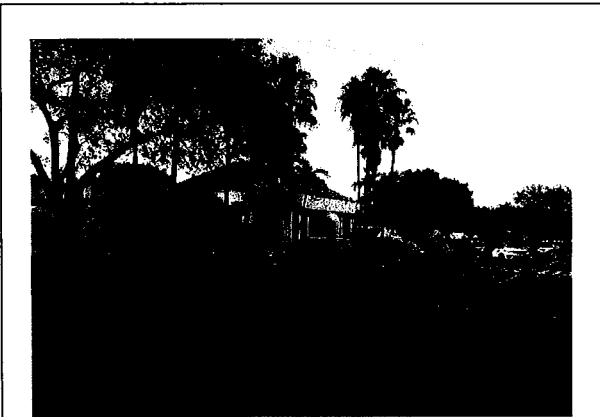
- A higher demand for parking was observed during this period of time than during the AM and PM peak hours of the school.
- The Nur-UI-Islam parking lot was able to satisfy the parking demand during this period of time.
- Vehicles were observed using the front (north) parking lot as well as the parking spaces located at the rear (south) of the property.
- Field observations support previous parking accumulation data collection, indicating that the peak period of parking operation demand at the studied Ur-UI-Islam property is during the afternoon service of the Mosque.

Field observation images are shown next:

School Morning Observations:

	
<p>Resticted Parking zone</p>	<p>School Staff Directing Traffic</p>
	
<p>Eastbound Queue at intersection of SW 106th Avenue and 59th Street</p>	<p>Vehicles Entering to Nur-UI-Islam Facilities.</p>

School Afternoon Observations:



Pre-K/Elementary pick-up/drop-off lane Queue



School Staff Directing Traffic

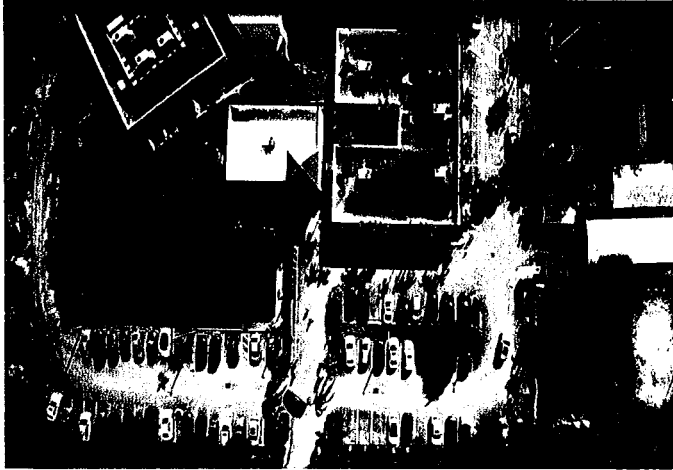


Pre-K/Elementary pick-up/drop-off lane on the right and middle school/high school pick-up/drop-off lane on the left

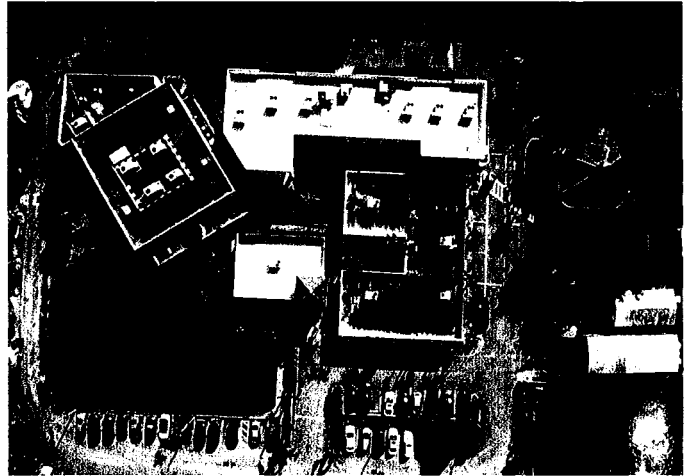


3 school staff members were observed directing traffic at the Nur-UI-Islam Nur-UI-Islam Facilities.

Mosque Afternoon Observations:



A higher demand for parking was observed during the Mosque arrival period of time



Nur-UI-Islam parking lot was able to satisfy the parking demand during the afternoon service of the Mosque

 **FILE COPY**

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MAR 10 2022

CITY OF COOPER CITY
PLANNING DIVISION

Nur-UI-Islam – Site Plan Amendment and Variance DRC Comment Responses

**DRC Comments – November 3, 2021
Resubmittal:**

**Applications # SPA 10-1-21 & Variance # 10-6-21
Site Plan Amendment and Variance Application
Agent: Greenspoon Marder, LLP (Elizabeth Adler)**

**City of Cooper City
Planning and Zoning Department
9090 SW 50 Place
Cooper City, FL 33328**

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Department	WASTE MANAGEMENT
Comment:	Contact waste management for comments.
Response:	

Department	CENTRAL BROWARD WATER CONTROL DISTRICT
Comment:	Contact CBWCD for comments.
Response:	

Department	BUILDING DEPARTMENT
Comment:	No comments.
Response:	

Department	FIRE DEPARTMENT
Comment:	1. Proposed (Northwest Property Corner) Three (3) Story "Educational" Building must be submitted as Fully Fire Sprinklered & Fully Fire Alarmed. (Educational Facility on Floors 2 & 3 as well as Parking Garage located on 1 st Floor)
Response:	See note sheet A-2.2 B-LIFE SAFETY PLANS
Comment:	2. Proposed (Northeast Property Corner) Two (2) Story "Mosque" (Assembly) Building Must be submitted as Fully Sprinklered & Fully Fire Alarmed.
Response:	See note sheet A-2.1
Comment:	3. Fire Lane Analysis
Response:	See attached fire lane analysis
Comment:	4. Hydrant Water Flow Analysis (reevaluated per NEW Fire Sprinklered Buildings)
Response:	Will be provided prior to submitting for building permit
Comment:	5. "One Way" / "Do Not Enter" Street Signage Analysis (per Complex 360 vision)
Response:	Please see the revised civil plan. "Do Not Enter" street sign has been added.

Department	UTILITY/ENGINEERING DEPARTMENT
Comment:	1. Please provide the city with water and wastewater flow projections for the proposed development.
Response:	Please see the Pump Station Analysis report for the proposed development's water and wastewater flow projections.
Comment:	2. Project engineer shall provide an analysis of the wastewater collection/transmissions system serving the development to confirm sufficient capacity for the development.
Response:	Please see the Pump Station Analysis report for the wastewater collection/transmissions system serving the development to confirm sufficient capacity for the development.
Comment:	3. 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:	Please see the Civil plan for on-site and off-site development
Comment:	<p>4. Performance and Maintenance Bonds: City code requires Developers to post a Letter or 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.</p> <p>a. Water and Sanitary Sewer – At the time of execution of the above Developer's Agreement, Developer shall delivery 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.)</p> <p>b. Other Public and Private Improvements – Prior to the issuance of any permit, Developer or Developer's general contractor shall post a bond</p>

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.

- 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:	Noted
Comment:	5. City water may not be used for irrigation.
Response:	The existing irrigation water is supplied from an onsite well. The subject project will use onsite well water for irrigation in future conditions.
Comment:	6. Please include water & sewer details with the next submittal.
Response:	Please see the Civil plan

Department	LANDSCAPE
Comment:	1. Existing landscape material shown on plan should be greyed out to differentiate from the new proposed material.
Response:	Please see revised landscape plan
Comment:	2. Plant list on landscape should only show the proposed material.
Response:	Please see revised landscape plan
Comment:	3. Provide tree valuations for all trees indicated to be removed per City's Tree Preservation Ordinance.
Response:	Please see attached chart of trees valuation
Comment:	4. Provide valuations for all proposed tree material per Tree Preservation Ordinance.
Response:	Please see attached chart of trees valuation
Comment:	5. If more tree value is being removed from the site than what is being added to the site, the difference in values must be paid into the City's Tree Canopy Trust Fund.
Response:	Please see attached chart of trees valuation
Comment:	6. Provide a chart indicating the difference between the two values with any potential contribution to the City's Tree Canopy Trust Fund indicated.
Response:	Please see attached chart of trees valuation
Comment:	7. Consider tree species change for the mahogany trees proposed to be installed very close to the new asphalt parking spaces to avoid future damage to the asphalt due to tree root intrusion.
Response:	Mahogany trees have been replaced with Live Oak Trees.
Comment:	8. Additional comments may be made as project progresses.
Response:	

Department	POLICE DEPARTMENT
Comment:	Contact Deputy Donald Reynolds at 954-432-9000 for comments.
Response:	

Department	PLANNING AND ZONING DEPARTMENT
Comment:	1. See applications attached for comments.
Response:	See revised application
Comment:	2. Proposed use & sq/ft of buildings on site exceed current plat allowances.
Response:	See attached draft plat note amendment language, which was previously agreed between Mr. Woods, and the county
Comment:	3. Update building data table to include covered patio areas, storage areas, covered walkways, etc... as these also need to be platted sq/ft.
Response:	Please see updated building data table
Comment:	4. Provide current plat and new proposed plat amendment application in next submittal.
Response:	See attached draft plat note amendment language, which was previously agreed between Mr. Woods, and the county
Comment:	5. Provide letter on new proposed turn lane and how the property will be acquired and recorded/platted. BCPA records currently show Chabad of SW Broward owning west to west of pavement.
Response:	Please see attached off site survey indicating 60' R.O.W. easement
Comment:6	6. A parking variance will need to be applied for with the proposed mosque (community assembly) and school addition. Previous site plan required 70 spaces. New site plan request (per current plan) indicates 110 spaces "new required" for a total of 180 spaces. Proposed plan provides 157.
Response:	Previously approved site plan required 77 spaces included 30 spaces for the proposed Mosque. The proposed Site Plan Mosque parking requirements is 77 spaces. The proposed Site Plan adds 47 spaces required for the proposed Mosque to the previously approved 30 spaces.
Comment:7	7. A variance is also needed for the height of the dome (pursuant to Section 39-103). Update all variance application and justification narrative accordingly.
Response:	Please see revised variance application
Comment:	8. Provide a plot coverage table per code section 39-366. I-1 district allows 35% max.
Response:	See updated table
Comment:	9. Student numbers on SP data table do not match the floor plan room labels (no high school rooms are proposed but table added 27 new HS students. Middle school added 48 on table but showed 107 on floor plan. Elementary added 85 on table but 73 on floor plan).
Response:	See updated students' table. The existing middle classrooms that will move to the new building will be used to add 75 students to elementary school. No increase in high school is proposed. The total student's capacity is reduced by 40 students from the previous submittal.

Comment:	10. Provide a total student count column on the existing and proposed table.
Response:	See updated table
Comment:	11. Provide completely recalculated parking table if proposed student capacities will change due to new classroom configurations on previously approved building/parking counts.
Response:	See updated parking table. No configuration changes on buildings or parking are proposed on previously approved building/parking count. When the middle school students move to the new building. The existing middle school classrooms will be used by the elementary school.
Comment:	12. Update parking data table (+! Space) for the new office included in the classroom floorplan.
Response:	See revised floor plans indication the room use as P.E. teachers Planning Room.
Comment:	13. Label exercise room of new school building as "school recreation use only" or provide assembly parking in data table for this sq/ft.
Response:	See revised plan
Comment:	14. Provide pavement marking and signage plan.
Response:	See pavement marking and signage plans
Comment:	15. Provide a photometric plan.
Response:	Please see added photometric plan
Comment:	16. Provide an engineering detail sheet for each area of offsite roadway improvements. Include approved engineering plan by Kingfisher Reserve for the Stirling Road and 106 th Avenue.
Response:	Please see the Civil off-site improvement plan for S.W.106 th Avenue and S.W. 59 th Street. Stirling Road and SW 106 th Avenue improvement plans have been included.
Comment:	17. Overlay all easements on the Site Plan and Landscape Plan.
Response:	See plans
Comment:	18. Place two (2) other 70-foot Minarets on the Site Plan on the Mosque, as both are missing.
Response:	See updated SP-1
Comment:8	19. Provide distance from new proposed mosque building to PRD zoning district to East per Code section 39-367.
Response:	See updated SP-1
Comment:	20. Provide detail of west side barrier for proposed ground level drive aisle on the Site Plan, as drive aisle headed west seems like it leads to nowhere.
Response:	See section E-E sheet C-300 for details
Comment:	21. Remove the proposed two (2) parking spots that block the entry of the new parking garage/school building and update parking calculations accordingly.

Response:	See updated SP-1
Comment:	22. Proposed grass parking spaces are proposed within a drainage feature on the current approved site plan.
Response:	Grass parking is removed, See updated SP-1
Comment:	23. Per code, grass parking is limited for use no more than 3 times per week.
Response:	Grass parking is removed, See updated SP-1
Comment:	24. Indicate type of material used for NW corner parking. County code does not permit the use of pervious blocks within non-residential parking stalls.
Response:	Asphalt driveway is used. Pavers is removed. See updated SP-1
Comment:	25. Provide wheel stops for garage parking spaces.
Response:	See updated SP-1
Comment:	26. Code requires all 24' for all two-way drive isles, entrance to parking garage only provides 22 ft.
Response:	See updated SP-1
Comment:	27. Provide a cover sheet with a Sheet Index with the list and order of all enclosed plans.
Response:	See added cover sheet
Comment:	28. Remove all strike through notes on the Elevation Legend on Sheet A-4.3.
Response:	Removed.
Comment:29	29. Provide a more "scaled out" sheet that shows all existing surrounding uses and rights-of-way.
Response:	See added sheet CV
Comment:	30. Provide a proposed parking stall detail.
Response:	Please see the revised Civil plans.
Comment:	31. Provide an approval letter and pickup schedule from Waste Management that one dumpster is sufficient for all uses taking place on the site.
Response:	See letter from WM
Comment:	32. Provide a detail sheet of proposed retention areas with notes & label limits of walls, railings, grading, etc...
Response:	Please see the revised Civil plans. Also, note that the Paving, Grading, and Drainage is in the approval process for Central Broward Water Management District (CBWMD). Once the approval letter has been obtained from CBWMD, it will be submitted to the City.
Comment:	33. Provide an improved Cross Sections detail sheet with grade elevations on all cross sections.
Response:	Please see the revised Civil plans
Comment:	34. Update line of sight sheet A-3 to include all buildings on property (current and proposed).

Response:	See updated sheet A-3
Comment:	35. Provide a detailed operations plan for the school use including arrival/dismissal procedures, security plans, schedules, etc....
Response:	See update site plan (Sp-1) data, traffic study; executive summary, Queue analysis pages (38 -40), & Attachment (A) traffic
Comment:	36. Provide an operations plan for the mosque, including schedules, times of worship, expected number of guests, etc...
Response:	<p><u>Daily worship schedule:</u></p> <p>1- Morning prayer at 6:00 AM attended by +/- 15 guests 2- Afternoon prayer at 1:35 PM attended by +/- 5 guests 3- Late afternoon prayer at 5:00 PM attended by +/- 5 guests 4- First night prayer at 6:45 PM attended by +/- 25 guests 5- Second night prayer at 7:45 PM attended by +/- 25 guests</p> <p>Peak hours of operation for the Mosque occurs on Friday afternoon from 1:30 PM to 2:30 PM. The afternoon prayer on Friday is attended by +/- 300 guests.</p>
Comment:	37. Provide a vehicular stacking exhibit for the full proposed capacity. Clearly label distances, drop off areas, staff locations, placement of any cones/barricades, etc....
Response:	See traffic study; executive summary, Queue analysis pages (38 -40), & attachment (A)
Comment:	38. Provide a stop bar, stop sign, and double yellow at the SW 59 th Street entrance/exit to traffic coming south into the complex.
Response:	Please see the revised Civil plans (Pavement Marking and Signage plan).
Comment:	39. Provide a stop bar and stop sign near the entrance/exit onto SW 59 th Street at both east and west drive-aisles that interact with that intersection for safety purposes.
Response:	Please see the revised Civil plans (Pavement Marking and Signage plan).
Comment:	40. On Site Plan, label the location of garbage dumpster(s).
Response:	See updated SP-1
Comment:	41. Provide a "Do Not Enter" sign along the Northeast drive aisle adjacent to the proposed Mosque.
Response:	Please see the revised Civil plans (Pavement Marking and Signage plan).
Comment:	42. Provide an improved dumpster detail sheet to include dumpster elevation meeting Code and providing for recycle bins.
Response:	See added details. SP-1
Comment:	43. Provide a wheel stop within the dumpster enclosure to meet Code.
Response:	See added details. SP-1
Comment:	44. On Sheet A-2.2, for the Second Floor Plan provide the number of seats in each classroom.

Response:	See updated Sheet A2.2
Comment:	45. On Sheet A-2.2, label which restroom is "Mens" and "Womens".
Response:	See updated Sheet A2.2
Comment:	46. On Sheet A-4.3, rename the Roof Deck as "Third Floor".
Response:	See updated Sheet A4.3. The building consists of ground parking floor, 1 st floor, and 2 nd floor. There is no third floor. There is no occupancy at the ground parking level. The level above of the parking level is the 1 st floor as per county zoning.
Comment:	47. Staff suggests a covered crosswalk between all school buildings and the drop off location to protect students from the elements.
Response:	Will consider
Comment:	48. Note on site plan sheet that all required site improvements will be complete prior to submitting for a C/O.
Response:	Note added. See updated sheet SP-1
Comment:	49. Provide width dimensions of all landscape terminal islands on the Site Plan. All terminal islands must meet Code, which is 10-foot minimum width for each island.
Response:	Width dimensions added. See updated sheet SP-1
Comment:	50. Provide narrative on how land acreage increased since last site plan.
Response:	Applicant originally purchased the 4 +/- acre property in 1989, and later acquired a smaller contiguous piece of property on the east side. The parcels were separate, and the smaller parcel was not a part of the prior site plan application. After the prior site plan application/approval, the parcels were combined and provided a single tax folio number. This smaller parcel is now included in this site plan amendment application.
Comment:	51. Label fence type and height on site plan sheets.
Response:	See updated sheet SP-1
Comment:	52. Correct the spelling of storage on the mosque building label, Sheet SP-1.
Response:	See updated sheet SP-1
Comment:	53. Provide a tree on the landscape plan for the terminal island directly west of the cafeteria.
Response:	See updated plans
Comment:	54. Be advised City recommends meeting with neighboring property owners to communicate proposal/obtain support prior to Planning & Zoning Board meeting.
Response:	Noted.
Comment:	55. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission approval.
Response:	The project is in the approval process from Central Broward Water Management District (CBWMD). Once the approval letter has been obtained from CBWMD, it will be submitted to the City

Department	TRAFFIC
Comment:	1. Please update section 4.1 – Roadway Segments to define which government agency owns and maintains each roadway facility.
Response:	Section 4.1 updated.
Comment:	2. Please add Stirling Road and SW 100 th Avenue to the list of intersections to analyze. Please collect AM and PM peak hour manual turning movement counts at this intersection.
Response:	Prior traffic impact studies and methodologies for this site were approved without the need for a TMC to be performed at Stirling Road and SW 100th Avenue.
Comment:	3. Please provide a 72-hour bidirectional tube count at the existing Nur UI Islam driveway to confirm the peak times and hours for the subject site. The 72 hours should be collected from Wednesday through Friday on a typical weekday when normal school operations are being held.
Response:	Prior traffic impact studies and methodologies for this site were approved without the need for a road-tube count to collect driveway entrance traffic. SW 59 th Street presents minimal through traffic and bi-directional counts at the east leg of the intersection provide sufficient evidence of peak hours.
Comment:	4. Please evaluate FDOT count station 860473 (Griffin Road east of Flamingo Road) in addition to FDOT count station 860155 (Griffin Road east of Palm Avenue) in section 7.2 – Historical Traffic Data.
Response:	Station 860155 provides higher volumes than recommended stations and therefore a more conservative outcome for determine future growth projection.
Comment:	5. Please update the site generated trips in Section 8.1 – Nur UI Islam of South Florida ITE Trip Generation per the current ITE Trip Generation Handbook 11 th Edition. The narrative references table 9 for the OTISS summary but it should be updated to table 7.
Response:	Section 8.1 was updated, and ITE Trip Generation 11 th Edition was used to perform the generation analysis. In addition, Nur-UI Islam of South Florida is now expected to increase student capacity to 560 students. As a result, the trip generation was revised and the future student capacity of the school was updated from 600 students to 560 students.

Comment:	6. Please provide additional details regarding the overall trip distribution and assignment used for the new site generated trips. Please consider evaluation of the zip code data for current school enrollment as another data point.
Response:	<p>Trip distribution for the additional build-out future trips being generated and assigned in accordance with the existing turning movements counts percentages and approach proportions as observed at each intersection See section 8.2 of the traffic report. For example: At the intersection of Stirling Road and Southwest 106th Avenue, the existing percentage of southbound right turn movements for the AM, mid-day, and PM peak hours was calculated, and then the average of the 3 peak hours was calculated (southbound approach was considered the 100%. AM Peak = 39% Mid-day Peak = 45% PM peak = 58%). The average peak hour percentage (47.3%) was multiplied by 0.44 (44%), which is the expected volume that would exit the development southbound through the intersection of Stirling Road and Southwest 106th Avenue ($47.3 \times 0.44 = 21\%$). In the same way, the existing percentage for the SBL was calculated ($(44\% + 43\% + 33\%) / 3 = 40\% \times 0.44 = 18\%$). Finally, the existing percentage for the southbound through movement was calculated ($17\% + 12\% + 9\% = 38\% \times 0.44 = 16.7\%$). Same procedure was performed for each intersection:</p> <ul style="list-style-type: none"> Northbound movement at the Nur-UI-Islam Driveway. Eastbound movement at the intersection of Southwest 59th Street & Southwest 106th Avenue. Southbound movement at the intersection of Stirling Road & Southwest 106th Avenue. Southbound movement at the intersection of Stirling Road & 110th Avenue. Westbound movement at the intersection of Stirling Road & Hiatus Avenue. Northbound movement at the intersection of Griffin Road & 106th Avenue. <p>For this site an evaluation of the zip code data for current school enrollment is not applicable since zip code data is exclusively designed for public schools and Nur-UI Islam is a private school with different population and routines.</p>

Comment:	7. Please provide a table that includes the 95 th 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. Tables 8, 9 and 10 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 and mosque expansion are being added.
Response:	Separate Table 20 has been provided showing 95 th percentile vehicle queues and turn lane storage.
Comment:	8. Please provide the detailed Synchro queueing reports for all scenarios. The current HCM reports do not provide the 95 th percentile vehicle queues.
Response:	Detailed Synchro queueing reports are provided in chapter 13 of the revise report.
Comment:	9. Please include committed trips from approved but unbuilt development projects in the vicinity of the Nur-UI-Islam of Southwest Broward development. This should include site generated trips from the Chabad of Southwest Broward and the Kingfisher Reserve projects. Please update the intersection capacity analysis accordingly.
Response:	A request for the Chabad of Southwest Broward, Kingfisher Reserve projects, and any other known commented developments has been sent. Revised Traffic study include committed trips as applicable.
Comment:	10. Please update the narrative in section 9.0 – Level of Service Analysis to confirm if the exclusive northbound left turn and the eastbound right turn lane has been included in the future conditions traffic operational analysis.
Response:	Section 9.0 has been updated.
Comment:	11. Please update the narrative in section 9.0 – Level of Service Analysis to mention that the signalized intersection of Stirling Road and Hiatus Road has a level of service of F in the AM peak hour condition. Please provide a feasibility analysis for traffic mitigation improvements to improve this signalized intersection.
Response:	Section 9.0 has been updated.
Comment:	12. The applicant shall update the traffic study to include a queueing study of the arrival and drop off at the existing school with current enrollment. There needs to be further backup justification of the 4 observed vehicles in queue out of 153 vehicles and the percentage of parents using the drop off and using the onsite parking spaces. Based on

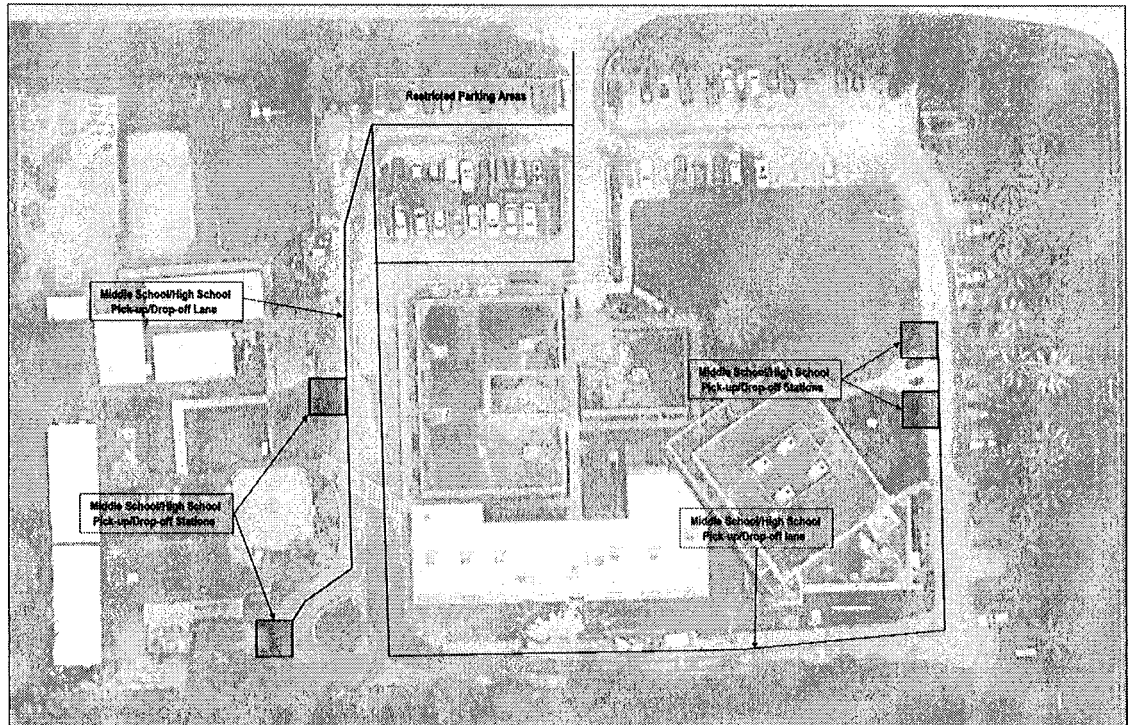
	<p>recent field observations and historical queuing, there has been vehicles staked off site on to SW 106th Avenue during peak arrival/dismissal times. An aerial drone image of the onsite vehicle stacking should be provided during this queue study to document the queue impact to the adjacent road network.</p>
Response:	<p>The queuing analysis section 11.0 was revised. In addition, field reviews were conducted on Thursday December 9, 2021 and Friday December 10, 2021. Field review observations and images can be found in attachment A of this respond memorandum.</p>
Comment:	<p>13. Please confirm if an eastbound right turn lane and/or a westbound left turn lane will be required at the SW 59th Street and Nur-UI-Islam driveway. Please provide feasibility analysis of these required off-site roadway improvements. Please also update the driveway analysis and include any eastbound through or westbound through traffic on SW 59th Street. The current Synchro intersection capacity analysis does not include these volumes.</p>
Response:	<p>It is confirmed that off-site improvements are proposed at SW 59th Street at SW 106th Avenue (Northbound left and Eastbound right turn lanes). Driveway volumes were also analyzed as part of the synchro analysis. At the intersection of Nur-UI-Islam driveway and Southwest 59th Street, the westbound and eastbound movements present nominal through volumes as noted in the TMC data collection.</p>
Comment:	<p>14. Please ensure that the appropriate sight visibility triangles are shown consistently on the site plan, pavement marking and signage plan and the landscape plans. The site triangles for the SW 59th Street driveway connection should meet the City of Cooper City Code of Ordinances Section 23-108.</p>
Response:	<p>The SW 59th Street driveway connection is not modified under this site plan amendment application. The driveway connections were approved under Site Plan approval SPA 2-15.</p>
Comment:	<p>15. Please ensure that the handicap parking spaces are oriented appropriately on all plan sheets per the handicap accessible parking space details and criteria. This comment applies to all ADA spaces. The standard parking space dimensions should be minimum of 9' wide x 18' long per Section 25-5 of the Code of Ordinances. The handicap parking space dimensions should have a minimum width of 12' per Section 25-5 of the Code of Ordinances.</p>
Response:	<p>See updated site plan</p>

Comment:	16. Please provide a separate pavement marking and signage plan signed and sealed by a professional engineer. Please ensure that the appropriate signage per MUTCD is provided for movement restrictions at the proposed ingress and egress locations. Please include typical handicap and regular parking stall details per Cooper City criteria. There are locations at on-site intersections where stop control should be designed and installed.
Response:	Please see the revised Civil plans (Pavement Marking and Signage plan with detail)
Comment:	17. Please provide off-site engineering design plans for the eastbound right turn lane and the northbound left turn lane at the SW 106 th Avenue and SW 59 th Street intersection. The traffic study references these improvements, but design plans have not been provided. Please consider any additional intersection design modifications based on the Chabad of SW Broward redevelopment.
Response:	Please see the revised Civil plans (Pavement Marking and Signage plan with detail)

Traffic Attachment A

General Observations:

- It was observed that Nur-UI-Islam School provides two pick-up/drop-off lanes, one lane for the pre-k and elementary students and another for the middle school and high school. Each lane provides two pick-up/drop-off stations. The pick-up/drop-off stations for pre-k and elementary students are located at the western side of the school, while the pick-up/drop-off stations for the middle school and high school students are located on the eastern side of the school.



- 10 parking spaces are blocked as part of the school's operational plan in order to reduce traffic conflicts and ensure safety of vehicles and pedestrians.
- School staff were observed to use traffic signs to direct traffic at the Nur-UI-Islam driveway in order to facilitate the vehicular operations.

School Morning Observations:

- 3 school staff members were observed directing traffic at the Nur-UI-Islam driveway. In addition, 6 school staff members were observed receiving the students and directing traffic at the pick-up/drop-off stations (3 members at the pre-K/elementary pick-up/drop-off stations and 3 members at the middle school and high school pick-up/drop-off stations).
- It was observed that approximately a 5% of the parents use the available parking spaces to drop-off students during the AM peak period.
- During the AM observations, a maximum of 6 vehicles were observed queuing in the pre-k/elementary lane.

- A maximum of 9 cars were observed queueing in the eastbound approach at the intersection of SW 106th Avenue and 59th Street. However, the maximum observed queue was dissipated within a period of three minutes.
- A maximum of 5 cars were observed queueing in the westbound approach at the intersection of Nur-UI-Islam driveway and 59th Street. However, the maximum observed queue was dissipated within a two-minute period. This queue was presented due to school personnel gave the right-of-way to vehicles leaving the school.

School Afternoon Observations:

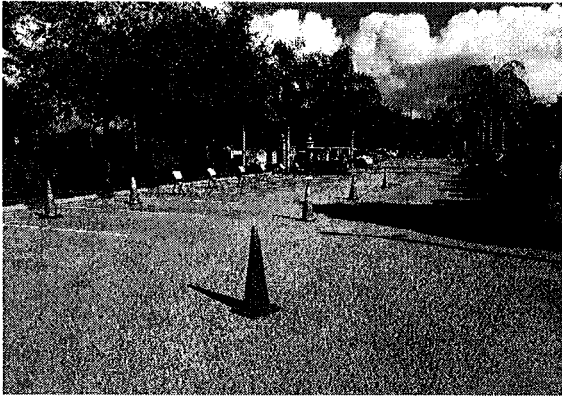
- 3 school staff members were observed directing traffic at the Nur-UI-Islam. In addition, 6 school staff members were observed helping drop-off students at the pick-up/drop-off stations (3 at the pre-K/elementary pick-up/drop-off stations and 3 at the middle school and high school pick-up/drop-off stations).
- It was observed that approximately a 5% of the parents use the available parking spaces to pick-up students during the PM peak period.
- During the PM observations, a maximum of 12 vehicles were observed queueing in the pre-k/elementary lane. All queues were kept within the Nur-UI-Islam property boundaries.
- An average of 4 vehicles were observed queueing in the middle school/high school pick-up/drop-off lane during the PM peak period of the school.
- A maximum of 7 cars were observed queueing in the eastbound approach at the intersection of SW 106th Avenue and 59th Street. However, the maximum observed queue was dissipated within a period of five minutes.
- A maximum of 7 cars were observed queueing in the westbound approach at the intersection of Nur-UI-Islam driveway and 59th Street. However, the maximum observed queue was dissipated within a two-minute period. This queue was presented due to school personnel gave the right-of-way to vehicles leaving the school. It is important to mention that the queue length never reached 106th Avenue.

Mosque Afternoon Observations:

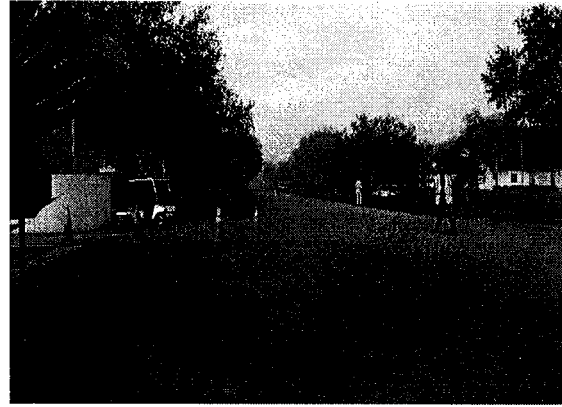
- A higher demand for parking was observed during this period of time than during the AM and PM peak hours of the school.
- The Nur-UI-Islam parking lot was able to satisfy the parking demand during this period of time.
- Vehicles were observed using the front (north) parking lot as well as the parking spaces located at the rear (south) of the property.
- Field observations support previous parking accumulation data collection, indicating that the peak period of parking operation demand at the studied Ur-UI-Islam property is during the afternoon service of the Mosque.

Field observation images are shown next:

School Morning Observations:



Resticted Parking zone



School Staff Directing Traffic



Eastbound Queue at intersection of SW 106th Avenue and 59th Street

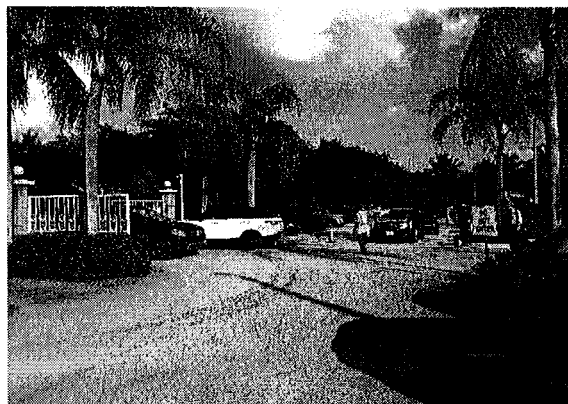


Vehicles Entering to Nur-Ul-Islam Facilities.

School Afternoon Observations:



Pre-K/Elementary pick-up/drop-off lane
Queue



School Staff Directing Traffic

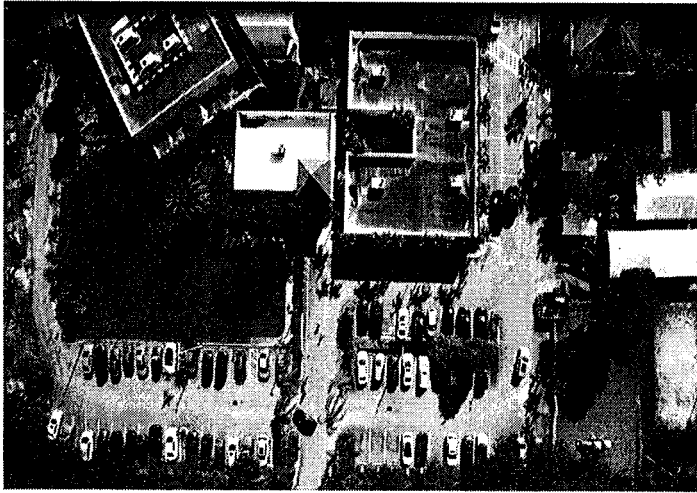


Pre-K/Elementary pick-up/drop-off lane on
the right and middle school/high school pick-
up/drop-off lane on the left

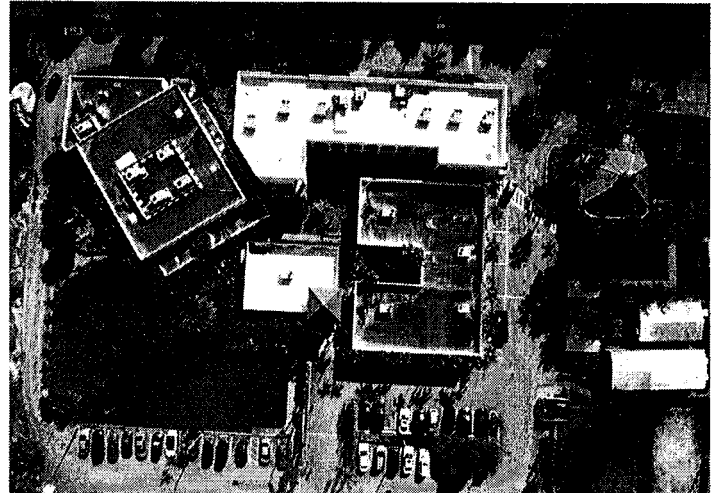


3 school staff members were observed
directing traffic at the Nur-UI-Islam Nur-UI-
Islam Facilities.

Mosque Afternoon Observations:



A higher demand for parking was observed during the Mosque arrival period of time



Nur-UI-Islam parking lot was able to satisfy the parking demand during the afternoon service of the Mosque