



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 #: _____
DATE PETITION FILED:
6-10-21

Date of Pre-Submittal Meeting: 04/23/2021

Check type of application(s) for:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input checked="" type="checkbox"/> Rezoning | <input checked="" 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> |

RECEIVED

NOV 01 2021

INSTRUCTIONS TO APPLICANT:

- Please complete all requested information on this application. If not applicable, indicate with N/A.
- Provide specific Petition Application(s).
- Make Checks payable to the City of Cooper City per the current Fee Schedule.

CITY OF COOPER CITY
PLANNING DIVISION

I. PROJECT NAME AND LOCATION

A. Project Name: First Baptist Church of Southwest Broward Expansion

B. Project Address: 2700 N. Palm Ave.

C. Section: Township: Range: Total Acreage or square feet of Subject Property: 8 acres

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
East Side of Palm Ave. approximately 1,200 feet north of Sheridan St.

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514105290010

F. Brief Legal Description: FBCCC 180-193B Parcel A

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: A-1 (Broward County)

B. Future Land Use Plan Designation: E-Estate

C. Existing Use(s) on Property: Vacant

D. Proposed Use(s): Gymnasium and school

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



CITY OF COOPER CITY – COMMUNITY DEVELOPMENT DEPARTMENT

9090 Southwest 50 Place, Post Office Box 290910, Cooper City, Florida 33329-0910

Ph: (954) 434-4300 Ext. 226

Fax: (954) 680-1439

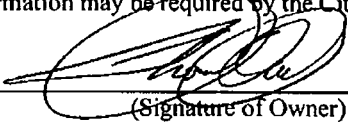
III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: First Baptist Church of Southwest Broward, Inc.


Address: 9741 NW 29 Court City Cooper City ST FL Zip 33024

Phone: (954) 404-7706 Fax: _____ E-Mail: pastorodom@gmail.com

I am/We: First Baptist Church of Southwest Broward, Inc., 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)

Thomas J. Odom
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>25th</u> day of <u>May</u> 20 <u>21</u>	
By (Name of Person Acknowledging) <u>Sarah Sibert</u> She/he is personally known to me or has produced <u>Florida Drivers License</u> as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>Sarah Sibert</u>	
Name - Must be typed, printed, or stamped) <u>Sarah Sibert</u>	
My Commission Expires:	

Petitioner(s) if other than Owner):

Address: _____ City _____ ST _____ Zip _____

Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner): Hope W. Calhoun, Esq.

Address: 14 SE 4th Street, Suite 36 City Boca Raton ST FL Zip 33432

Phone: 561-405-3334 Fax: _____ E-Mail: hcalhoun@dmblaw.com



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Ph: (954) 434-4300, Ext. 226

Fax: (954) 680-1439

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

I am/we are the Agent Petitioner Other

Signature(s)

[Handwritten signature]

STATE OF Florida COUNTY OF Palm Beach


The foregoing instrument was acknowledged before me this 6 day of June 20 21

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

NOTARY PUBLIC SIGNATURE: *[Handwritten signature]*

Name – Must be typed, printed, or stamped) Rachel Mchugh

My Commission Expires:



STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	



Gary Dunay	Hope Calhoun	Christina Bilenki
Bonnie Miskel	Dwayne Dickerson	Lauren G. Odom
Scott Backman	Ele Zachariades	Nicole Jaeger
Eric Coffman	Matthew H. Scott	Rachael Bond Palmer

**First Baptist Church of Southwest Broward, Inc.
Project Narrative**

First Baptist Church of Southwest Broward, Inc. (“Applicant”) is the owner of the 8-acre parcel generally located on the east side of N. Palm Ave., between Sheridan St. and Stirling Rd. in Cooper City (“Property”). The Property contains a split zoning designation, with a portion containing a Broward County zoning designation of A-1 (Agricultural Estate) and the remaining portion containing a Cooper City zoning designation of X-1 (Civic District). The entire Property has a future land use designation of Estate. The Property is currently developed with a church and private school associated with the church use on the portion of the Property zoned X-1. The Applicant is proposing to construct the following accessory uses on the portion of the Property containing the A-1 zoning designation (proposed as X-1); a new 23,000 square foot gymnasium building with additional classrooms, a new playground with 2 basketball courts and additional parking (“Project”). The gymnasium building will contain 2 elementary school classrooms, 4 middle school classrooms, and 4 high school classrooms with a total maximum of 200 students, while the existing church and school building contains 8 classrooms for grades K4-3rd with a total maximum of 190 students. Upon completion of the Project, the two school buildings will have a total maximum of 390 students.

First Baptist Academy is part of the Florida Christian Activity Association (FCAA), a small Christian school league, serving schools with under 500 students. The school will have a basketball and volleyball league with approximately 75-100 attendees at each game with between 50-75 students participating in the after school athletic program. Occasionally, students may be transported off property using a school vehicle, such as a van or bus to practice on a rented field or gym off-site or play an away game. Aftercare is available for all ages from 3:45 pm – 6:00 pm on Monday-Friday. There are typically around 10-20 students in the aftercare program on any given day.

In order to develop the accessory uses on the Property, the following applications and approvals are being requested: 1.) rezoning application to change the zoning designation from Broward County A-1 to the Cooper City zoning designation of X-1 (Civic District); 2.) a site plan application; 3.) a conditional use application to allow the accessory uses for the school use in the X-1 zoning district; 4.) an amendment to the restrictive note on the plat; and 5.) a variance to allow the uses on both sites to operate with 236 parking spaces rather than 328 parking spaces.

Per the City's General Application form, the applicant must demonstrate compliance with the following standards for site plan approval:

1. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan.

Policy 1.2.5: Promote infill development by encouraging new projects to locate adjacent to existing development where water and wastewater facilities are in place and through the provision of potable water and sanitary sewer service to those developed areas, which are currently inadequately served.

The Property is located within an existing urbanized area, thus not considered to be urban sprawl. The proposed Project will allow for the development of a vacant parcel in an urbanized area. Public facilities and services are available to the Property.

Policy 2.2.1: Cooper City shall continue to assure that all new development has safe and adequate direct access to roadways.

The Property is located on N. Palm Ave. between Sheridan St. and Stirling Rd. Both Sheridan St. and Stirling Rd. have direct access to I-95 and I-75. Additionally, N. Palm Ave. (also named Nob Hill Rd.) runs through the entirety of Broward County and into Miami-Dade County, traversing many major roadways.

2. 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.

The Project complies with all applicable regulations for the proposed use within the X-1 zoning district, except for the required amount of parking spaces. The Applicant is requesting a parking variance to allow a total of 236 parking spaces for the church and school uses rather than 328 spaces as required by Code. The two uses utilize shared parking as they each operate at different times. 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 8:45 am – 3:45 pm with after school sports,

activities and after school care operating on Monday – Friday from 3:45 pm – 6:00 pm. This allows the two uses to share the same parking spaces, therefore not requiring the amount of parking required by Code for each use individually.

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. The First Baptist Academy recently adjusted their starting and end times to a later time to ensure that the pick-up and drop-off times do not coincide with the pick-up and drop-off times with the adjacent charter school.