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September 2, 2022

Sent via Email: JChockley@coopercityfl.org

Jason Chockley
Assistant Director
City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

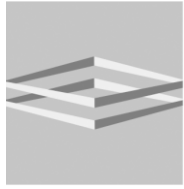
Re: First Baptist Church Expansion

Dear Jason:

As you are aware, at the January 3, 2022, Planning and Zoning Board (“Board”) meeting, the Board considered 5 separate development applications in connection with the expansion of the First Baptist Church (“Applicant”) located at 2700 N. Palm Avenue. In accordance with the minutes of that January 3rd meeting, the Board’s motion to approve the Rezoning and Conditional Use applications were subject to the Applicant providing a “traffic detail”. To that end, the Applicant has had several conversations with the adjacent Renaissance Charter School to discuss the existing traffic detail and the traffic at both schools. As it is the Applicant’s position, and as indicated by the provided traffic study, as well as related testimony presented to the Board, the Applicant is not prepared to add a traffic detail at this time.

Notwithstanding the forgoing, the Applicant is prepared to adjust school start and end times so that there is no overlap between parent pick up and drop off at the adjacent charter school. Therefore, with the understanding that the majority of charter school traffic ends at 8:15 a.m., the Applicant will delay the start of its school from 8:45 a.m. to 9:00 a.m., which means that the Applicant’s school day will end at 3:30 p.m. instead of 3:15 p.m., thereby by not impacting traffic during the charter schools peak pick up and drop off times.

We hope that this compromise will accomplish the stated goal of alleviating traffic along Palm Avenue and Sheridan Street. We are happy to continue to discuss solutions for providing children with the quality education that they deserve. Thank you.



**DUNAY
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Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP

Hope W. Calhoun, Esq.

Cc: Pastor Tom Odom, pastorodom@gmail.com
Matthew Sibert, sibertmatthew@yahoo.com



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September 27, 2022

Sent via Email: JChockley@coopercityfl.org

Jason Chockley
Assistant Director
City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

Re: First Baptist Church (“Church”) Expansion/Entitlement Applications

Dear Jason:

This letter shall supplement the September 2, 2022, letter that I sent to your attention regarding the above. Specifically, this letter is intended to reiterate the Church’s continued willingness to help work with the City of Cooper City (“City”) to create positive changes in the area. To that end, please note that as a result of recent meetings held regarding the Church’s proposed school expansion, the Church is prepared to modify their hours of operation in order to further reduce the overlap of the pickup and drop off times between Renaissance Charter School and the Church’s school. As a result, the proposed hours of operation for the Church’s school will be 9am start time and 4pm dismissal.

As stated above, the Church remains open to exploring solutions needed to address issues created as a result of positive growth in the area. Therefore, the Church is prepared to agree that if the Church’s school is ultimately approved for development, then 6 months after opening, they will meet with City staff to determine if a traffic detail is needed.

Again, we thank you for your time and attention. Thank you.

Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP

A handwritten signature in blue ink, appearing to read 'H. Calhoun', with a long horizontal flourish extending to the right.

Hope W. Calhoun, Esq.

Cc: Pastor Tom Odom, pastorodom@gmail.com
Pastor Matthew Sibert, sibertmatthew@yahoo.com
Mayor Greg Ross, Mayor_Ross@CooperCityFL.org
Commissioner Green, Commissioner_Green@CooperCityFL.org
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Joseph Napoli, City Manager, JNapoli@CooperCity.gov