

ORDINANCE NO. 22-23

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-3-21; PROVIDING FOR THE REZONING OF THE APPROXIMATELY .74 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2700 N. PALM AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM A-1 AGRICULTURE (BROWARD COUNTY) DISTRICT TO X-1 CIVIC (COOPER CITY) DISTRICT; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petition #Z 6-3-21 (the "Petition") has been submitted by First Baptist Church of SW Broward, through its agent, Hope Calhoun, (collectively, the "Applicant") to rezone the approximately .74 acres of real property generally located at 2700 N. Palm Avenue in Cooper City (the "Property") from A-1 (Agriculture) to X-1 (Civic). A copy of the Petition is attached hereto as Exhibit "A;" and

WHEREAS, the City's professional staff has reviewed the Petition and confirmed that it meets the minimum sufficiency requirements for consideration by the City Commission, as set forth in greater detail in the staff report attached hereto as Exhibit "B" and incorporated herein; and

WHEREAS, the Planning and Zoning Board of the City of Cooper City considered the Petition for rezoning of the Property on January 3, 2022 and recommended approval, subject to the Applicant providing a traffic detail at the Property; and

WHEREAS, on September 2, 2022, the Applicant advised the City that the Applicant "is not prepared to add a traffic detail at this time." A copy of the Applicant's correspondence is attached hereto as Exhibit "C;" and

WHEREAS, the City Commission of the City of Cooper City (“City Commission”) has conducted a public hearing in accordance with Florida law; and

WHEREAS, after said hearing, the City Commission deems it to be in the best interests of the citizens and residents of the City of Cooper City that the Property be rezoned from the current A-1 Agriculture (Broward County) District to X-1 Civic (Cooper City) District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: **RECITALS ADOPTED.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: That the Petition is hereby granted; that the approximately .74 acres of real property generally located at 2700 N. Palm Avenue in Cooper City is hereby rezoned from the current A-1 Agriculture (Broward County) District to X-1 Civic (Cooper City) District.

Section 3: Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4: The amendment set forth in Section 2 hereof shall be entered in the official zoning map of the City of Cooper City, by the Community Development Director, subsequent to the effective date of this Ordinance.

Section 5: All sections or parts of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflicts.

Section 6: Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

Section 7: This Ordinance shall become effective upon adoption.

PASSED AND ADOPTED on First Reading this ____ day of _____, A.D., 2022.

PASSED AND FINAL ADOPTION on Second Reading this ____ day of _____, A.D., 2022.

GREG ROSS
Mayor

ATTEST:

TEDRA ALLEN
City Clerk

Approved As To Legal Form:

JACOB G. HOROWITZ
City Attorney

ROLL CALL
Mayor Ross _____
Commissioner Green _____
Commissioner Meltzer _____
Commissioner Pulcini _____
Commissioner Shrouder _____



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> |

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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

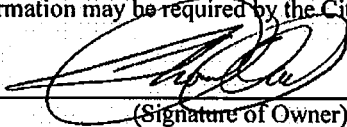
Fax: (954) 680-1439

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 Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25th day of May 20 21

By (Name of Person Acknowledging) Sarah Sibert She/he is personally known to me or has produced Florida Drivers License as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: Sarah Sibert
Name – Must be typed, printed, or stamped) Sarah Sibert

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@dmbblaw.com



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

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.

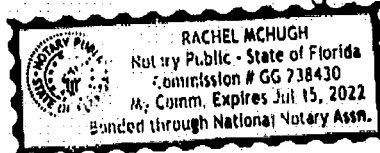
NOTARY PUBLIC SIGNATURE:

[Handwritten Signature: Rachel McHugh]

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:	



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COOPER CITY**

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910
Phone: (954) 434-4300, ext. 226 - Fax: (954) 680-1439

REZONING 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, 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. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION #: Z #6-3-21

DATE PETITION FILED:

6-10-21

Date of Pre-Submittal Meeting: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. ZONING INFORMATION

Existing Zoning: A-1 (County) Code Section: _____
Proposed Zoning: X-1 Code Section: 23-62

Land Use Plan Designation: Estate

Acreage or Square Footage: 719,396 sq. ft.

Brief Legal Description (attach full Legal Description): FBCCC 180-193B Parcel A

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CITY OF COOPER CITY
PLANNING DIVISION

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Estate	A-1 / X-1	Broward County Park / School
SOUTH	Commercial	B-2	Commercial Use (eye doctor)
EAST	Estate	A-1	Park & residential (SF)
WEST	Estate	X-1	Church

If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.

III. CRITERIA FOR REVIEWING REZONING REQUESTS

The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.

(1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

(2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



COMMUNITY DEVELOPMENT DEPARTMENT – CITY OF COOPER CITY
 9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910
 REZONING APPLICATION

- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

IV. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	(√)
1	Completed Original General Application	
1	Completed Original Rezoning Application	
1	Certificate of Title, property deed or other proof of ownership	
*14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	
*14	Plats, if property is platted	
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	
*14	Aerials Photos of subject site clearly delineating site boundary lines.	
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	
1	Justification Statement	
1	List of Property Owners within the 300' radius	
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	
1	Radius Map from Property Appraisers Office showing 300' radius on tax map	

V. SIGN CRITERIA FOR POSTING ON PROPERTY

Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Community Development Staff.

VI. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	



VII. COOPER CITY CODE

Sec. 23-151. Rezoning (map amendment).

(a) All applications for changes or adjustments in the zoning classifications of real property in the city shall be submitted to the city clerk in writing by the applicants, and shall set forth the following information:

- (1) Name and address of applicant;
- (2) Certificate of title, property deed or other proof of ownership;
- (3) Legal description of the property to be affected by the change;
- (4) Type of change desired;
- (5) Statement of intent or concept sketch map setting forth the use to be made of the property;
- (6) Such other information as may be required from time to time by the city commission and/or the planning and zoning board.

(b) In addition thereto, the application shall be accompanied by a fee, which shall be nonrefundable regardless of the action taken by the commission with respect to the application, and shall be deposited by the city clerk in the general revenue fund of the city for costs incident to the processing of the application.

(c) The procedure for the review and granting of rezoning requests shall be in accordance with applicable provisions of F. S. Chapters 163 and 166, as may be amended.

(d) The City Commission shall schedule the public hearing required herein not sooner than twenty (20) days after the receipt of the report from the Planning and Zoning Board, nor later than ninety (90) days after the receipt of the report of the Planning and Zoning Board. If the planning and zoning board fails to report, the City Commission shall, upon the expiration of the sixty (60) days following the referral to the Planning and Zoning Board, thereafter schedule the public hearing at a date not sooner than twenty (20) days nor later than ninety (90) days following its first regular meeting, subsequent to the expiration of the sixty (60) days as aforesaid.

(e) In addition to those procedures required by state law, each applicant for a rezoning shall post the property(s), which is (are) the subject of such application with signs indicating that a rezoning is pending.

(1) Each sign to be posted in conformity with this section shall measure forty-eight (48) inches by forty-eight (48) inches and shall be constructed of three-quarter (3/4) inch A/C exterior grade plywood, set thirty-six (36) inches above surrounding grade from the bottom of the sign board, mounted on two (2) four (4) inch by four (4) inch by ten (10) foot pressure treated posts or metal angles.

(2) Signs shall be painted with white enamel paint background and black enamel painted letters, except that the top line shall be painted red enamel. Lettering shall be gothic style upper case with the top line measuring at least eight (8) inches in height and all other lines measuring at least three (3) inches in height.

(3) Text sign shall read as follows:

Rezoning Applied for This Property From: (Insert zoning district) To: (Insert zoning district) Public Hearing Dates: Planning & Zoning: (Insert date) City Commission: (Insert date) For further info, call Planning Dept. 434-4300, ext. 226

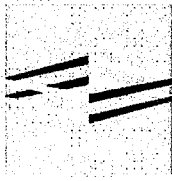
(4) Signs shall be placed on each street frontage of the subject property at a distance of no more than ten (10) feet within the property line.

(5) Each sign to be posted in conformity with this section shall be placed upon the parcel upon which the applicant is seeking a rezoning concurrently with the filing of an application for a rezoning with the city clerk and shall remain upon subject property until such time as the city commission has finally adopted or rejected the applicant's rezoning request. It shall be a violation of this section for any sign posted to remain more than seven (7) days following final commission action upon applicant's rezoning request.

(6) Each applicant prior to being scheduled for city commission action or an ordinance granting the rezoning application shall submit a sworn affidavit that he has acted in compliance with this section.

(f) Applicants for rezoning, in addition to any fee set forth hereinabove, shall be required to pay the actual costs of any advertisements required in accordance with this code and applicable laws.

NOV 01 2021

**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

CITY OF COOPER CITY
PLANNING DIVISION

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

**First Baptist Church of Southwest Broward, Inc.
Rezoning Justification**

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; 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.

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 rezoning application, the Applicant must demonstrate compliance with the following standards for approval:

- 1. The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;**

The proposed use is not contrary to the City's adopted Comprehensive Plan. Per the City's Future Land Use Element of the Comprehensive Plan, residential land use categories (which includes the Estate land use designation) permits "community facilities designed to serve the residential area including, schools, day care centers, churches, governmental administrative, police and fire stations, museums, libraries and civic centers."

Furthermore, the amendment is consistent with the following policies listed in the 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. The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;**

To the contrary, the Property currently has a split zoning designation. The most western portion of the parcel, which contains the church building, has a Cooper City zoning designation of X-1. The remaining area of the parcel (the proposed amendment area) contains a Broward County Zoning Code designation of A-1. This amendment will rezone the remainder of the parcel from a Broward County zoning designation to be consistent with the zoning of the western portion of the parcel containing the X-1 zoning designation.

3. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The existing district boundaries are illogically drawn in relation to existing conditions on the Property. As previously stated, the parcel contains a split zoning designation, with a portion of the parcel containing a Cooper City X-1 zoning designation and the remainder of the parcel containing a Broward County Zoning Code designation of A-1. This amendment will rezone the area of the parcel containing the Broward County Zoning Code designation of A-1 to be consistent with the Cooper City zoning designation of X-1.

4. The proposed change will not adversely affect living conditions in the neighborhood;

The proposed change will not adversely affect living conditions in the neighborhood. The proposed zoning designation of X-1 will allow the development of accessory uses to the existing church and school located on the parcel. In this specific case, the allowable uses in the X-1 district for community facilities such as schools and churches are less intense and less impactful, and more consistent with the surrounding neighborhood than the agricultural uses permitted under the Broward County A-1 district. The A-1 district permits outdoor storage uses and the breeding and keeping of animals which are more intrusive to the surrounding residential neighborhoods in terms of incompatibility, noise, and smell, for example. Furthermore, all of the uses proposed are completely internal and consistent with existing uses on the Applicant's adjacent parcels.

5. The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;

The proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area, and it will not result in an increase in traffic on any local residential streets. The church use and the school use 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.

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.

A stacking plan has been included with this submittal (see Sheet SP-3). This plan shows that there will be two separate stacking routes, one for each school (the existing school and the new school). With this plan, both schools can start and end at the same time with no stacking issues. The existing school with 190 students requires stacking for approximately 38 vehicles and the Property can accommodate 68 vehicles. This is almost 80% more

stacking than what is required. While the new school with 200 students requires stacking for approximately 40 vehicles. With 2 stacking lanes implemented as shown in the attached site plan, the new school can accommodate approximately 72 vehicles. This equates to 80% more stacking than what is required.

6. The proposed change will not adversely affect other property values;

To the contrary, the proposed rezoning will have a positive impact on property values of the surrounding area as the Property currently contains an agricultural zoning designation. This rezoning will increase the surrounding property values by removing the opportunity to create more intrusive agricultural uses permitted under the existing A-1 zoning designation and developing the site with accessory uses to the existing church and school on the Property which are consistent with the existing uses on the parcels owned by the Applicant.

7. The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed zoning amendment will not be a deterrent to the improvement or development of other property in accordance with existing regulations. As previously stated, this rezoning will remove the more intrusive agricultural uses permitted under the existing A-1 zoning which may deter potential developers from developing surrounding parcels. This amendment will provide a zoning designation that allows civic uses that are more compatible with the surrounding commercial and residential uses.

8. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

The proposed change will not constitute a grant of special privilege to the owner in contrast to the welfare of the general public. The amendment is in the best interest of the general public as it will allow the development of accessory uses to the existing church and school on the Property which are more compatible with the surrounding residential uses than the agricultural uses permitted under the existing A-1 zoning designation.

9. There are substantial reasons why the property cannot be used in accord with existing zoning.

The Property cannot be developed, but for agricultural uses under the current A-1 zoning designation as it a Broward County Zoning Code designation. This rezoning will remove the split zoning designation on the parcel and allow the development of the remainder of the parcel to be consistent with the zoning and uses under the Cooper City X-1 zoning district.