



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 22-40 Community Development Department)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION #SP 6-4-21, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY .74 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2700 N. PALM AVENUE IN COOPER CITY, FLORIDA; 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 Final Site Plan 8-2 with Mr. Curran and Mr. Weisberg dissenting at their meeting of January 3, 2022

ANALYSIS:

This item is a Preliminary/Final Site Plan in order to build a 23,000sq/ft of gymnasium/school classrooms. The proposed building has a peak roof height of 42 feet. The new proposed classrooms will include 2 elementary, 3 middle, and 5 high school rooms; a new playground with two outdoor basketball courts and a new parking lot. The new building will 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.

Administrative and teaching staff are on hand to ensure a smooth and flowing pick-up and drop-off operation. Traffic cones, signage and personnel are utilized to create an effective stacking pattern to ensure no traffic ever reaches Palm Ave. The Traffic Operations Plan shows the traffic flow patterns for parents dropping off their kids at each school building. As shown on the plan, staff and traffic control personnel will be placed throughout the traffic flow route and at the school building to ensure a safe and effective drop-off and pick-up routine. It is anticipated that the maximum number of students driving to school will be between 8-10 students.

First Baptist Academy has and will implement several safety and security features, including a CC security camera system, fencing around classroom buildings, a master level lock system for each room that is only accessible to the key holder, lockdown policies, procedures, drills, and training and the Knox box system.

A parking variance is requested for a reduction of 142 required spaces to 33 spaces for this new site (109 spaces less than code) but the overall count between both sites require 328 total spaces with 236 spaces provided (92 spaces less than code). 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.

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

OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS:

- 1) Staff recommended a traffic detail at Palm Avenue during pickup and dismissal times to ensure and orderly operation of traffic entering and exiting the site.
- 2) Staff recommended an SRO or Guardian on the site for student safety.
- 3) Staff recommended the pedestrian pathway connected site be a covered walkway to protect pedestrian during inclement weather.

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 22-40
2. General Application & Justification Statement
3. Site Plan
4. Traffic Study
5. 1/3/22 P&Z Minutes
6. DRC Comments

Workflow History



User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forwar...	10/13/22 08:57 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	10/13/22 09:00 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 02:33 PM