



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

CITY OF COOPER CITY
PLANNING DIVISION
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 #: SPA 8-1-24
ORIGINAL
DATE PETITION FILED:
8/26/2024

Date of Pre-Submittal Meeting: 07/30/2024

Check type of application(s) for:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input checked="" type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____ |

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

- A. Project Name: Schott Communities Entry & Control Gates
- B. Project Address: 6591 S Flamingo Road
- C. Section: 2 Township: 51 Range: 40 Total Acreage or square feet of Subject Property: 781,533 sqft
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): Approximately 120' from S. Flamingo Road & abuts Luray Road
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5140 02 07 0010
- F. Brief Legal Description: SCHOTT MEMORIAL PLAT 158-32 B PARCEL A

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: X-1 Civic District
- B. Future Land Use Plan Designation: Community Facility CF
- C. Existing Use(s) on Property: Church with residences
- D. Proposed Use(s): Same with Gate Entrance
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Not applicable

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AUG 26 2024



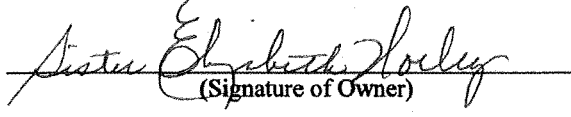
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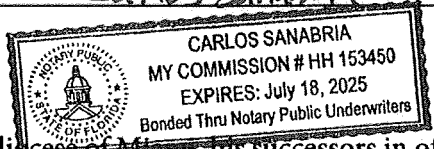
III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: The Most Reverend Thomas G. Wenski
Address: 9401 Biscayne Blvd. City Miami Gardens ST FL Zip 33138
Phone: _____ Fax: _____ E-Mail: _____

I am/We: The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office a corporation sole, 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)

The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office a corporation sole(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Miami-Dade</u>
The foregoing instrument was acknowledged before me this <u>21</u> day of <u>August</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>The Most Reverend Thomas G. Wenski</u> She/he is personally known to me or has produced _____ as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: _____	
Name - Must be typed, printed, or stamped) <u>Carlos Sanabria</u>	
My Commission Expires: <u>7.18.25</u>	
	
*Wenski, Archbishop of the Archdiocese of Miami, his successors in office a corporation sole	

Petitioner(s) if other than Owner): _____
Address: _____ City _____ ST _____ Zip _____
Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner): Eric T. Slazyk
Address: 21113 Johnson St, STE. 117 City Pembroke Pines ST FL Zip 33024
Phone: 954-432-8181 Fax: _____ E-Mail: rick@arcwerks.com

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All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the Agent Petitioner Other

Signature(s)

STATE OF Florida COUNTY OF Broward

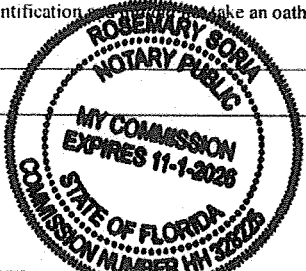
The foregoing instrument was acknowledged before me this 6th day of August 20 24

By (Name of Person Acknowledging) Eric T. Slazyk She/he is personally known to me or has produced _____ as identification _____ take an oath.

NOTARY PUBLIC SIGNATURE:

Name - Must be typed, printed, or stamped) Rosemary Soria

My Commission Expires: _____



STAFF USE ONLY			
Petition #: <u>S.P.A 8-1-24</u>	Staff Intake By: <u>J. Oakes/T. Markley</u>	Intake Date: <u>8/26/2024</u>	
Sufficiency Completed by:		Sufficiency Date:	



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COMMUNITY DEVELOPMENT DEPARTMENT /
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CITY OF COOPER CITY
9090 SW 50th PLACE DIVISION
COOPER CITY, FL 33328
(954) 434-4300

SITE PLAN AMENDMENT 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 #: 500 8-1-24
ORIGINAL
DATE PETITION FILED: 8/26/2024

Date of Pre-Submittal Meeting: 07/30/2024

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan amendment, which is the subject of this review. Provide enough detail to adequately describe how this Amendment is changing the existing Site Plan. The site plan amendment for the address 6591 S Flamingo Rd. proposes the installation of (2) gates on the property and widening the main entrance lane. On the east side of the property, a 30'-0" swing door entrance gate with a faux stone wall finish, pin mounted acrylic letters and new hedges is being proposed for security to the property from Flamingo Road. The street would be widened to allow a separate lane for visitors & residents. To the South of the property, a new control gate with arms is being proposed for residents only from SW 66th Street (Luray RD.)

II. PROJECT HISTORY

(List in chronological order any previous relevant development approvals). Attach addition page for the following:

Petition Number:	
Resolution/Ordinance #	
Request:	Site Plan Approval
Action:	Approved
Date:	09/09/1998

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	RR & E	RR & X-1	Single Family (northwest) & School (private) (northeast)
SOUTH	Private Road	RRPUD	Luray Road - Private Roadway
EAST	Public Land	PUD	Canal/ S Flamingo Road - Roadway
WEST	Public Land	RR	SW 127th ave - Roadway



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IV. COMPLIANCE - (Attach Additional Sheets if Necessary)

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes No If No, please explain: _____

V. TABULAR DATA

COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	LAST COMMISSION APPROVAL	PROPOSED	+ CHANGE
Acreage (Total Gross)				N/A
Acreage (Total Net)				N/A
Lot Depth (Maximum)				N/A
Lot Width (Minimum)				N/A
Total Dwelling Units (DU'S)				N/A
Minimum Floor Area (sq. ft.)				N/A
Density				N/A
Total Sq. Footage				N/A
Commercial (sq. ft.)				N/A
Industrial (sq. ft.)				N/A
Other (sq. ft.)				N/A
Floor Area Ratio (FAR)				N/A
% Building Coverage				N/A
Max. Bldg. Height (ft./stories)				N/A
Impervious Surface Area				N/A
Open Space Area				N/A
Total Parking Spaces				N/A
Handicap Parking Spaces				N/A
# of Access Points/Roads	2	3	2 with additional driving lane	
# of Loading Areas/Spaces				N/A
Accessory Structures (sq. ft.)				N/A
Setback – Front				N/A
Setback – Rear				N/A
Setback – Side Interior				N/A
Setback – Side Corner				N/A

For Residential show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

For other projects where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.

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VI. APPLICANT'S STATEMENT OF JUSTIFICATION
(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site (www.coopercityfl.org).

Eliminate duplication and inconsistencies within the LDR by revising LDR to update to current standards, address current needs identified in the Comprehensive Plan, ensure consistency with the Comprehensive Plan and provide a more efficient system of administering code, which at a minimum would:

G: Ensure safe and convenient on-site traffic flow access restrictions and vehicle parking needs consistent with the Broward County and Cooper City Comprehensive Plans.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

No variances will be required

VIII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to ERIC T. SLAZYK (ARCWERKS INCORPORATED) to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s):

Thomas G. Wenski

Print Name(s): The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office a corporation sole

IX. NOTARY

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 21 day of, August 20 24

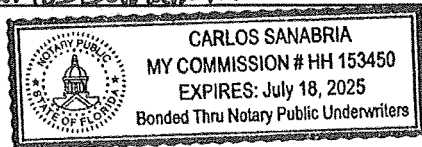
By (Name of Person Acknowledging) The Most Rev. Thomas* She/he is personally known to me or has produced as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Carlos Sanabria

Name - Must be typed, printed, or stamped)

My Commission Expires: 7.18.25



*G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole

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X. SUBMITTAL CHECKLIST FOR SITE PLAN AMENDMENT REVIEW

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input checked="" type="checkbox"/> ✓
1	Completed Original Site Plan Amendment Application	<input checked="" type="checkbox"/> ✓
1	Original Site Plan (Signed by the Mayor)	<input checked="" type="checkbox"/> ✓
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/> ✓
14	Signed Surveys – 1 Signed and Sealed Survey	<input checked="" type="checkbox"/> ✓
14	Proposed Site Plan Amendments showing desired site plan changes	<input checked="" type="checkbox"/> ✓
14	Aerials Photos of subject site clearly delineating site boundary lines	<input checked="" type="checkbox"/> ✓

VI. STAFF USE ONLY			
Petition #:	S.P.A. 8-1-24	Staff Intake By:	J. CHICKLEBY / T. MARXER
		Intake Date:	8/26/24
Sufficiency Completed by:		Sufficiency Date:	

XII. COOPER CITY CODE

Sec. 24-67. SITE PLAN AMENDMENT - SUBMITTAL REQUIREMENTS

- (a) Where a site plan has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised site plan shall be submitted to the City.
- (b) The revised site plan submission shall consist of the previously approved site plan signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.
- (c) The plan will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised site plan by development order.



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OCT 21 2024

POWER OF ATTORNEY

CITY OF COOPER CITY
PLANNING DIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Sister Elizabeth A. Worley, C.O.O., his true and lawful attorney for him and in his name, place, and stead.

Giving and granting unto Sister Elizabeth A. Worley, C.O.O., his said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Sister Elizabeth A. Worley, C.O.O., his said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal this 1st day of June, A.D., 2023.

Signed, sealed and delivered in the presence of:

Witness: [Signature]
Witness Signature
TANIA RODRIGUEZ DIAZ
Printed Name

[Signature]
The Most Reverend Thomas Wenski
As Archbishop of the Archdiocese of
Miami his successors in office, a
corporation sole

[Signature]
Witness Signature
Maritza Maggio
Printed Name

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared The Most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, known to me to be the person described in and who executed the forgoing instrument, who acknowledged before me that he executed the forgoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 1st day of June, A.D., 2023.

My Commission Expires: February 10, 2027.

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MAYRA NEULINA ROSSELL
Notary Public - State of Florida
Commission # HH 342576
My Comm. Expires Feb 10, 2027
Bonded through National Notary Assn.

[Signature]