



## CITY COMMISSION STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** June 23, 2026

**SUBJECT:** Finding Violation of Conditional Use #CU 9-1-09

**ANALYSIS:**

Petitioner, the City of Cooper City, requests a public hearing to consider testimony and evidence that a violation of the Conditional Use occurred from September 2025 through March 2026 due to the Renaissance Charter School's failure to comply with the conditions of approval set forth in Resolution No. 10-10-3, adopted on October 12, 2010, as amended (the "Resolution"), approving CU #9-1-09 (the "Application").

From September 2025 through March 2026, the Renaissance Charter School failed to fund a school resource officer, as required by the City Commission upon approval of the Resolution. Additionally, the School has exceeded the student enrollment cap approved by the City Commission and has failed to comply with the traffic impact justification statement included in the Application, which was also a condition of the Resolution's approval.

In addition, the Resolution included a condition that "capped" the School's enrollment at 1,200. During the 2025-2026 school year, the School had an enrollment of 1213 students.

Further, the traffic impact justification statement included in the School's Condition Use Application (CU 9-1-09) states, in part, as follows:

The proposed use does not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area and will not significantly increase traffic on any local residential street.

The Property is located adjacent to Palm Avenue, an arterial roadway, in the City. Therefore, this site provides appropriate access for a charter school. The proposed development will not significantly increase automobile and vehicular traffic congestion beyond that generated by other uses permitted under the Estate zoning land use category. During the plat and site plan approval process, Broward County and the City will review the proposed development plan for the Property to determine appropriate access and vehicular traffic movements. In addition, Broward County will be required to address and pay any necessary fees to mitigate any impact on the regional roadway network.

The School has continued to cause an excessive traffic issue on Palm Avenue.

Due to the Renaissance Charter School's failure to comply with the conditions of approval set forth in the Resolution, the Petitioner, City of Cooper City, pursuant to Sec. 23-152 of the City's Code of Ordinances, seeks to consider testimony and evidence to determine whether the Renaissance Charter School violated the conditional use approval adopted pursuant to the Resolution.

**STRATEGIC PLAN:**

N/A

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. Original 2010 C.U. resolution, application, and backup materials
2. 2010 C.U. staff report with conditions
3. 2011 Student Count & Operator Change- Staff Memo
4. 2012 Commission Meeting - Status Report