



## CITY COMMISSION ORDINANCE/RESOLUTION

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**TITLE: Resolution 22-41 (Community Development Department)**

**DESCRIPTION:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V6-4-21, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, SUBMITTED BY FIRST BAPTIST CHURCH OF SW BROWARD FOR THE PROPERTY GENERALLY LOCATED AT 2700 N. PALM AVENUE IN COOPER CITY, FLORIDA, TO DECREASE THE AMOUNT OF PARKING RATIO FROM ONE HUNDRED FORTY-TWO (142) SPACES TO THIRTY-THREE (33) SPACES (109 SPACE DEVIATION) FOR THE SCHOOL WITH AN OVERALL COUNT OF THREE HUNDRED TWENTY-EIGHT (328) AS OPPOSED TO AN OVERALL COUNTY OF TWO HUNDRED THIRTY-SIX SPACES (92 SPACE DEVIATION); 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 Variance with a vote of 8-2 with Mr. Curran and Mrs. Dodge dissenting, at their meeting of January 3, 2022.

**ANALYSIS:**

REQUEST: Variance from Section 25-4(g) of the Code to decrease the amount of parking ratio from 142 spaces vs. 33 spaces (109 space deviation) for this new school building with an overall count of 328 spaces vs. 236 spaces (92 space deviation).

ANALYSIS: A variance is requested for approval of the accompanying Site Plan request, decrease the amount of parking ratio from 142 spaces vs. 33 spaces (109 space deviation) for this new school building with an overall count of 328 spaces vs. 236 spaces (92 space deviation). The code required are high due the assembly areas of the existing church and proposed gymnasium. This site plan and variance request is unique in the fact that this site plan is an extension of an existing church and school building under unified control and ownership. Both sites share the drive isle off of Palm Avenue and will interconnect via interior drive aisles and pedestrian pathways. The provided operations plan commits to non-overlapping uses between the Church and School, an after-school athletic program that use the gymnasium.

The applicants justify the variance requests based on a number of considerations outlined in their justification statements.

**OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS:** Staff recommended the pedestrian pathway connecting the site be a covered walkway to protect pedestrians during incimate weather.

**STAFF FINDING:** Staff has determined that the application meets all the submittal requirements for review and processing of a variance petition.

**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:**

**ATTACHMENTS:**

1. Resolution 22-41
2. Justification Statement
3. Site Plan Sheets
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 09:46 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	10/13/22 11:52 AM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forwar...	10/13/22 01:13 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: En...	10/13/22 01:50 PM
Allen, Tedra	END WORKFLOW - APPROV...		10/13/22 02:37 PM

