



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: ORDINANCE 22-23 (Community Development Department)

DESCRIPTION: 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.

CITY MANAGER RECOMMENDATION:

The City Manager recommends the unanimously recommended approval of the proposed rezoning 10-0 subject to a traffic detail being provided, at their meeting of January 3, 2022. **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).

ANALYSIS:

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. This property is to the West of their existing Church and school building.

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.

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 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).

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.

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.

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. Ordinance
2. 9/27/22 Staff Report
3. Petitioner letter from 9/2/22 & 9/27/22
4. Site Plan
5. Traffic Study
6. 1/3/22 P&Z Minutes

Workflow History



User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forwar...	10/12/22 12:42 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	10/13/22 01:55 PM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forwar...	10/13/22 04:44 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: En...	10/13/22 05:55 PM
Allen, Tedra	END WORKFLOW - APPROV...		10/14/22 09:22 AM