



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Asst. Director

Date: September 27, 2022

Re: Rezoning – First Baptist Church of SW Broward
Petition #Z 6-3-21

PETITION: First Baptist Church of SW Broward
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LOCATION: 2700 N. Palm Avenue, Cooper City

OWNER/PETITIONER: First Baptist Church of SW Broward /Hope Calhoun, Agent

ZONING: A-1 (Agriculture) – Broward County

PROPERTY SIZE: .74 acres for Conditional Use and 2.685 total acres for both School sites

REQUEST: Rezone to X-1 (Civic District) – Cooper City

BACKGROUND AND PROPERTY DESCRIPTION: The subject site is approximately .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 gymnasium with school classrooms. These new proposed classrooms will include 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 building would have a total school enrollment of 390 students.

Should this rezoning be approved, it will need to be followed up with a conditional use, variance and site plan petitions.

The land use and zoning of the surrounding areas can be described as follows:

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- East: Vacant land owned by the First Baptist Church of Southwest Broward, zoned A-1, Agricultural (County), and Land Use Plan designated E, Estate.
- North: Renaissance Charter School zoned X-1, Civic District and Land Use Plan designated E, Estate.
- West: Across Palm Avenue are single family homes in the Embassy Lakes subdivision, zoned PRD, Planned Residential Development and Land Use Plan designated LM, Low Medium Residential.
- South: Vacant parcel owned by First Baptist Church of SW Broward with a Zoning Designation of B-3.

ANALYSIS OF REZONING REQUEST

CONSISTENCY WITH COMPREHENSIVE PLAN: The subject site is designated “Estate” on the Cooper City Future Land Use Map. This application is consistent with the permitted uses of the Estate Category of the Cooper City Comprehensive Plan and Policy 1.1.2, which provides that the City shall allow those uses permitted within each land use category listed in the Future Land Use Element for each parcel in the city so designated on the adopted Future Land Use Map. The proposed change is consistent with Section 3.02(a)(6) of the City’s Comprehensive Plan to provide for community facilities designed to serve the residential area in parcels designated in a residential land use category. As such, the rezoning request may be considered consistent with the City Comprehensive Plan.

LAND USE COMPATIBILITY: The proposed X-1, Civic District and the intended school and gymnasium uses are considered compatible with the surrounding existing and planned land uses. As previously described, both sites that were previously under church ownership have been developed on adjacent properties for commercial and school uses.

The vacant land to the immediate east, also owned by the Church, should offer adequate room to buffer and appropriately separate the community facility use from the residential properties further east. To the west is Palm Avenue and a privacy wall, which will buffer the proposed school from the residences in Embassy Lakes.

TRAFFIC IMPACTS: The proposed church associated with this rezoning must meet all traffic concurrency regulations prior to permit issuance. Through the plat process, Broward County will assess the additional traffic generated by the additional uses and will require additional transit impact fees to be paid prior to the issuance of a building permit. The property is adequately situated with direct access on Palm Avenue, an arterial roadway in the City.

A traffic statement has been submitted with the accompanying site plan. The church operates on Sundays from 9:45 am – 12:15 pm and 6:00 pm – 7:15 pm and Wednesday evenings from 7:00 pm – 8:15 pm, while the school operates Monday – Friday from 9:00 am – 4:00 pm with

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after school sports, activities and after school care operating on Monday-Friday from 4:00 pm-6:00 pm.

Additionally, the adjacent Renaissance Charter School operates Monday – Friday with a start time of 8:00 am for all grades and ending time of 2:45 pm for grades K-2nd, 3:05 pm for grades 3-5 and 3:25 pm for grades 6-8.

A stacking plan has been included with this submittal (see Sheet SP-3). The plan shows that there will be two separate stacking routes, one for each school building (the existing school and the new school).

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

OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS:

- Staff recommended 1st Baptist have non-overlapping afternoon pickup times with Renaissance.
- Staff recommended a traffic detail to assist with an organized/efficient arrival and dismissal.
- Staff recommended an SRO/Guardian for student safety.

PLANNING & ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board, at their meeting of January 3, 2022, unanimously recommended Approval of the proposed rezoning 10-0 subject to a traffic detail being provided. **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).