



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 22-47 (Community Development)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN AMENDMENT PETITION # SPA 10-1-21 FOR THE APPROXIMATELY 4.2 ACRES OF REAL PROPERTY KNOWN AS NUR-UL-ISLAM, GENERALLY LOCATED AT 10600 S.W. 59th AVENUE, ON THE WEST SIDE OF S.W. 106th STREET APPROXIMATELY 140 FEET NORTH OF STIRLING ROAD, IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends the Planning and Zoning Board's, **Approval** of the proposed Site Plan Amendment with the staff-recommended conditions. At their meeting on October 17, 2022, the vote was 6-2 with Mr. David Rouse and Ms. Kelly Brown dissenting.

ANALYSIS:

This item is a Site Plan Amendment to construct a new three-story school building and a new mosque building with three minarets and a dome roof within the existing Nur-Ul-Islam development.

The proposed school building has ground floor covered parking with school recreation space on the 2nd floor and middle school classrooms on the 3rd floor. The proposed school building will be 14,055 sq/ft and will hold 135 students, increasing the total enrollment from 425 to 560 students. If this school building is approved the site will have 51,600 sq/ft of school use on the property.

The new two-story mosque building totals 11,927 sq/ft with open (no fixed seats), worship areas on both floors along with restrooms and storage closets. On the roof of this building are 3 minaret towers with one at 100ft and two at 70ft along with a dome at 51ft in height. A separate variance application for the proposed heights is being requested. The new mosque building had been previously approved by Broward County when the property was unincorporated, but has since expired. The request is to restore the mosque on the site plan as originally approved in the County, as they were subsequently removed through previous site plan amendments.

Site plan modifications throughout the site include new parking areas, additional water retention areas and some landscape changes. Central Broward Water Control District has approved the proposed drainage/retention plans. Changes to the landscape plans will result in a payment to the City's Tree Canopy Trust Fund of \$2,400.

Off-site work includes two road widening projects. The first, is the widening of SW 106th Avenue at the intersection of SW 59th Street to create a dedicated left turn lane onto SW 59th Street to prevent delays for any cars traveling northbound on 106th Avenue. The second, is to widen SW 59th Street at 106th Avenue to allow for a dedicated left turn lane out to 106th Avenue going north-bound. In addition to the above, the proportionate share costs for roadway trips added to the Griffin Road and Stirling Road intersections on SW 106th Avenue equates out to \$23,366.92 (\$14,274.19 & \$9,092.76 respectively).

A revised parent drop-off/stacking plan is proposed and includes staff members stationed at numerous locations to ensure an organized and efficient drop-off (7:30-am-8:30am) and pick-up (2:45pm, 2:55pm & 3:07pm). Included in the backup materials is a letter from the school committing to an alternate arrival plan, requiring parents to access the school entrance via 110th avenue from West if stacking delays are experience on SW 106th Avenue.

The parking requirements associated with these new buildings are met with the restriction that the cafeteria/multi-purpose hall only be used for assembly purposes during the weekends and that the school releases students on Fridays at 11:50am to ensure parking for Friday prayers, which start at 1:30pm.

The school currently has a full-time school security guard who screens all visitors to the property at the front locked gate. The school and mosque are within a chain link fence the encloses the entire property.

To support their petitions, the applicant has submitted the following documents for review:

- 1) Full traffic report
- 2) Mosque and School Operations Plan

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION:

Staff recommends approval of the proposed Site Plan Amendment petition subject to the following conditions:

- 1) All required offsite roadway improvement work be completed before a temporary or final certificate of occupancy is issued.
- 2) The school honors their commitment letter that should any traffic back-ups along SW 106th Ave take place, the alternate vehicle entrance plan from SW 110th Ave be implemented.

BACKGROUND OF ITEM:

HISTORICAL BACKGROUND:

10/21/1999 Pre-annexation paperwork filed with Cooper City which included a letter to Mike Woolsey (Planning Dept. Director), which noted Broward County approvals for the construction of up to 36,000 sq/ft of a full-time school building and a mosque/hall facility (letter in variance justification packet).

9/7/2000 Broward County approved a height variance of a 28ft tall school building, 30ft for a cafeteria, 35ft for a mosque, and 100ft for a tower instead of the maximum allowable

height of 20ft. Variance approval expired after 180 days per County Code section 39-43 (original County variance approval in justification packet).

10/1/2000 Nur-Ul-Islam property is annexed into the City of Cooper City.

STRATEGIC PLAN:


Provides additional school capacity and religious opportunities to residents of the City.

FISCAL IMPACT:

None

ATTACHMENTS:

- Ex.1 – Resolution 22-47
- Ex.2 - Site Plan Amend. Backup Documents (apps, just., ops plan, road work, alt. stacking, DRC docs)
- Ex.3 - Architectural Site Plans
- Ex.4 - Traffic Study
- Ex.5 - P&Z Minutes
- Ex.6 - Letters of No Objection
- Ex.7 - 1st Baptist Church Tower plans/height (for reference only)

Workflow History 			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forwar...	11/16/22 04:46 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	11/16/22 04:47 PM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forwar...	11/16/22 06:16 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: En...	11/17/22 08:47 AM
Allen, Tedra	END WORKFLOW - APPROV...		11/17/22 09:59 AM