



CITY COMMISSION ORDINANCE/RESOLUTION

Co

TITLE: Resolution 22-42 (Community Development Department)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE CONDITIONAL USE PETITION #CU 6-6-21, FROM THE FIRST BAPTIST CHURCH OF SW BROWARD FOR THE APPROXIMATELY .74 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2700 N. PALM AVENUE IN COOPER CITY; APPROVING AND AUTHORIZING THE USE OF THE PROPERTY FOR AN ELEMENTARY THROUGH TWELFTH GRADE PRIVATE SCHOOL LIMITED TO TWO HUNDRED (200) STUDENTS; 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 recommended approval of the conditional use 8-2 subject to a traffic detail being provided, all subsequent petitions being approved and a signal timing request at Sheridan St. and Palm Ave. submitted to Broward County by the School/Church at their meeting of January 3, 2022. **Per the attached, 9/2/22 & 9/27/22 letters from Mrs. Calhoun, the applicant is not prepared to add a traffic detail at this time but is willing to meet with City staff 6 months after opening to determine if a traffic detail is needed.** The 9/27/22 letter also adjusted the school hours to not overlap with Renaissance Charter School (proposed hours are 9am - 4pm).

ANALYSIS:

The subject site is approximately 8 acres in total size, .74 acres for this site plan and consists of a portion of Parcel A on the FBCCC Plat. The property is zoned A-1 Broward County and is located to the Northeast of Palm Avenue and Sheridan Street.

The applicant requests the Rezoning and Conditional Use in order to build a 23,000sq/ft of gymnasium/school classrooms. These new proposed classrooms will include 2 elementary, 3 middle, and 5 high school rooms and increase student enrollment by 200 students. The current Church and school building to the West has 8 classrooms for K4-3rd grade and a maximum enrollment of 190 students. If approved both buildings would have a total school enrollment of 390 students.

The proposed use of this property for a K-12 private school and gymnasium is consistent with the type of use and structures intended within the X-I Civic district. This school use is specifically listed in Sec.23-10 *Use Regulations Schedule*, of the City's Code of Ordinances, as permitted, subject to Conditional Use approval by the City Commission.

The proposed private school and gymnasium can be considered compatible with the surrounding existing and planned land uses. As previously described, to the north is the Renaissance Charter School and Brian Piccolo Park which offers recreational opportunities within walking distance from the proposed school. The adjacent school use to the north and the existing and future commercial uses to the south may be considered compatible with the intended private school given the traffic control conditions that the applicant will need to meet.

The traffic study shows that the Project will generate approximately 822 new daily trips, with 182 am peak hour trips and 124 trips generated during the afternoon peak hour. The additional trips generated by the Project will drop the level of service for the intersections of Palm Avenue and Stirling Road and Palm Avenue and Sheridan Street below the level of service standards.

These trips could possibly be mitigated with signal timing optimization, allowing the intersections to maintain the current level of service.

STAFF FINDING: The applicant has met all of the minimum submission requirements for the conditional use request to be considered. If approval is recommended it should be subject to approval of the rezoning, site plan, plat amendment and variance petitions.

OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS:

- 1) Staff recommended a traffic detail at Palm Avenue during pickup and dismissal times to ensure an orderly operation of traffic entering and exiting the site.
- 2) Staff recommended an SRO or Guardian on the site for student safety.

STRATEGIC PLAN:

The new proposed gymnasium and increased school enrollment does help promote a sense of place however the traffic situation does negatively affect the public safety aspect of the Strategic Plan.

FISCAL IMPACT:

None


ALTERNATIVES:

None

ATTACHMENTS:

1. Resolution 22-42
2. Application / Justification Statement
3. Operations/Security Plan and Emergency Policies & Procedures Manual
4. Site Plan Sheets

- 5. Traffic Study
- 6. 1/3/22 P&Z Minutes
- 7. DRC Comments

Workflow History 				
User	Task	Action	Date/Time	
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forwar...	10/13/22 11:35 AM	
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	10/13/22 11:47 AM	
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forwar...	10/13/22 01:14 PM	
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: En...	10/13/22 01:50 PM	
Allen, Tedra	END WORKFLOW - APPROV...		10/13/22 03:11 PM	